ARCHITECTURAL/HISTORICAL SURVEY

of Certain Parts of Tulsa, Oklahoma

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Survey Report and Historic Context

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Prepared for
The Oklahoma Historical Society
State Historic Preservation Office

1990-1991

Acknowledgement of Support

The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, Department of Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior. The Department of the Interior prohibits discrimination of the basis of race, color, national origin, or handicap in its federally assisted programs.

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Abstract of Report

The report for the "Architectural/Historical Survey of Certain Parts of Tulsa, Oklahoma" consists of Part I, the Survey Report, and Part II, the Historic Contexts. Part I contains objectives, research design, methodology, types of properties to be evaluated, specific properties identified, properties and districts with National Register potential, areas warranting further study, areas without historic properties, summary and recommendations, and an annotated bibliography. Part II contains an overview of the history of Tulsa, a historical narrative defining seven contexts (ranching, agriculture, energy, urban, industry, transportation, and ethnic), an analysis of property types found during the project, an annotated listing of known, historically significant properties, and a bibliography.

Part I

The survey covered areas northwest and north of Tulsa that were developed primarily before 1945. A total of 11 historic districts were identified as potentially eligible for the National Register of Historic Places. Two areas were identified as warranting further study for local significance. In addition, 12 individual properties were identified as potentially eligible for the National Register.

The area was surveyed at the reconnaissance level, and this information was used to establish preliminary boundaries for potential historic districts. Simultaneously, archival research was conducted at several libraries including the Western History Collections, a division of the University of Oklahoma library; the Oklahoma Historical Society library and archives; the Tulsa City Library; and the archives of the Tulsa County Historical Society.

Minimum-level documentation was completed on 259 properties. The types of property documented include 183 single dwellings, 14 multiple dwellings, 19 commercial buildings, 12 schools, and 14 churches. This data was used to establish the boundaries for the 13 historic districts which range in size from less than ten acres to 160 acres.

The following maps are included in the report:

- Map locating the fifteen (15) identified districts and the twelve (12) areas that do not warrant further consideration as potentially eligible for listing on the National Register of Historic Places.
- Individual maps of each of the fifteen (15) identified districts.
- Individual maps identifying twelve (12) areas that do not warrant further consideration as potentially eligible for listing on the National Register of Historic Places.

Twenty-six references are included in the annotated bibliography.

The survey report concludes with recommendations concerning the importance of establishing historic districts and recognizing individual historic resources in Tulsa, the role they can play in city planning, and the potential for impact on each area in the future.

Part II

Part II of the report presents a historical overview of Tulsa and fourteen specific themes. These themes include ranching, agriculture, energy, urban development, religion, education, industry, and transportation. Also included are three ethnic contexts: African Americans, Europeans, and Native Americans.

At the end of each context, the related property types are discussed and a list of representative properties is included.

An annotated bibliography and an appendix follow Part II.

Introduction

In accordance with the Oklahoma State Historic Preservation Office Comprehensive Historic Preservation Planning Process and Historic Context Development, an architectural/historical properties survey of a portion of Tulsa, Tulsa County, Oklahoma, was conducted. This project emphasized the recording of buildings and structures at a minimum level of documentation and was designed to provide a cost-effective approach for increasing the number of recorded properties inventoried within the state. The results of the survey provide information useful for making management decisions regarding properties and districts which are potentially eligible for the National Register of Historic Places.

The boundaries for the reconnaissance-level survey of the north side of Tulsa were determined by using the 1945 city limits. The survey was conducted to identify any individual properties or districts that have historical significance to the city, state, or nation. The chronological limits of the project were 1904 through 1945. The study begins with the date that the first residential area on the north side of Tulsa was platted. The terminal date of 1945 was selected to encompass the history of the city until approximately 40 years ago.

The survey was conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Planning, Identification, Evaluation, and Registration. Furthermore, the survey complied with the Oklahoma State Historic Preservation Office Comprehensive Preservation Planning Process, the Manual for Historic Preservation Resource Identification, and the Guidelines for Subgrantees.

Project Objectives

The survey project focused on the following objectives:

Through a reconnaissance-level survey, the identification of those individual properties and potential districts which, on the basis of age (over 40 years old) and integrity, warrant further study to determine eligibility for listing in the National Register of Historic Places.

The identification and characterization of the portions of the survey area which, on the basis of insufficient age or integrity, warrant no further study to exclude them from further consideration for nomination to the national Register of Historic Places.

The documentation of representative properties in the designated survey area, to demonstrate the types of properties located in each area, including resources of historic significance and nonsignificant properties.

The photographic documentation of each property identified as representative of the area with a minimum of two elevations and the photographic documentation of streetscapes determined to be representative of specific areas within the total study area.

The identification and annotation of all reference material necessary for completing National Register nominations of properties and districts located in the study area that have been determined to warrant further study.

The development of a historic context for Tulsa, consistent with the Oklahoma Historical Society's planning process.

The preparation of survey files for each property and district identified by the field surveyors. This includes survey forms, field notes, reference material, and black-and-white prints.

The preparation of a photo index to accompany negatives.

The preparation of a survey report.

The preparation of a historic context report.

The development of an annotated bibliography to accompany the report.

The preparation of maps and tables to illustrate the research and the work completed during the survey.

Description of Area Surveyed

The area surveyed for the architectural/historical survey of Tulsa, Oklahoma, is composed of approximately seven square miles (4,880 acres), primarily on the north side of Tulsa. The city as a whole encompasses seventy square miles. The study area covers approximately one-third of the built environment constructed before 1945.

The study area is located directly north of downtown Tulsa and contains some of Tulsa's oldest residences. The north side of Tulsa began developing shortly after the turn of the century and has continued to grow and change through the years. The majority of properties in the area are residential, with few commercial areas. The majority of commercial properties are concentrated along the north-south, four-lane streets such as Peoria, Lewis, and Harvard. Some commercial areas are located along Apache.

The condition of the study area ranges from good to deteriorating. Most of the homes were originally constructed for middle-income and low-income persons. A large area, north of I-244 and east of Cincinnati, has been altered dramatically. This area, and other parts of the study area, have had many buildings removed due to the poor condition of the housing. These residences have since been replaced with newer housing built primarily after 1960.

The boundaries of the reconnaissance-level survey consisted of the following portion of the City of Tulsa:

Beginning at the Initial Point; Riverside Drive and Interstate Highway 244. North and east on I-244 to Cincinnati Avenue. North on Cincinnati Avenue to Jasper Street. West on Jasper Street to Boston Avenue. North on Boston Avenue to Latimer Street. East on Latimer Street to Cincinnati Avenue. North on Cincinnati Avenue to Pine Street. East on Pine Street to Railroad ROW. Southwest along RR ROW to Marshall Street. East on Marshall Street to Railroad ROW. South on eastern-most line of RR ROW to I-244. East on I-244 to New Haven Avenue. North on New Haven Avenue to King Place. West on King Place to Harvard Avenue. North on Harvard Avenue to Latimer Street. West on Latimer Street to Columbia Avenue. North on Columbia Avenue to Newton Place. West on Newton Place to Birmingham Place. North on Birmingham Place to Pine Street. East on Pine Street to Columbia Avenue. West on Tecumseh Street to Utica Avenue. North on Utica Avenue to Virgin Street. West on Virgin Street to Saint Louis Avenue. North on Saint Louis Avenue to Apache Street. West on Apache Street to Osage Avenue. South on Osage Avenue to Fairview Street. West on Fairview Street to 25th West Avenue. South on 25th West Avenue to Charles Page Boulevard. East on Charles Page Boulevard to Riverside Drive. Southeast on Riverside Drive to I-244, **Initial Point**.

Research Design and Methodology

Research Design

During the project the research team at the Design/Research Center in the College of Architecture at the University of Oklahoma began the project by conducting a thorough search for information which would be helpful in the survey of the study area. The Tulsa Planning Department supplied a number of base maps and other information complied by the City of Tulsa which pertained to the study area.

Archival research was conducted at the University of Oklahoma, Western History Collections, the Tulsa Historical Society, and the Tulsa County Courthouse. Those items researched included Sanborn Insurance Maps from 1905, 1911 1915, 1923, and 1957; plat maps; books, articles, pamphlets, photographs, and maps pertaining to the history of Tulsa; daily newspapers; and city directories.

A card file of information was created, filed by topic, and development data were plotted on maps and additional research was conducted at the Tulsa City Library, the University of Tulsa Library, the Oklahoma Historical Society, and the Tulsa Historical Society.

Copies of state and local surveys previously conducted in the city of Tulsa were obtained, including the Oklahoma Landmarks inventory and National Register nominations.

A reconnaissance-level surveys (7 square miles, 4,880 acres) of the entire survey area was conducted by the research team. Windshield surveys of each previously identified historic district were completed first, followed by windshield surveys of areas identified by the research team as potentially eligible as historic districts. After potential historic districts were identified, all other areas in the study area were surveyed. These areas were carefully evaluated and individual properties potentially eligible for listing in the National Register of Historic Places were surveyed.

One hundred percent of the designated area was surveyed between September 1, 1990 and May 31, 1991. Areas that appeared to warrant further investigation were revisited, and additional survey forms were completed to fully demonstrate the potential eligibility for listing in the National Register of Historic Places.

Historic contexts of the urban development of the north side of Tulsa were prepared and by using this information, along with the individual surveys and the knowledge acquired by the windshield surveys, the survey team designated areas within the survey boundaries that warrant further investigation to be considered eligible for listing on the National Register of Historic Places.

This methodology was also used to designate those individual properties that warrant further investigation to be considered eligible for listing on the National Register of Historic Places.

The completed minimum level documentation on properties that represented the identified survey area totaled 259 .

The survey team identified a total of fifteen (15) districts historic districts potentially eligible for listing on the National Register of Historic Places and also conducted additional research on individual properties potentially eligible for listing on the national Register of Historic Places. A

total of 12 properties were found. Twelve schools and two churches are also recommended for further evaluation.

Types of Properties Evaluated

Property types identified in the Architectural/Historical Survey of Tulsa included:

- Residences
- Residences related to persons associated with the settlement and economic development of the city.
- Significant examples of styles of architecture built before 1940.
- Churches
- Schools
- Government Buildings
- Transportation Facilities
- Commercial Buildings
- Neighborhood stores
- Office buildings
- Industrial Buildings
- Oil-related buildings
- Buildings associated with the railroads

Results

The results of the Architectural/Historical Survey of Tulsa identified twelve property types and located 12 individual properties potentially eligible for listing on the National Register of Historic Places. Fifteen districts potentially eligible for the National Register were identified.

The study also identified and documented all areas within the study area that do not contain historic properties. Individual properties located in these areas were documented to illustrate predominant architectural styles and photographs of streetscapes were taken to further document that these areas do not contain potentially eligible properties.

The plat dates for each addition located in the study area were used to determine the approximate dates of development. In many cases the areas reported having no historic properties are less than fifty years old.

Types of Properties Identified

The following types of properties were identified in the Architectural/Historical Survey of Tulsa:

Domestic Dwellings

One-hundred and eighty-three single-family dwellings and fourteen multiple family dwellings were surveyed. These include a wide range of styles and construction dates. The majority of the study area is residential with only a few pockets of commercial buildings, primarily concentrated along the busier four-lane streets.

Residences in the study area that were built shortly after the discovery of oil and during Tulsa's\ early oil boom period are located directly north and northwest of downtown Tulsa. Thirteen of the fifteen historic districts identified are residential neighborhoods. These neighborhoods represent early-day Tulsa, the 1920s eclectic period of residential architecture, and the era of the Federal Housing Administration (1934). The locations of the districts are spread throughout the study area.

Two individually eligible residences were located outside the boundaries of the historic districts.

The multiple family dwellings identified include a wide range of styles and dates of construction. Few duplexes were noted in the study area, although they could be found in some neighborhoods. Few large apartment buildings built before 1945 were found in the study area. The most notable was the Boydell Apartment Building at 1123 North Main. It is a three-story, red brick building.

Commercial Buildings

Few commercial buildings, other than vacated neighborhood grocery stores, were located within the residential neighborhoods. The concentrated commercial areas took the form of strip shopping centers and were located along Cincinnati, Peoria, Lewis, Harvard, Pine, and Apache. The properties along Admiral Place, a busy, four-lane street, were constructed as early as 1920, but construction has continued over the years and further evaluation is recommended before the integrity of the area can be determined.

A small group of commercial buildings is located on Main Street at the south end of Brady Heights II, several blocks north of downtown Tulsa. These buildings appear to have been constructed in the early 1920s.

Government Buildings

There were only two government buildings located in the study area: Fire Station 2 and Fire Station 16. Both of these properties are individually eligible for listing in the National Register of Historic Places. One post office on East Pine, built between 1964 and 1975, was not surveyed. There were no other government buildings found in the study area.

Educational Buildings

A number of educational buildings were located in the study area. Each one was individually surveyed. These included twelve schools. The oldest extant school in Tulsa is located in the study area and the oldest school still in use is also located in the area. Each of these twelve schools should be evaluated within the context of education in Tulsa.

Religious Buildings

A large number of churches are located within the study area. Three of these churches are individually eligible for listing on the National Register of Historic Places. The St. Monica Catholic Church is notable for its relationship to the African American community. The Vernon A.M.E. Church is significant as an example of the Gothic Revival style and the Second Presbyterian is an example of the Federal Revival style.

Agriculture-Related Properties

No properties that were related to agriculture were found in the study area.

Industrial Resources

The study area has three railway tracks running through it: the Frisco, the M K & T, and the Santa Fe. Along the tracks of each of these are a number of industrial resources, both new and old. Several have been identified as warranting further study.

Transportation Resources

The railroad tracks which run through the study area, the railroad bridges which serve as overpasses, and the industrial and manufacturing sites along the track were investigated during the project. One bridge was surveyed. It is possible that the bridge could be eligible, however, before making that determination a survey of all bridges located in Tulsa must be conducted.

Summary

The Architecture/Historical Survey of the Certain Parts of the City of Tulsa covers an area of approximately seven and one-half square miles and has boundaries similar to the city limits of the north side of Tulsa in 1945. A wide variety of standing buildings were recorded at a minimum level of documentation to locate individual buildings, structures, objects sites or districts of historical significance. The survey identified fifteen (15) districts and 12 individual properties as potentially eligible for listing on the National Register of Historic Places. Thirty-seven percent of the study area was found to be eligible for the National Register of Historic Places.

These districts are each unique and include one commercial district, one group of industrial buildings, one area of potential archeological significance, and twelve residential neighborhoods. The districts range in size from less than twenty properties to over several hundred. They illustrate urban life in Tulsa, Oklahoma from 1904 until slightly after the end of World War II. Almost every architectural style popular during the first half of the twentieth century is included in at least one or more of the districts.

The list of individual properties is also quite varied. However, the majority of buildings on the list are educational or religious properties. Very few single houses, outside the identified districts, are potentially eligible for listing on the National Register.

Sixty-three percent of the study area was determined to warrant no further evaluation. The north side of Tulsa, in general, has traditionally been the location of smaller, less expensive housing for Tulsa citizens. As a result, two factors have had a major impact on the housing in this area; 1) the majority of properties in the study area were not originally well-built, and 2) these same buildings have required more attention over the years in order to maintain present housing standards.

Because of these factors, over the past twenty-five years, many north side neighborhoods have been altered with funds from federally financed urban housing programs. These programs, designed to upgrade the standard of housing, have provided funds to remove dangerous and unsuitable housing and to alter older housing in order to bring it up to current housing codes. These alterations include the addition of exterior siding over the original siding, the enclosure of partially open spaces such as porches, and the replacement of elements such as wood windows and doors. These changes have often affected the original architectural integrity of the houses.

The Architectural/Historical Survey of Certain Parts of Tulsa revealed that north Tulsa has an abundance of significant properties which had not been previously identified. The study area did not include any major commercial districts; therefore, the majority of properties identified are residential. The larger, more prominent buildings in the study are schools and churches. Although churches are considered an exception to the criteria for listing in the National Register of Historic Places, they should not be overlooked because of their strong association to the African American community which resides in the study area. A potential archeological district associated with the African American community was also identified. In addition, one specific property type--industrial--and one residential style--the shotgun house--were also identified for further study.

Recommendations

General Recommendations

Based on the results of the survey portion of the project, the following recommendations are offered:

The results of the survey should be integrated into the Tulsa Comprehensive Plan and copies forwarded to any state or federal agencies which have activities in the area under consideration. A report should also be distributed to the appropriate sub-state planning agency.

The results of the survey should also be reported to the Tulsa Historical Society, local neighborhood associations, and any other private organization interested in preservation planning. The survey report is a valuable tool for coordination of local preservation planning.

Survey results should be made available to property owners, realtor associations, and real estate developers in Tulsa to provide awareness of preservation efforts at the local level and the number and types of historic resources in the community.

Fifteen districts and 12 individual properties outside the districts were recommended worthy of further consideration for nomination to the National Register of Historic Places. It is recommended that the districts be prioritized and intensive surveys begun, to be followed by nominations to the National Register. These nominations may originate from either the private or public sector. As a Certified Local Government, the City of Tulsa is encouraged to also nominate buildings or districts to the National Register.

The First Step

The first step should be to determine the historic districts which are most likely to undergo the pressure of demolition or development in the future. Potential historic districts which are in poor condition or are possibly under consideration for redevelopment for residential or commercial use should be intensively surveyed. Also, areas which may be considered in the right-of-way for new or expanding streets or highways should also have intensive surveys conducted. Potential historic districts which appear to be safe from changes in the immediate future may not be considered a priority for intensive surveys.

The individual properties which were found to be potentially eligible for listing in the National Register of Historic Places should be further evaluated and, if determined eligible, nominations should be prepared.

Although individual properties located outside the historic districts were found to be individually eligible for listing in the National Register of Historic Places, sixty-three percent of the study area was determined not to warrant further study. However, the designations of such areas should not be considered permanent. Preservation surveys or preservation plans cannot be considered the final survey or the final plan. As areas grow older or as information is uncovered, it is still possible that areas and properties once declared ineligible may become eligible in the future. Caution should still be used when decisions concerning these areas are made

In many cases, the historic contexts prepared for this report apply to the entire city of Tulsa. However, properties representative of these context were only sought within the boundaries of the study area, located on the north side of Tulsa. For example, when comparing schools or churches located outside historic districts and determining if they were individually eligible for listing in the National Register, they were only compared to the schools located within the study area. Schools, churches, residences, commercial buildings, and government buildings in the study area were only compared to similar buildings in the same area. Similar properties or property types located outside the study area were not evaluated during this project. Therefore, it is recommended that a historic context for the entire city of Tulsa be prepared and representative properties identified.

Schools and Churches

The survey indicated two property types which were spread throughout the district and were likely to be eligible for listing on the National Register of Historic Places in multiple property nominations: educational facilities and religious buildings. In many cases these two property types were the best built, most substantial properties within the neighborhoods. The majority of these buildings were individually surveyed and if constructed before 1945, they were included on the list of individually eligible properties. It is recommended that further research be conducted on the history of schools and churches in Tulsa. It will be possible to properly evaluate these two property types only when similar property types throughout the entire city have been identified and evaluated.

The schools located within the study area include some of the oldest schools in Tulsa. However, many of the schools have been closed and are sitting vacant. These buildings need to be immediately evaluated. Some of the schools are contributing resources located within historic districts, while others are individually eligible for listing in the National Register of Historic Places for their association to ethnic groups. Others are significant for their architecture.

The churches located within the study area include a wide variety of architectural styles. They range from large to very small. Because of the large number of churches, only sample buildings were surveyed. Although it is recommended that this property type be further evaluated, it should not be considered a priority. Ordinarily properties owned by religious institutions or used for religious purposes are not considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if the religious property derives primary significance from architectural or artistic distinction or historical importance.

Industrial Properties

Again, without a complete survey of all industrial properties located in Tulsa it was not possible to determine if the industrial buildings which were found in the study area are potentially eligible for listing in the National Register of Historic Places. A number of industrial sites are located along the railroad tracks which divide the study area into several distinct parts. It is recommended that a historic context for industrial properties for the entire city of Tulsa be prepared and a complete survey of all industrial properties be conducted.

Shotgun Houses

A number of shotgun houses were found throughout the study area. Some are located within identified districts; however, many are not. Because this particular style of architecture is rapidly diminishing due to its age and small size, it is recommended that a complete survey be conducted of all shotgun houses in Tulsa. After a complete survey of Shotgun Houses located outside

identified historic districts is conducted, individual houses may be determined eligible for listing on the National Register of Historic Places.

Archeological Sites

The North Side Historic District, the location of residential buildings demolished during the Tulsa Race Riot of 1921, was identified as having potential archeological sites.

Conclusion

It is finally recommended that this study be considered only a part of a greater preservation plan for the city of Tulsa and that as more and more areas become fifty years old that a plan to update this report and other that follow be put in place.

Individual Properties

Twelve properties and one object have been determined as individually eligible for listing in the National Register of Historic Places. These include one gas station, three churches, two fire stations, two industrial sites, one false-front frame store, three residences,and one monument.

After 1910 the majority of middle class and upper class families chose to build south and east of downtown Tulsa. The north side continued to develop, but it was traditionally the location of smaller, less expensive housing. In some areas, because of the nearness of the railroad tracks, it was very low quality housing. As a result of the lack of good construction methods and the use of lower grade materials, many of the neighborhoods are in fair or poor condition. Some of these areas have been rehabilitated, with older, deteriorated housing removed and many houses altered.

The properties that may be eligible for the National Register are generally larger, more substantial buildings such as schools, churches, and fire stations. While there are small pockets of commercial buildings within the study area, the only commercial area which has been determined to require further evaluation is included within the boundaries of the Brady Heights II Historic district.

Schools

Each of the twelve schools in the study area built prior to 1945 was surveyed and include some of the oldest schools in Tulsa. Included within the designated historic districts are the John J. Burroughs School (1925, Oak Cliff), the Grover Cleveland Junior High (1926, Cherokee Heights), the Washington Irving School (1909, Irving), the John J. Pershing School (1918, Owen Park), the Roosevelt Elementary School (1930, Owen Park), the Sequoyah Elementary School (1929, Harvard Hills), and the Whittier Elementary School (1916, Cherokee Heights).

The following schools are located within the study area but are outside the designated historic districts. Each is recommended for further evaluation as potentially eligible for listing in the National Register of Historic Places.

George Washington Carver Junior High School
Built 1928
640 East Oklahoma Place

Dunbar Elementary School
Built 1924
East Pine Street

Lowell Junior High School
Built circa 1914
621 North Peoria Avenue

Springdale Elementary School
Built 1926
East Pine Street

Tulsa Job Corp Center (historic name unknown)
Originally part of Tulsa University
Petroleum Center and Dormitories
Streamline Moderne architecture
Circa 1930
1133 North Lewis

Churches

Three churches are recommended specifically for further evaluation and possible nomination to the National Register. Thirteen additional churches were surveyed during the project and include a wide variety of styles and construction dates. Because of the residential nature of the study area, churches, because they are often the largest buildings in the area, serve as landmarks.

Individually Eligible Properties

2007 North Cincinnati Ave.
Tulsa, Oklahoma

This is a one-story Tudor Revival gas station built between 1915 and 1925. It has an intersecting gabled roof with a center brick chimney on the front-facing gable. Also on the front-facing gable is a small triangular overhang with decorative brackets. The body of the station is stone which has been painted. The eaves have wide clapboards. It is architecturally significant as the only example of a gas station built using the architectural styles popular during the picturesque movement.

The gas station was the only property found in the study area which represents the impact of the automobile prior to World War II. The building continues to maintain its architectural integrity.

Fire Station Number 2
509 North Main
Tulsa, Oklahoma

This is a two-story, red-brick fire station. It is designed using features from the Early Commercial style of architecture. Divided into three bays, each bay is outlined with engaged columns and a row of corbeled brick. It was built in approximately 1909 and is the oldest, standing fire station in Tulsa. The exterior of the building continues to maintain its architectural integrity. The alterations to the interior are unknown.

Fire Station Number 16
1401 North Lewis Avenue
ulsa, Oklahoma

This is a one-story, buff-brick fire station designed in the Art Deco style of architecture. It is one of two fire stations in the study area built prior to 1940. Station Number 16 was constructed in approximately 1935. It is simply designed with few details. There is a two-story hose tower on the northeast corner of the building.

The building is architecturally significant as an excellent example of an Art Deco style fire station. Because of the residential nature of the study area, there are few large buildings. The fire station is

one of two fire stations on the north side and represent the City of Tulsa as government buildings. The building continues to maintain its architectural integrity.

St. Monica Catholic Church
636 East Marshall Place
Tulsa, Oklahoma

This is a red brick church designed in the Gothic style of architecture. There is a square tower attached to the southeast corner of the building. The tower is capped with a conical roof. At the rear of the building is a two -story, red-brick educational building. Both buildings are outlined with limestone. This church has served the Catholic African American community of Tulsa since 1936.

Because of the few public or social buildings associated with the African American community remain, the St. Monica Catholic Church should be further evaluated for possible inclusion in the National Register. The building continues to maintain its architectural integrity.

1621 North Norfolk Avenue
Tulsa, Oklahoma

The property at 1621 North Norfolk Avenue is a one-story, clapboard covered, false-front building. There is a gabled roof behind the false front. Attached to the building is a one-story National-style house. The front facade of the building appears to have the original wood and glass storefront. The kickboards have been removed and are now brick.

The attached residence has a hipped-roof with an intersecting hipped roof serving as the roof over the front porch. The rafter tails are exposed.

The history of the building is unknown; however, it is significant as possibly the only remaining false-front commercial building in Tulsa. It was possibly built as a neighborhood store. Both the store and the house continue to maintain their architectural integrity.

538 East Oklahoma Street
Tulsa, Oklahoma

This is a brick, side-gabled Colonial Revival building. Single double-hung wooden windows surround all four sides of the building. Each of the windows has a decorative limestone sill and lintel. Three eye brow dormers are located across the front of the building. The entrance has a triangular pediment outlined with wood dentils and supported by square brick columns. The entry door has a fanlight and side lights.

Although the history of this building remains unknown, its architecture and location within the neighborhood associated with the African American community suggests that this building be further evaluated for possible listing in the National Register. This building continues to maintain its architectural integrity.

751 East Pine Place
Tulsa, Oklahoma

This is an excellent example of the Craftsman style of architecture. The body of the house is native sandstone, laid in a running bond and the gable ends of the house are clad with stained, shake shingles. It has a front-gabled roof with a lowered front gable roof over the porch. The porch roof is supported with native sandstone piers and tapered wood columns. The porch is screened-in and appears to be original. The condition of the house is excellent. Because of the unusually high degree of craftsmanship and rustic detailing, this house appears to be potentially eligible as the best example of the Craftsman style in the study area.

921 Troost Avenue
Tulsa, Oklahoma

This is a one-story Neoclassical Revival cottage completely constructed of concrete blocks cast to simulate quarry-faced stone. The main roof has a front-gable; however a shed roof covers the front room of the house. A narrow, hipped roof serves as the porch roof and is supported concrete columns with Tuscan Order capitals. This house is unique for its construction and was the only one found in the study area. It appears to have been built approximately 1910, before the area was platted.

Madison Machinery Company
North Madison Avenue and East Archer Street

This is a one-story, red-brick, industrial building. It has several intersecting wings, each covered with metal gabled roofs. The windows have brick surrounds and segmental arches, suggesting that it was constructed circa 1900. It is potentially eligible for listing on the National Register of Historic buildings as possibly the oldest, intact example of one of Tulsa's early industrial buildings. It is the only example of this type in the study area.

Washington Irving Monument
Intersection of West Easton Street and Vancouver Avenue

This monument was erected in 1915 and dedicated to Washington Irving. It is in the center of the Owen Park Historic District. Although it is located in a district, it is potentially eligible for listing on the National Register as an example of a commemorative monument.

Although markers have been erected by the Oklahoma Historical Society indicating Washington Irving's travel through Oklahoma, this is the only marker erected by local citizens. Its age also qualifies it as associated with the development of the neighborhood in which it was erected. It continues to maintain its original integrity.

Tulsa City Water Works Building
1710-1712 W. Charles Page Boulevard
Ca. 1911, ca. 1920

This complex of buildings incorporates the site of the city's original water works. It is located on the north bank of the Arkansas River, just south of the Irving Historic District. The site should be further evaluated to determine if the buildings are eligible for listing in the National Register of Historic Places.

Admiral Place
Historic District

History

Some of the early development of Admiral Place can be credited to Route 66. Route 66, designated a United States highway in 1926, came into Tulsa from Claremore from the northeast along 11th Street and jogged one mile north to catch Admiral Place from Mingo Road to Peoria Avenue. Later, a subsequent route was established and Route 66 stayed on 11th until it reached downtown Tulsa and turned to the southwest. Although many homes were built along Admiral Place, the intersections were dedicated to commercial establishments. Later, almost all of the homes were either demolished or converted into commercial businesses.

Admiral Place not only served to transport vehicles and people who were traveling cross-country on Route 66, but was also important as a farm-to-market road for many years. To accommodate the construction of I-244 in the early 1960s, many of the businesses on the south side of Admiral Boulevard were demolished to make room for I-244 and in some areas, it is a one-way street.

Description

This district consists of the properties facing Admiral Place between Yale and Lewis avenues. Admiral, a busy, four-lane street, was once a major east-west street and was used as a major arterial between downtown Tulsa and east Tulsa. With the completion of I-244 in the early 1960s, it has become a service road for the highway. The area between Lewis and Yale avenues continues to be used as a commercial strip.

The residential additions include Fairmont (1910), Eastland (1914), Betebemmer (1917), Barton (1918), Ozark Place (1920), Admiral Place (undetermined), and Forsyth (undetermined).

The properties along Admiral include residential properties built prior to 1930 and commercial properties built from since 1925 until the present.

Architecture

The architecture in this area is somewhat varied and includes styles popular from the early 1920s through the 1950s. No one period of architecture is represented. The residential styles include Tudor Revival and Bungalow. The commercial properties include one-story brick storefronts and fast food establishments. Some of the commercial buildings are built of concrete block and metal. Several large churches are located on this street.

The Admiral Shopping Center, circa 1950, is located in the 3700 block of East Admiral Place. The Crosstown Town Church of Christ is located at 4300 E. Admiral Place.

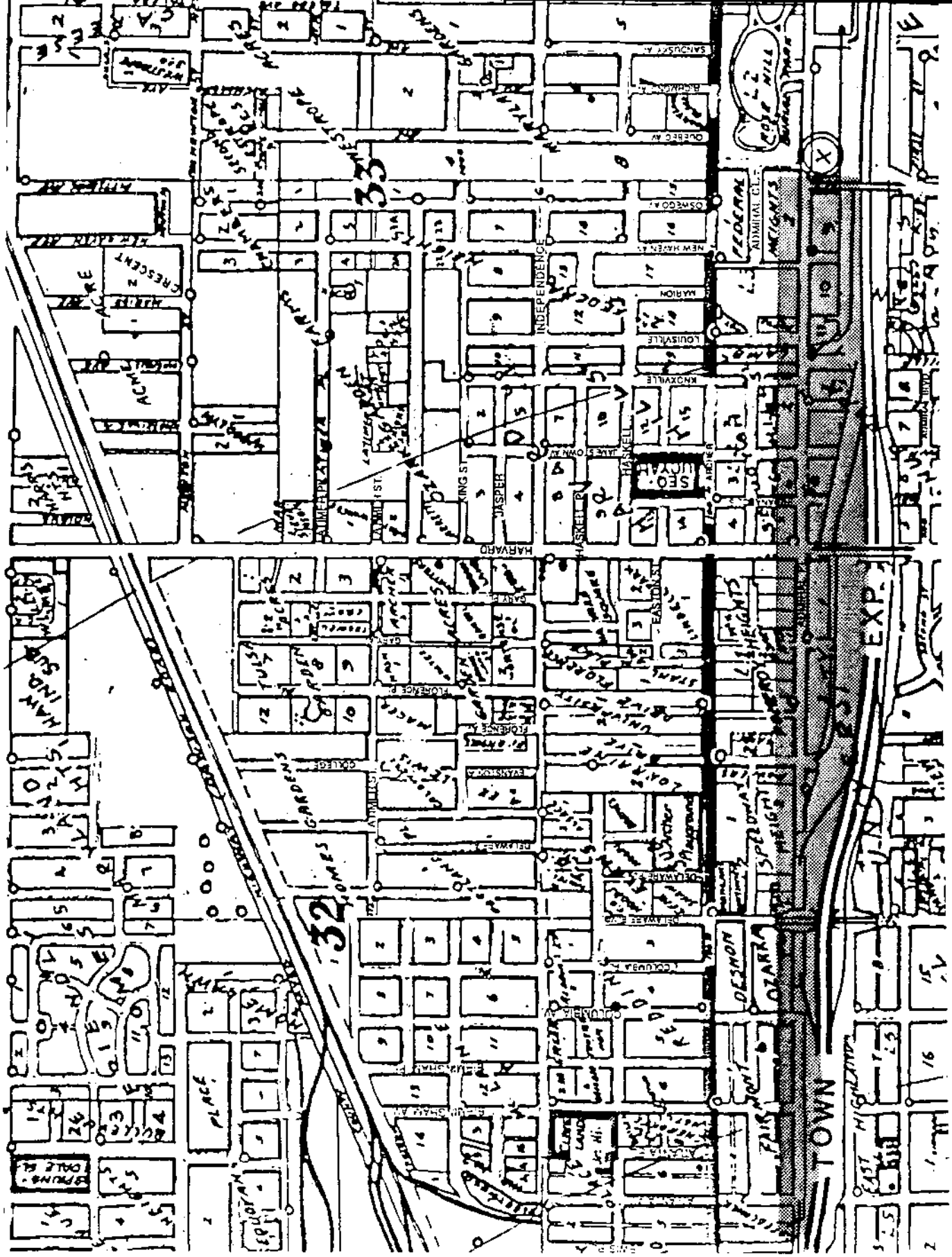
At the corner of College and Admiral Place there is a group of circa 1920 -1930 commercial buildings. These buildings were once located a few short blocks from the north side of the University of Tulsa, but they were cut-off from the school after I-244 was constructed.

Noncontributing Properties

A large percentage of the properties in this area havebeen altered. These changes include remodeling residential properties to be used for commercial purposes and alterations original storefronts.

Recommendations

It is recommended that this area be intensively surveyed due to the pockets of commercial properties built before 1945 which line Admiral Place. If any of the properties are found to be individually eligible, it is also recommended that a multiple property nomination be prepared. Although it appears that more than 50 percent of the buildings are noncontributing, it is not possible to properly evaluate this area without an intensive survey.



ADMIRAL HISTORIC DISTRICT

Bethlehem Steel
Historic District

History

This site was originally developed by the Oklahoma Iron Works as a foundry sometime before 1915. It is possible that part of the north end of the largest building which lies adjacent to the railroad tracks is part of the original foundry. The foundry had an earth floor, iron columns, and seven-foot brick walls. There was also a pattern warehouse room with a cement floor and brick walls, a "chipping room" with an earth floor and brick walls, a power house and a black smith shop with an earth floor. An iron "structural shop" was located on the west side of the track.

By the early 1930s, the site was owned by the Bethlehem Steel Company and had somewhat expanded. The 1932 Sanborn map shows that the original foundry enlarged with the addition of a machine shop with concrete floors on the south end of the original foundry. The pattern shop, power house and a manufacturing shop were also noted on the map.

The entire site is located with the Skidmore Addition, platted in 1913 and is located between the two railroad tracks and is approximately two blocks wide and four blocks long.

Description

This area has traditionally been the site of industries because it is completely surrounded by railroad tracks. The southern end is located at the northeast tip of downtown and the area continues north to where the Midland and the Santa Fe railroad tracks converge. It is located on the northwest corner of East Archer and North Lansing.

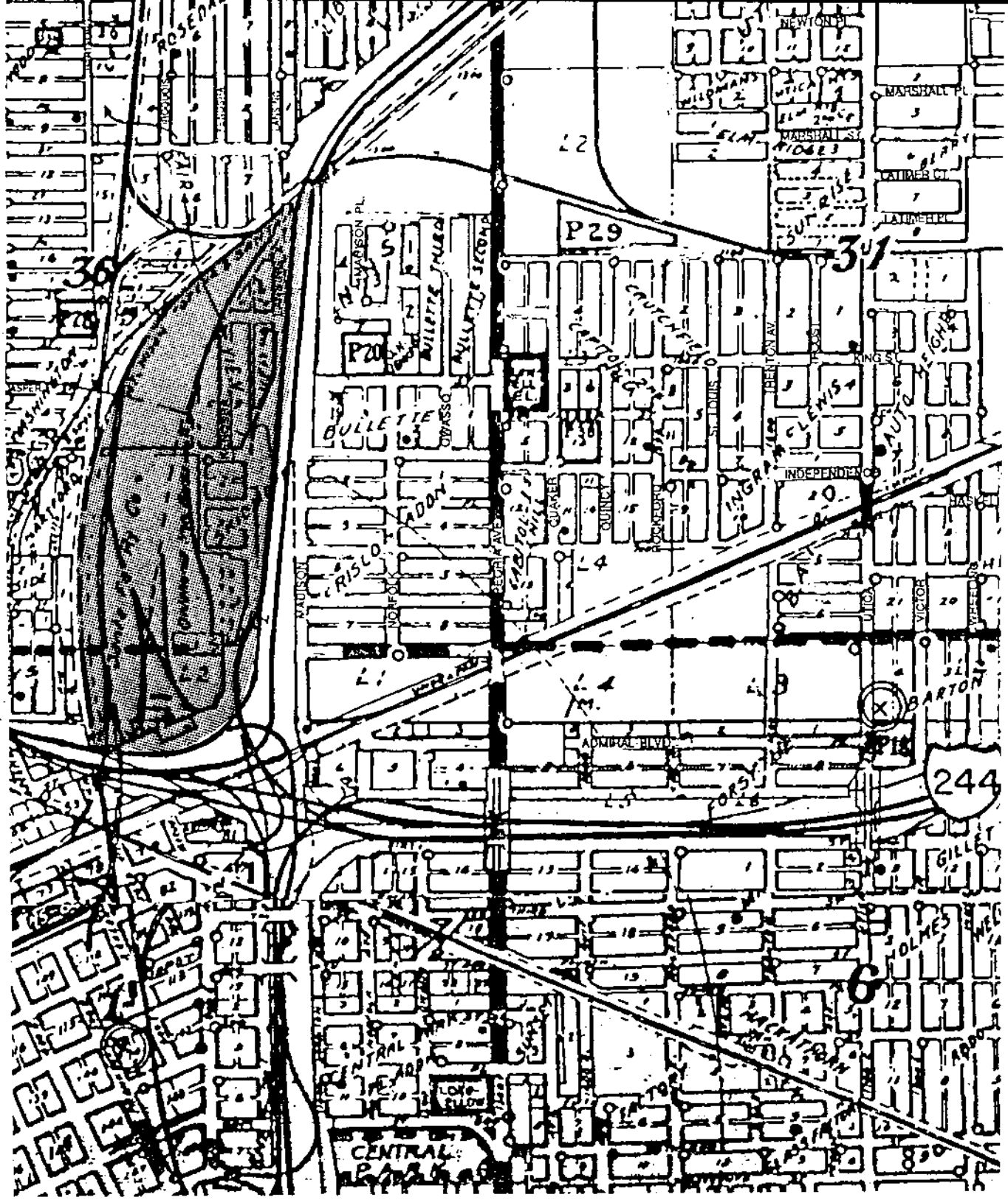
Architecture

One large industrial plant, the Bethlehem Steel Company/Oklahoma Iron Plan (now Recycle America Processing Facility), dominates the area. Built of metal, the actual plant buildings are two to four stories in height with gabled, metal roofs. Large multi-paned window walls cover the sides of the buildings. There are several brick office buildings on the site.

A second site is located on Archer Street at the lower edge of the district. It is a three-story brick building. Now vacant, it does not have an address and its original use is unknown.

Recommendations

The Bethlehem Steel Historic District is eligible for inclusion on the National Register of Historic Places. It is recommended that the district be intensively surveyed, and if it is determined eligible, a National Register nomination should be prepared.



BETHELEHEM STEEL AREA

Brady Heights
Historic District

History

The Brady Heights Historic District was developed after the Red Fork oil strike in 1901 and reflects the more settled character of the former raw frontier town. Located just north of downtown Tulsa, the neighborhood set the standard for other early middle and upper class Tulsa residential developments, and during the early part of the twentieth-century it was noted as the Silk Stocking district of Tulsa. This fashionable address was short-lived, however, when the oil barons began building homes south and southeast of the downtown area. As a result, the majority of upper-class housing built before 1935 is located south, not north, of downtown.

The period of significance for Brady Heights is from 1907 until 1925. During these years it was the home of many Tulsans who were active in the city's growth and development in the 1910s and 1920s. These include Tate Brady, a merchant and entrepreneur for whom the district was named; J. S. Hopping, founder of the Fourth National Bank with his neighbor and brother-in-law Thomas Hartman; T. V. Vandever, one of the brothers who started Tulsa's oldest extant department store; George Winkler, a leading local architect (Mayo Hotel, NR 1980) and the Trinity Episcopal Church); I. S. Minks, original owner of the Minks-Adams Hotel (NR 1987); and other important community leaders including Judge Gubser, Postmaster Crutchenfield, and Zenia Loughton, a early-day female photographer.

The Brady Heights Historic District was listed on the National Register of Historic Places in June of 1980 and a 1984 survey found that assessment still valid.

Description

The Brady Heights Historic District is located north of downtown Tulsa, overlooking the Arkansas River. Built between 1900 and 1930, the houses demonstrate a variety of styles--Prairie School, Colonial Revival, Queen Anne, Neoclassical Revival, and Bungalow. These styles were adopted by the newly affluent participants in Tulsa's turn-of-the-century oil boom period. Many are still single-family dwellings; however some have been subdivided into apartments, particularly on North Cheyenne Avenue. The district consists of several residential additions including the Brady Heights Addition, platted in 1906, and the Burgess Addition, platted in 1907 and 1909. It also includes parts of Ponder and Pomeroy (1913) and the North Tulsa (1904) additions.

The district is long and narrow and spreads north along Denver and Cheyenne avenues. The core of the district is along Denver Avenue, a fairly well-traveled north-south street. Cheyenne Avenue, one block east of Denver, has similar, but smaller, housing. The west side boundary is the Osage Expressway. The east boundary is the alley behind the houses on the east side of Cheyenne. Residential housing is located to the north and to the east of the district. Interstate 244 is the boundary on the south. The north boundary is Marshall Street.

A commercial area is clustered within a one-block area at the south end of the district between Fairview and I-244. The 1984 survey suggested that this part of the district is no longer cohesive with the rest of the Brady Heights Historic District and recommended that it be decertified and that the southern boundary be established along Fairview Street. However, it is currently still part of the district.

Noncontributing Properties

Approximately 105 contributing and noncontributing properties are located in the Brady Heights Historic District. The 1984 survey listed fifteen noncontributing buildings south of Fairview Avenue in the commercial area.

Recommendations

It is recommended that a complete historic context for the Brady Heights area be developed to replace the statement of significance included in the original nomination. It is also recommended that Cheyenne Park, the area adjacent to the north and Brady Heights II, the area directly east of the Brady Heights Historic District, be intensively surveyed. After the context and survey are completed the entire area should be evaluated and, if justified, new boundaries or additional historic districts should be established.

BRADY HEIGHTS HISTORIC DISTRICT

Brady Heights II
Historic District

History

Brady Heights II is an extension of the Brady Heights Historic District and contains some of Tulsa's earliest homes.

Description

The Brady Heights II Historic District has some of Tulsa's earliest homes. North Tulsa Addition, platted in 1904, is located directly north of downtown Tulsa and was one of the earliest residential additions in the city. The homes in this area are similar to the homes in Brady Heights, although they are generally smaller.

The additions in this district include Burgess Hill (1907, 1909), Pouder-Pomeroy (1913, 1917), Kirkpatrick Heights (1911) and North Tulsa (1904).

The Brady Heights Historic District II is located north of downtown Tulsa and east of the Brady Heights Historic District. Located along North Main Street and North Boston Avenue, this area is in poor condition. Many of the houses are vacant and boarded, while others have already been demolished. At the intersection of Main and Haskell streets is a collection of one-and two-story, brick commercial buildings. Just south of these commercial building is the Number 2 Fire Station.

The west boundary of the district is the alley behind the houses on Main Street and the east boundary is Cincinnati Avenue. The south boundary is I-244 and the north boundary is Marshall Street.

Architecture

Like the Brady Heights Historic District, Brady Heights II was also built between 1900 and 1930 and includes a variety of architectural styles--Prairie School, Colonial Revival, Queen Anne, Neoclassical, and Bungalow. The Neoclassical Revival cottages located in this area are particularly interesting, as are the very early brick Queen Anne cottages.

Noncontributing Properties

Approximately one-third of the properties in the district are noncontributing. Many of these properties are in poor or deteriorating condition and have been altered over the years.

Recommendations

It is recommended that a complete historic context for the Brady Heights, Brady Heights II, and Cheyenne Park areas be developed to replace the statement of significance included in the original nomination for Brady Heights. It is also recommended that Brady Heights II and Cheyenne Park be intensively surveyed. After the context and surveys are completed, the entire area should be evaluated and, if justified, new boundaries or additional historic districts should be established.

It is possible that all or parts of Brady Heights II should be included within the boundaries of the BradyHeights HistoricDistrict

BRADY HEIGHTS II

Cherokee Heights
Historic District

History

Cherokee Heights was a popular location for early day citizens of Tulsa to build their new homes. Just northeast of the downtown, the addition was located at the top of a rise overlooking Tulsa and the Arkansas River. Until 1917 a racetrack and the Tulsa Fairgrounds were located just west of Cherokee Heights along Lewis Avenue.

The Cherokee Heights Addition was platted in 1907 and located directly north of the Lynch Forsythe Addition, a popular neighborhood platted in 1906. These two neighborhoods are now separated by I-244. Other additions in the Cherokee Heights Historic District include the Baird Addition (1907), Fairmont (1910), Eastland (1914), Betebemmer, Deshon, and Reddin (1917), Ohio Place and Barton (1918), and Schlump and Ozark Place (1920). Some of the later development is related to the second rise in the oil industry during World War I. The period of significance for the Cherokee Heights Historic District is from 1907 until approximately 1925.

Description

The Cherokee Heights Historic District is an excellent collection of one-and two-story residences built after statehood in 1907 through the early 1920s. Apparently named for the hills on which the district lies, the highest hill is home to the largest residences. On the top of the hill at the intersection of Haskell Street and Victor Avenues are large Neoclassical Revival, Queen Anne, and Colonial Revival style houses. One park, at the corner of Utica and Admiral Boulevard, and one school, Whittier, are located within the boundaries of the district. Built in 1916, Whittier School is the oldest school still in use in Tulsa.

Peoria Avenue serves as the west boundary. The Frisco Railway and Independence Street form the northern boundaries. Delaware Avenue is the eastern boundary. The southern boundary is Admiral Boulevard.

Architecture

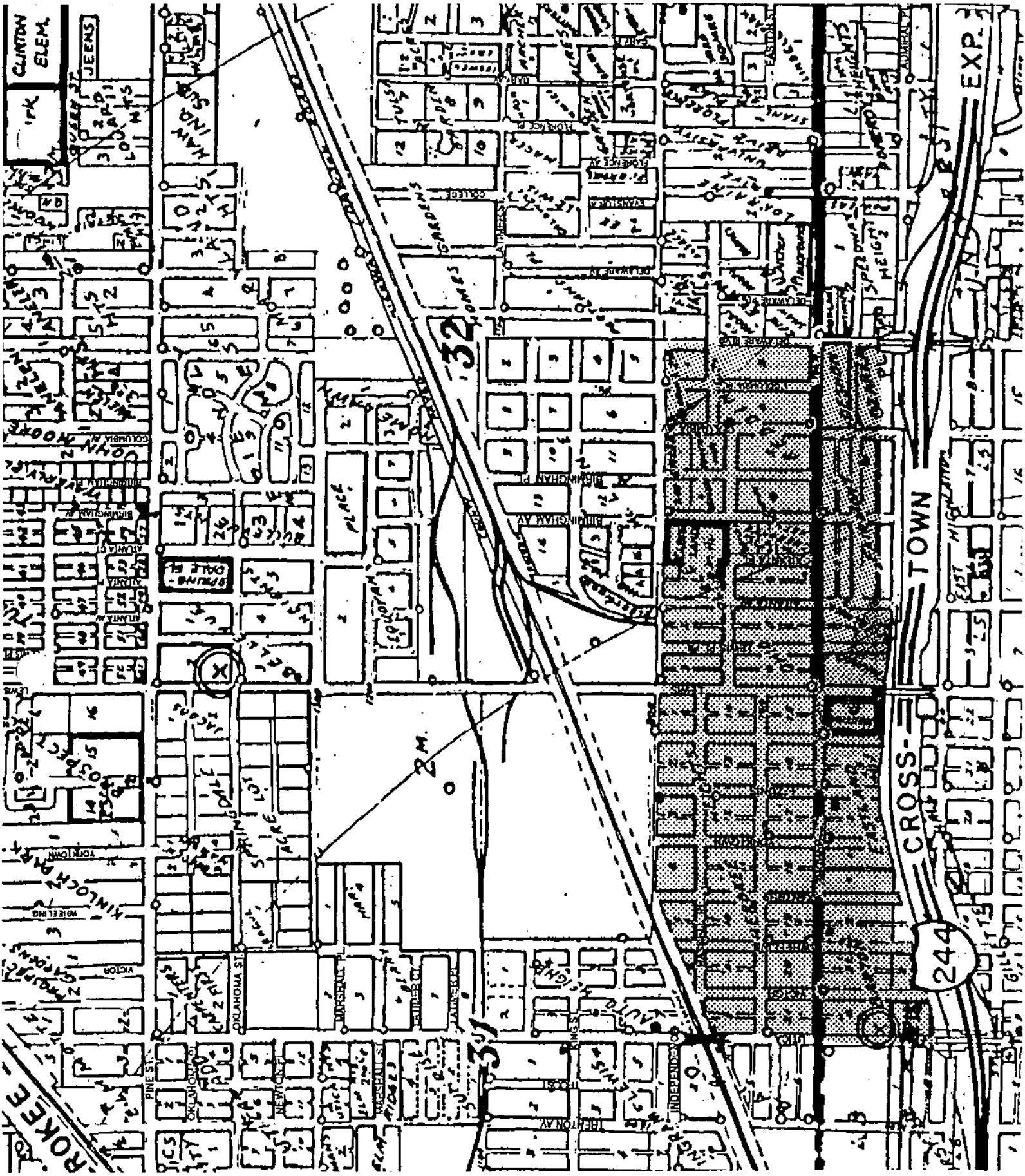
A wide variety of architectural styles is represented within the Cherokee Heights Historic District including Queen Anne, Tudor Revival, Colonial Revival, Prairie School, and Bungalow. Several distinctive two-story Prairie School style houses, popular between 1905 and 1915, are located in the district. Primarily, however, it is a neighborhood of Bungalows. The Bungalows are interpreted with a variety of materials including clapboards, brick, and stucco. Many of the porches are uniquely designed and one-of-a-kind.

Noncontributing Properties

The few noncontributing properties in the district are the result of alterations and additions. The majority of noncontributing properties, however, are located in the eastern part of the district. This area was developed somewhat later and does not have the visual cohesiveness of the area located on the west side of Lewis.

Recommendations

It is recommended that the Cherokee Heights Historic District be intensively surveyed; if the district is determined potentially eligible for listing in the National Register of Historic Places, a nomination should be prepared.



CHEROKEE HILLS HISTORIC DISTRICT

Cheyenne Park
Historic District

History

Located just north of Brady Heights, Cheyenne Park was platted between 1917 and 1922 at the height of the Tulsa oil boom. This neighborhood was built after Brady Heights and is indicative of the architecture of the late teens and early twenties.

Additions in this district include the Hudson Addition (1917), Lloyd Addition (1918), Grandview Place I and II (1917, 1918), and Clines Crest (1922).

Description

The houses in Cheyenne Park line the hilly streets of Cheyenne Avenue, Denver Avenue, Main Street, Boston Avenue, and Boston Place. The neighborhood is heavily vegetated and lined with shady trees and shrubberies. Some sit upon hills and are approached by long, concrete staircases from the sidewalk. This area links Brady Heights to the Reservoir Hill and the Oak Cliff historic districts. The neighborhood is in fair condition.

The boundaries of this district are Pine Street on the north, Marshall Street on the south, the Osage Expressway on the west, and Cincinnati Avenue on the east. The Brady Heights Historic District is directly south of Cheyenne Park.

Architecture

The Bungalow, popular between 1905 and 1930, is the predominant style in this district. Endless variations of this style were built, although the majority in this neighborhood are one- or one-and-one-half-story with side-gabled roofs and full-facade porches. Although 95 percent of the houses in the district are Bungalows, other styles include the Tudor Revival and the Spanish Revival styles.

There are no schools, churches, or commercial buildings located in this district.

Noncontributing Properties

Some of the residences in this district have been altered and no longer contribute to the district. There are a few houses built after 1945. Approximately 30 percent of the buildings are noncontributing in this area.

Recommendations

Some of the area surrounding Brady Heights may be eligible for inclusion on the National Register of Historic Places. It is recommended that Cheyenne Park be intensively surveyed and evaluated along with the Brady Heights neighborhood and the Brady Heights II neighborhood. Some of the area may be eligible for inclusion within the Brady Heights district, or it is possible that a second historic district should be established.

CHEYENNE PARK HISTORIC DISTRICT

Gary Place
Historic District

History

The Gary Place Historic District was developed between 1929 and the the mid-1940's. Little is known about the history of the area. It is surrounded by subdivisions platted during the 1920s; however, it stands out as an excellent example of the Minimal Traditional style of architecture.

Description

This residential style is characterized first by its massing, which generally resembles a simplified version of both the Colonial Revival style and the Tudor Revival style

One addition, Harvard Square (ca. 1929), makes up the district. The district is surrounded by frame Bungalows built in the 1920s and 1930s mixed with frame Minimal Traditional houses built during the late 1930s and early 1940s.

Description

Somewhat hilly, the neighborhood represents the beginning of the architectural movement toward a more simplified style, with details from the Colonial Revival and Tudor Revival style, but smaller, with a more rectangular mass.

The Gary Place Historic District is only one-and-one-half blocks long. It is located just around the corner (southwest) of the intersection of Independence and Harvard. Two streets, Gary Place and Hasting Street, combine in a half-circle to make up the district. On both sides of the street are rows of red brick and stone houses. Many houses are nearly identical, with only minor differences. The overall area is in good condition.

Architecture

The similarity of the houses makes this district visually cohesive. Generally referred to as Minimal Traditional residences, the houses are simply designed with few, if any, identifying stylistic features. Elements from the Colonial Revival and Tudor Revival architectural styles are the only formal styles represented. However, these styles are only eluded to with isolated elements such as shutters, a distinctive entry door, a steeply inclining front roof line, or multi-paned windows.

The sameness of the houses suggest that the neighborhood was built by developers as speculative housing, rather than by individuals. While the houses maintain a certain charm, the majority share the same features. The most common difference is the reversal of the entire floor plan. Even when the plan remains the same, the roofs of neighboring houses often alternate from hipped to gabled. The entries are personalized with different porch supports or front doors.

The houses are commonly constructed on a one-foot exposed concrete foundation, which supports a frame structure sheathed with bricks. Each porch is approached by three solid concrete steps, which lead to a small, concrete stoop, generally covered with a gabled porch roof. Approximately one-third of the houses have incorporated garages.

Quality materials and construction methods were used to build the houses, identifying them as houses built slightly before and during World War II when pride in workmanship and inexpensive labor was still available.

Noncontributing Properties

There are few noncontributing properties in this district.

Recommendations

The Gary Place Historic District appears to be eligible for inclusion in the National Register of Historic Places. The district boundaries include only those houses which face Gary Place and Hastings Avenue between Independence Street and Harvard Avenue. The boundaries were chosen because of the visual cohesiveness of the neighborhood. It is recommended that this district be intensively surveyed and, if found eligible, nominated to the National Register of Historic Places.

PARK
Park
CLINTON ELEM.
JEENS
LOUISVILLE HTS.
FRISCO R.R.
ACME ACRE
CRESCENT
HOMES GARDENS
TULSA GARDEN
LATIMER ST.
LATIMER PL.
KING ST.
JASPER
INDEPENDENCE
HASKELL PL.
HASKELL
EASTON ST.
ARCHER
ADMIRAL PL.
ADMIRAL CT.
ADMIRAL BLVD.
HARVARD
MARSHALL ST.
ONEN ELEM.
MARYLAND GARDENS
ROSE HILL
FEDERAL HEIGHTS
SPEEDWAY HEIGHTS
POMEROY HEIGHTS
EXP.
32
33

GARY PLACE

Harvard Hills
Historic District

History

The Harvard Hills Historic District, developed between 1929 and the mid-1940's, is an excellent representation of housing financed by Federal Housing Administration. This New Deal program, a response to the downturn in the construction business due to the Great Depression, was established in 1934. The neighborhood was platted in 1929 and 1930, shortly after the stock market crash of 1929. However, as a result of the depression, neither of the additions in the district were developed until the late 1930s. It is possible that the builders marketed the houses in this neighborhood, located in northeast Tulsa near the aviation and defense industry workers who moved to Tulsa in the early 1940s. The 1939 Sanborn maps show the neighborhood only partially developed, with many homes for sale.

Two additions, Harvard Hills (1929) and Sequoyah Hills (1930), are located within the district.

Description

Somewhat hilly, the neighborhood represents of the beginning of the architectural movement toward a more simplified style, with details from the Colonial Revival and Tudor Revival style, but smaller, with a more rectangular mass.

The Harvard Hills District, four miles from the downtown, is close to the old municipal airport and the Spartan Aircraft Company. The municipal airport was located at Apache and Sheridan and the aircraft company was located between Apache and Pine on Sheridan. These businesses are approximately two miles from the northeast corner of the study area.

Jamestown Avenue goes through the core of the area. Rows of red brick and stone houses line the streets. Many houses are nearly identical, with only minor changes. The streets are on a grid pattern and the topography of the neighborhood is slightly hilly. The overall area is in good condition.

The western boundary of the district is Harvard Boulevard. Along Harvard, at the entrance to each east-west street, rock columns identify the neighborhood. The eastern boundary includes the houses which face both sides of Knoxville Avenue. The houses which face both sides of Admiral Court make up the south boundary and the centerline of King Street forms the north boundary. Sequoyah School, built circa 1929, is located in the middle of the district.

Architecture

The similarity of the houses makes this district visually cohesive. Generally referred to as Minimal Traditional residences, the houses are simply designed with few, if any, identifying stylistic features. Elements from the Colonial Revival and Tudor Revival architectural styles are the only formal styles represented. However, these styles are only eluded to with isolated elements such as shutters, a distinctive entry door, a steeply inclining front roof line, or multi-paned windows.

The sameness of the houses suggest that the neighborhood was built by developers as speculative housing, rather than by individuals. While the houses maintain a certain charm, the majority share the same features. The most common difference is the reversal of the entire floor plan. Even when the plan remains the same, the roofs of neighboring houses often alternate from hipped to gabled. The entries are personalized with different porch supports or front doors.

The houses are commonly constructed on a one-foot exposed concrete foundation, which supports a frame structure sheathed with bricks. Each porch is approached by three solid concrete steps, which lead to a small, concrete stoop, generally covered with a gabled porch roof. Approximately one-third of the houses have incorporated garages.

Quality materials and construction methods were used to build the houses, identifying them as houses built slightly before and during World War II when pride in workmanship and inexpensive labor was still available.

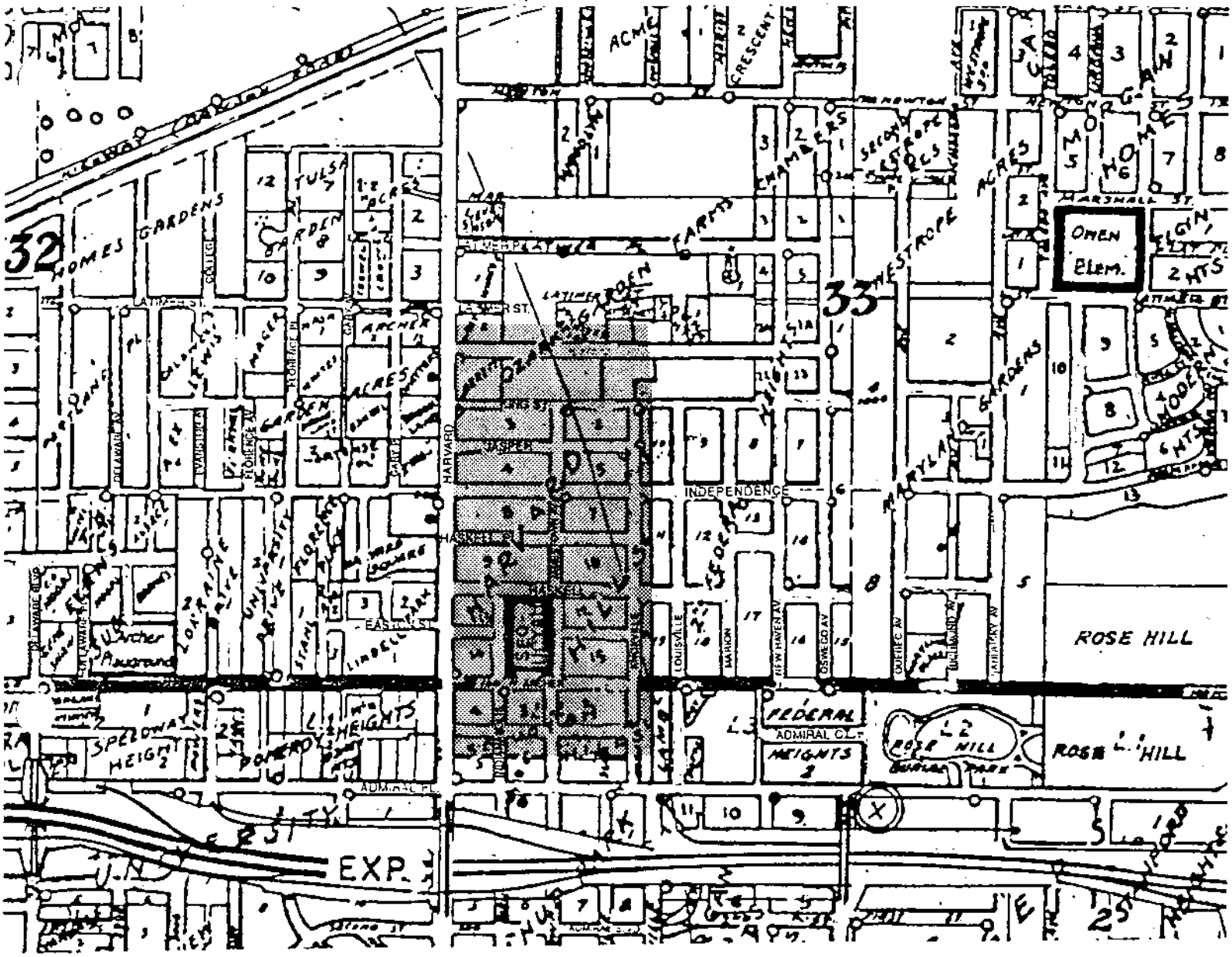
Sequoyah School, a one-story, yellow-brick elementary school with a clay tile hipped roof, is located in the middle of the district.

Noncontributing Properties

There are few noncontributing properties in this district.

Recommendations

The Harvard Hills Historic District appears to be eligible for inclusion in the National Register of Historic Places. The district boundaries were chosen because of the visual cohesiveness of the neighborhood. It is recommended that this district be intensively surveyed and, if found eligible, nominated to the National Register of Historic Places.



HARVARD HILLS HISTORIC DISTRICT

Irving
Historic District

History

The Irving Historic District, named after Irving School, is significant as one of the first residential neighborhoods of Tulsa. This district is located west of the downtown and is connected to the downtown by Archer Avenue. Owen Addition, the largest addition in the district, was platted in 1908 and was the first residential addition west of the downtown. The district is a contemporary of the Brady Heights addition, located directly north of downtown Tulsa, and the Lynch-Forsythe Addition, east of the downtown. The area developed quickly and in 1909 the Washington Irving Elementary School was built. Located at the intersection of Nogales Avenue and Archer Street, it remains as Tulsa's oldest extant school building. The Tulsa trolley system began in 1907 and connected the Irving neighborhood to downtown Tulsa by 1910.

Burgess Hill, platted in 1907 and 1909; Crosbie Heights, platted in 1908; Overlook Park Addition, platted in 1910; Mitchell-Crosbie, platted in 1911, and Arlington Heights (date of plat unknown) are also included in the district. The majority of residences were built before 1925 and by the early 1930s few empty lots remained.

This district is distinctive because it has some of the oldest and best preserved residential housing in Tulsa.

Description

The Irving Historic District is located directly west of downtown Tulsa between the business district and the Arkansas River and follows the contour of the hilly terrain which rises from the riverbed. Crosbie Heights and Mitchell-Crosbie additions make up the southern tip of the district and are located on a hill with a view of both the river and downtown Tulsa. Overlook Park, Burgess Hill, and Arlington Heights make up the western half of the district. The entire district is very hilly.

Located in a hilly area overlooking the Arkansas River, the Irving Historic District has some of the oldest residences in the city. There is a wide variety of architecture and some excellent examples from the first decade of the century.

The M. K. & T. Railway, and later the Keystone Expressway, which follows the same route, separate the Irving Historic District from the Owen Historic District and from downtown Tulsa.

The boundaries of the Irving Historic District are very well delineated. The neighborhood is confined by the two freeways, the Keystone Expressway on the north and Interstate 244 on the east. The southern boundary is the natural feature of the Arkansas River terrace. Below the terrace lies Newblock Park and the Tulsa Fire Academy, as well as Charles Page Boulevard. They are located on property owned by the City of Tulsa. The old Tulsa City Water Works Buildings near the river in Newblock Park dates from 1911 and is potentially eligible for individual listing on the National Register of Historic Places. The park, the academy, and the water works are not included within the boundaries of the Irving Historic District because of the distance from the residential area and the small number of eligible properties. The northern boundary of the district is the western end of Archer Place.

A sandstone retaining wall lines Charles Page Boulevard at the bottom of the rising terrain, dividing the hills from the flatlands of the park. The wall is a contributing feature in the district.

Riverside Drive, a scenic boulevard which runs along the east bank of the Arkansas River through Tulsa, ends in the Irving Historic District. Although Riverside Drive is a busy four-lane from South 51st Street to downtown Tulsa, as it reaches the Irving Historic District it changes into a quiet residential street, which winds up the hilly terrain on the north bank of the Arkansas to the western edge of the district.

Architecture]

The Irving Historic District is dominated by Bungalow houses; however, almost every style popular from the early twentieth-century is represented, both large and small. The Bungalow, popular from 1905 to 1930, is well-represented in the neighborhood with every size, shape, and material used. Most are one-story with the typical front-facing gable and front-facing gable porch, exposed rafters, and brackets or braces under the eaves. Clapboard siding is predominant, although stucco and stone sheathing are also used throughout the area.

On the far western end of Archer Place, at the far northwest corner of the district, is a row of uniquely designed Bungalows, in which the influence of the Craftsman idiom is evident in the unusual stone, brick, and stucco exterior applications.

Unusual style combinations can be found in the Irving district such as a Bungalow with Queen Anne elements at 111 N. Vancouver. Along the 1900 block of Archer is a unique row of Craftsman style houses and Tudor Revival residences, which are articulated in a wide variety of materials including stone and stucco. Retaining walls and chimneys, built with similar materials, are unusually distinctive. The Shingle style has also been combined with the Craftsman style on this block, producing one of the most interesting areas in the district.

The top of the hills, apparently higher in value, were the location of large two-story Colonial Revival, Spanish Colonial Revival, and Shingle style residences. Several excellent examples can be found at the intersection of Seventh Street and Phoenix Avenue.

On the 100 block of North Maybelle Street are two turn-of-the-century brick houses with views of downtown. Such brick Folk Victorian cottages are very rare in Oklahoma. These houses have the original wooden column porch supports, segmental windows, and steeply pitched roofs. They date from approximately 1895-1905. There are also some small Queen Anne houses on the 100 block of North Nogales.

Owen Addition, the oldest addition in the district, also has examples of Neoclassical Revival Cottages, Folk Victorian cottages, shotguns, National Folk one-story, and two-story residences, American Four-squares, and early pyramidal residences. Ranch-style houses, built between 1940 and 1960, are also present in the district.

Located at the bottom of the hill on Charles Page Boulevard is a very unusual house, which resembles a giant painted rock. The date of construction is unknown.

Charles Page Boulevard and parts of Archer Street are busy four-lane streets which run east-west through the district. Some light industrial and commercial establishments are located along both of them. Several small retail buildings on Archer have been converted for light-industrial functions such as welding shops. A few light industrial buildings, mostly designed in the Early Commercial

style, are located in the area. At the corner of Phoenix Avenue and Second Street is an neighborhood grocery store. Across the street from the Washington Irving School is the Catron Building, a circa 1912 commercial building with distinctive metal casement windows on the second floor.

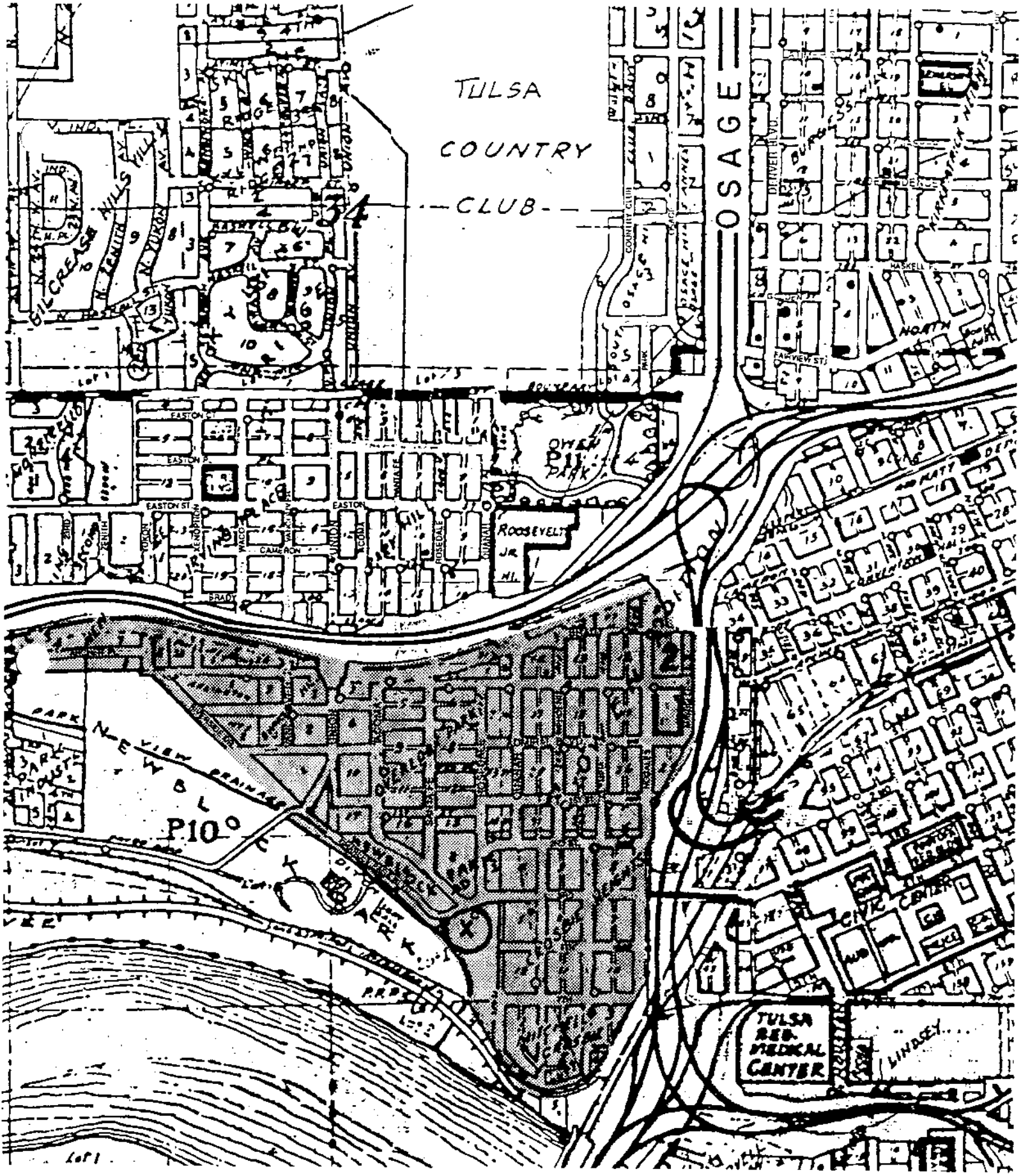
Several neighborhood grocery stores, built before 1940, are located in this district.

Noncontributing Properties

Noncontributing properties in the Irving Historic District include a Quik Trip convenience store, circa 1980, and Disdier's, a light-industrial property at Seventh Street and Nogales, circa 1980. It is estimated that approximately 30 percent of the properties in the district are noncontributing. Many of the alterations are exterior siding or additions.

Recommendations

It is recommended that the Irving Historic District be intensively surveyed and nominated to the National Register of Historic Places.



IRVING HISTORIC DISTRICT

North Side
Archeological Historic District

History

The North Side Historic District was originally the site of much of the property associated with the African American residential community of Tulsa between the turn of the century and the 1921 Tulsa Race Riot. Some of the neighborhoods constructed in the early part of the 19th century were established by ordinance as the "Negro" area. The race riot destroyed thirty to forty blocks of the African American neighborhood, which was rebuilt and then was demolished a second time as a result of urban renewal (1960 - 1980).

Additions in this area include North Side (1909), Hartford (1924), Washington (date of plat undetermined), Businessmens (date of plat undetermined), Davis-Wilson Heights (1910), Sunset Hills (1916), and Gurley Hill (1911).

Description

This neighborhood is located just north of downtown and stretches to King Street to the north. Cincinnati Avenue is the western boundary and the Midland railway is the eastern boundary. The southern boundary is I-244. The University Center at Tulsa (UCAT) is located at the southern edge of the area.

As a result of federally financed housing programs, one-half to two-thirds of the land remains vacant due to the removal of substandard housing. A small percentage of the housing has been replaced with Ranch-style architecture dating from 1960 to 1990. The majority of these houses are one-story with brick or stone facades and an incorporated garage. Some of the streets have been closed and cul-de-sacs developed. Many of these dead end on their east end at Greenwood Avenue.

A park and public housing is located at approximately Independence Street and Elgin Avenue.

Architecture & Archeology

The dominating style of architecture is the Ranch style, popular since the late 1950's. A few earlier styles are represented and include Bungalows, the Tudor Revival style, and shotgun houses. Many of these have been rehabilitated, and the alterations made have affected their integrity. These alterations include the addition of exterior siding, brick facades installed half-way up the exterior, and wrought iron porch columns. Almost all of the older housing has some type of siding. There are also quite a few Minimal Traditional houses.

There are three churches and one school in the area which are potentially eligible for listing in the National Register of Historic Places or as local landmarks. These include the Mount Zion Church, the Vernon A.M.E. Church, and the Second Presbyterian Church.

The Vernon A.M.E. Church and the Second Presbyterian Church appear individually eligible for listing in the National Register of Historic Places. The Mount Zion Church, not yet 50 years old, may be considered eligible after 1995.

The potential as an archeological site is related to the many homes and businesses which were burned to the ground during the Tulsa Race Riot in 1921.

Recommendations

Because of the districts unique association with the African American community of Tulsa, it is recommended that the land which was developed prior to 1921, the year of the Tulsa Race Riot, be surveyed for possible archeological findings. The history of African Americans is not well recorded in the literature and, therefore, every attempt should be made to conduct scholarly research to discover their cultural patterns.

It is also recommended that the two churches be further evaluated and possibly be nominated to the National Register of Historic Places and that the Mt. Zion Church be considered after 1995 for inclusion in the Register.

NORTH SIDE HISTORIC DISTRICT

Oak Cliff
Historic District

History

The Oak Cliff Historic District is significant for its excellent collection of Tudor Revival cottages, which form the neighborhood. Platted in 1923, the area was fully developed before the mid-1930s. The neighborhood is distinctly different from the surrounding neighborhoods on the north side of Tulsa and it is the only all-Tudor Revival neighborhood in North Tulsa. The Tudor Revival style, commonly referred to in the 1920s as the English cottage, was a very popular style in Oklahoma during that time. It was widely used for speculative housing and, as a result, whole neighborhoods of Tudor Revival houses were constructed.

The period of significance for the Oak Cliff Historic District would be from approximately 1923, when the first addition was platted, until 1931 at the end of the oil boom and the beginning of the depression in Tulsa.

Oak Cliff, the largest addition within the Oak Cliff Historic District, was platted in 1923. Other additions include Reservoir Hill Addition, also platted in 1923, and Mountain View Heights, platted in 1919. Mountain View Heights is located at the far north end of the district.

Description

The Oak Cliff Historic District wraps around the base of Reservoir Hill Historic District on the east and south sides and continues east to Cincinnati Avenue and south to Tecumseh Street. The neighborhood is primarily one and one-half story Tudor cottages built during the mid-1920's.

John Burroughs Elementary School, built in 1925, is located at the intersection of Cincinnati Avenue and Tecumseh Street. It also is designed in the Tudor Revival style. The Progressive Baptist Church, a distinctive Colonial Revival building, is located on a small triangular block northwest of the school. It is the only building on that block. These two properties are included within the boundaries of the district.

The boundaries of the district on the north and west are formed by the base of Reservoir Hill. The far north boundary is Apache Street, the south boundary is Tecumseh, and the east boundary is Cincinnati. The core of the district is Boston Place.

Architecture

The Tudor Revival cottages in the district are typical of the style, with steeply-pitched front-facing gables and front wall chimneys topped with chimney pots. A variety of materials are used and include dark red bricks, buff bricks, local rough-cut and smooth sandstone, and some stucco. The entry is often sheltered by an incorporated porch, and brick arches are often used for porch columns. Arched, plank doors set within a brick arch entryway are typical.

The Tudor Revival style was popular in the U.S. from 1890 until 1940. Its popularity peaked after World War I, continuing through the 1920's and 1930's. When new technology allowed frame houses to be sheathed with one layer of brick, the popularity of the Tudor Revival style and this construction technique resulted in many of the brick Tudors built during the 1920's. The exterior

of a Tudor Revival house was rarely covered with clapboards; however, there are a few examples in the Oak Cliff neighborhood. Endless variations of the style were possible, and, in subdivisions like Oak Cliff, the Tudor Revival style was used repeatedly, with only minor variations.

Noncontributing Properties

Many of the noncontributing properties in the district are a result of alterations or changes to the original cottages. Few houses in the district were built after 1930. Fewer than 20 percent of the properties are noncontributing.

Recommendations

Although this area was included in a 1980 preservation plan for the City of Tulsa as part of the Reservoir Hill Historic District, it is recommended that Oak Cliff be designated a separate historic district because of its distinctive Tudor Revival architecture. It is also important to pursue district designation on it's own because it is possible that the Reservoir Hill properties will have to be nominated individually in a thematic multiple property nomination.

OAK CLIFF HISTORIC DISTRICT

Owen Park
Historic District

History

The Owen Park Historic District is significant as an example of a residential neighborhood developed between 1910 and 1925 during Tulsa's early years as an oil boom city. The area is cohesive; it stands alone as a distinct residential area in Tulsa. The district is named after Owen Park, which is located in the northeast corner of the neighborhood.

Owen Park, located slightly northwest of downtown Tulsa, came into existence in 1909 when Chauncey Owen, a developer, donated twenty-five acres to the City of Tulsa to be used as Tulsa's first park. The pond in Owen Park was created in 1904 when a wagon load of nitroglycerine accidentally exploded, carving out a hole; a stream was then dammed nearby to create a swimming hole, which was used for many years until a public pool was built. By 1921 Owen Park had tennis courts, playground equipment, and landscaping. The municipal greenhouse was located in the park. Historically, the area surrounding the park was a middle-class neighborhood and it remains true today.

The first additions in the neighborhood were Irving Place and Park Hill, each platted in 1910. Additions that followed include New Irving Place in 1917, the Hollywood Addition in 1923, and New Irving Place II in 1923. By the late 1920s, the development of the neighborhood was nearly complete.

The residences in the Owen Park Historic District are representative of the circa 1910-1920 era of middle-class neighborhoods.

Description

The Owen Park Historic District is characterized by hilly terrain, shady streets, and well maintained residences. Sidewalks are common throughout the area. Many of the homes are built on the sides of slopes. Two schools are present in the area; Pershing Elementary School (vacant) and Roosevelt Junior High School.

The focal point of the district is the Washington Irving Monument at the intersection of Easton Street and Vancouver. Erected in 1915, the monument commemorates Washington Irving's travels through what would become the City of Tulsa. This site marks the physical center of the district and is also the highest point in the district. Located here are the largest homes in the area; homes decrease in size toward the perimeter of the district.

There are two other monuments in the district: the Tulsa Association of Pioneers Monument and the Indian Memorial, both erected in 1935. The Pioneers Monument lists the names of 162 families who resided in Tulsa prior to 1912, and the Indian Memorial marks the overlapping territories of the Osage, Creek, and Cherokee tribes in 1825.

The edges of the Owen Park Historic District are very clear. The northern boundary is Edison Avenue, a four-lane arterial street emanating from downtown Tulsa. Edison Avenue separates Owen Park from the Tulsa Country Club Historic District and the Tulsa Country Club and Golf Course and is also the boundary between Osage County and Tulsa County. The western boundary

is partially formed by Zenith Avenue, which runs north-south. It is also marked by a dry creek bed which also runs north-south, continuing north where Zenith dead-ends into Easton Street. To the south and to the east, the Keystone Expressway (I-244) separates the Owen Park Historic District from the Irving Historic District. The Osage Expressway forms the eastern boundary.

The boundary includes Owen Park, an integral part of the Owen Park Historic District, which marks the entrance into the district from the northeast. It also includes Roosevelt Junior High School, across the street and south of Owen Park.

Originally separated from downtown by the MK & T railway, the neighborhood was further alienated from the downtown when the Keystone Expressway was constructed. As a result, the neighborhood has not been affected by the growth and development of the surrounding areas.

Architecture

Owen Park is visually cohesive and the extant homes have retained a high degree of architectural integrity. The predominant house style is the Bungalow with wood and stucco exteriors; however, the Colonial Revival style is scattered throughout the district. Inclusive dates for residential construction in Owen Park are from 1910 to 1925. The first house was constructed in 1910 and was referred to as a "prairie bungalow" by John Blair, a local architect who built the home. The range of architectural styles is similar to those in the Irving Historic District, developed slightly later. These styles include a few early twentieth-century styles, such as Folk Victorian cottages or the Neoclassical Revival cottages, popular in both the Irving Historic District and Brady Heights. All styles from the first quarter of the century are represented.

As in the Irving Historic District, the hilltops are the location of the more prominent homes, while the smaller residences spread toward the bottom of the hills. At Easton Street and Vancouver Avenue, the location of the Washington Irving Monument, several excellent examples of two-and-two-and-one-half-story Colonial Revival homes are present. The Eugene Lorton/S. J. Caudill House, located at 1716 Easton, is patterned after Washington Irving's home in Tarrytown-on-the-Hudson. It features a combination of Colonial Revival and Tudor Revival elements. Another distinctive house on the hill is the C. A. Steinberger House, a large two-and-one-half-story Prairie School/Italian Renaissance Revival style house. It is located on the northeast corner of West Easton Street and North Vancouver Avenue. Historic photographs indicate large gardens were popular in the neighborhood although none remain in their original state.

The only commercial property in the district is a two-story neighborhood store, which has been converted into a dwelling. The store was originally located on the ground floor and an apartment was upstairs.

Noncontributing Properties

Most of the noncontributing properties in the district are due to changes and alterations. There are also a few buildings built after 1940. Approximately 90 percent of the houses of the Owen Park Historic District contribute to the historic district.

Recommendations

The Owen Park Historic District appears to be eligible for inclusion on the National Register of Historic Places. The Owen Park Historic District was chosen because of the architectural and visual cohesiveness of the area. It is recommended that the district be intensively surveyed and a nomination to the National Register be prepared.

OWEN HISTORIC DISTRICT

Reservoir Hill
Historic District

History

The Reservoir Hill Historic District was developed between 1923 and 1930 and has a variety of examples that illustrate the exuberance of the Eclectic Period of residential architecture. Platted in 1923, Reservoir Hill was chosen as an attractive location for housing because of its outstanding view of Tulsa and the surrounding countryside. Located about one mile north of downtown Tulsa, the residences built during the 1920's and 1930's reflect the lifestyle of the Tulsans who benefited from the oil industry and the early days of Tulsa's emerging aviation industry. While counterparts of this type of housing are primarily located south of downtown Tulsa in the Swan Lake Historic District (1918-1930), the Gillette Historic District (1920-1930), the Whittier Square Historic District (1921-1930), and the Utica/Woodward Historic District (1925-1950), Reservoir Hill offered an untamed environment that the gentler slopes to the south did not.

Description

Reservoir Hill Addition is located northwest of the downtown on a series of rolling hills which reaches full height at the water reservoir in the far northwest corner of the district. It is the highest point in the City of Tulsa and some lots provide an excellent view of the downtown. Heavily vegetated, the Eclectic style residences are nestled among native trees and shrubs. Because of its view, Reservoir Hill continued to be a popular location for residential construction and through the years new homes have been built around and between the older residences.

The western boundary of the district is the Tulsa County and Osage County line. These two counties are divided by the Osage Expressway which serves as a hard edge to the district. The northern boundary is Apache Street, also located on a section line. The east and south boundaries of the Reservoir Hill Historic District merge with the western and northern boundaries of the Oak Cliff Historic District and follow the curve formed by the base of the hills. Oak Cliff is two blocks wide and separates Reservoir Hill from Cincinnati Avenue on the east and Tecumseh Street on the south.

The curvilinear, steep streets and hillside homesites are the location of Spanish Eclectic, Pueblo Revival, Colonial Revival and Italian Revival styles. At the bottom of the hill is the Oak Cliff Historic District, a distinctly different neighborhood which consists of one-story and one-and-one-half-story Tudor Revival residences

There are no commercial buildings or schools except for the facilities directly related to the water reservoir itself. These buildings are perched at the top of the highest hill, north of Young, west of Denver, and south of Zion, in the northwest corner of the district.

Architecture

The Eclectic movement of architecture is well-represented on Reservoir Hill, including Spanish Colonial Revival, Colonial Revival, and Italian Revival. These styles were well chosen to fit into the relaxed atmosphere of the area. Stucco is used for the exterior of many of the homes. The size of the homes ranges from large estates to modest one-story dwellings. The Eclectic houses, popular between 1880 and 1940, included a variety of styles each style having its own peak

periods of popularity. The earlier styles included the Mission Revival (1890-1920), Spanish Eclectic (1915-1940), the Monterey (1925-1955), and the Pueblo Revival (1910-present). There are some excellent examples of these styles in the district. Colonial Revival styles, popular from 1880 until 1950, are also represented. Other architectural styles present include Ranch-style homes built between the 1940's and the present, with a few contemporary homes which follow the Post-Modern trend of the 1980's.

The 1932 Sanborn Insurance Map shows approximately 40 houses in the Reservoir Hill Historic District. Many of these remain.

Noncontributing Properties

Most of the noncontributing properties in the area currently defined as the Reservoir Hill Historic District were built after World War II. Without an intensive survey of the district, it is not possible to determine an end date for the period of significance. If the period of significance ended at 1941 it is possible that more than the 40 houses shown on the 1932 Sanborn Maps would be included. It is quite possible that more than half of the houses located in the Reservoir Hill Historic District were constructed after 1945.

Recommendations

The Reservoir Hill Historic District may not qualify as a district because it is possible that more than 50 percent of the houses were built after 1945. The houses built before 1940 should be considered for a Thematic Multiple Property nomination to the National Register. It is also possible that a terminal date in the early 1930's would be appropriate, because few residences were built during the depression decade. However, an intensive survey of the area and archival research would be necessary to determine the eligibility of any or all of the homes in the area.

RESERVOIR HILL HISTORIC DISTRICT

Tulsa Country Club
Historic District

History

The Tulsa Country Club Historic District is significant as the location of six large estates, which were built by Dr. Samuel Grant Kennedy and other early Tulsa civic leaders. Dr. Samuel Grant Kennedy, his family, and other prominent citizens built six large residences next to the Tulsa Country Club and Golf Course on the northwest edge of early day Tulsa. Kennedy, an early Tulsa pioneer, came to the area in 1891 and was on the committee that petitioned for Tulsa's incorporation. The Kennedy farm was built on his wife's Native American land allotment, and the family retained ownership of hundreds of acres of land for many years in what became known as the Country Club District.

Kennedy understood the desirability of proper planning and in the 1920s arranged to have Harland Bartholomew, a noted St. Louis planner, develop a site plan for the South Osage Hills Addition and the Osage Hills Annex, now the Tulsa Country Club Historic District. Bartholomew and Associates was also hired by the City of Tulsa in 1928 to "revise and coordinate a comprehensive plan to guide and direct the development of Tulsa."

Kennedy and his son, James, built large homes in the neighborhood in the late teens and early 1920s. During these same years, W. A. Springer also built a large three-story, red brick residence in the area. A total of six large Eclectic-styled houses remain from this early period.

Description

The Tulsa Country Club District is hilly, creating a pleasant landscape for the large two-and-three-story houses which lay adjacent to the southeast corner. Directly north of the neighborhood is commercial development, and to the northeast is public housing. A few houses, built after 1950, are now mixed with the older housing. The district seems somewhat out-of-place because it has been cut-off by the highway on the south and Edison Avenue, a busy four-lane boulevard, on the southeast. The golf course is on the west and public housing is on the north. Similar estates are located several miles away, south of downtown Tulsa.

The old Tulsa Country Club Building, which was located about one block north of the six original residences, burned to the ground in the early 1980s. All that remains of the site is a stone arch with "Tulsa Country Club" inscribed at the top. This marker is one of the original entrances to the grounds. A sixth residence, 550 Frisco, is located across the street on the south side of Edison. Although not physically or visually connected to the site this residence should also be included because it was originally part of the same neighborhood, but was later isolated due to the construction of the highway and the expansion of Edison Avenue to four lanes.

The Tulsa Country Club District is located at the southeast corner of the Tulsa Country Club. It is bordered on the west by the Tulsa Country Club Golf Course and on the south by Edison Avenue, the dividing line for Osage and Tulsa Counties and a major thoroughfare. The eastern border of the district is the Osage Expressway.

Architecture

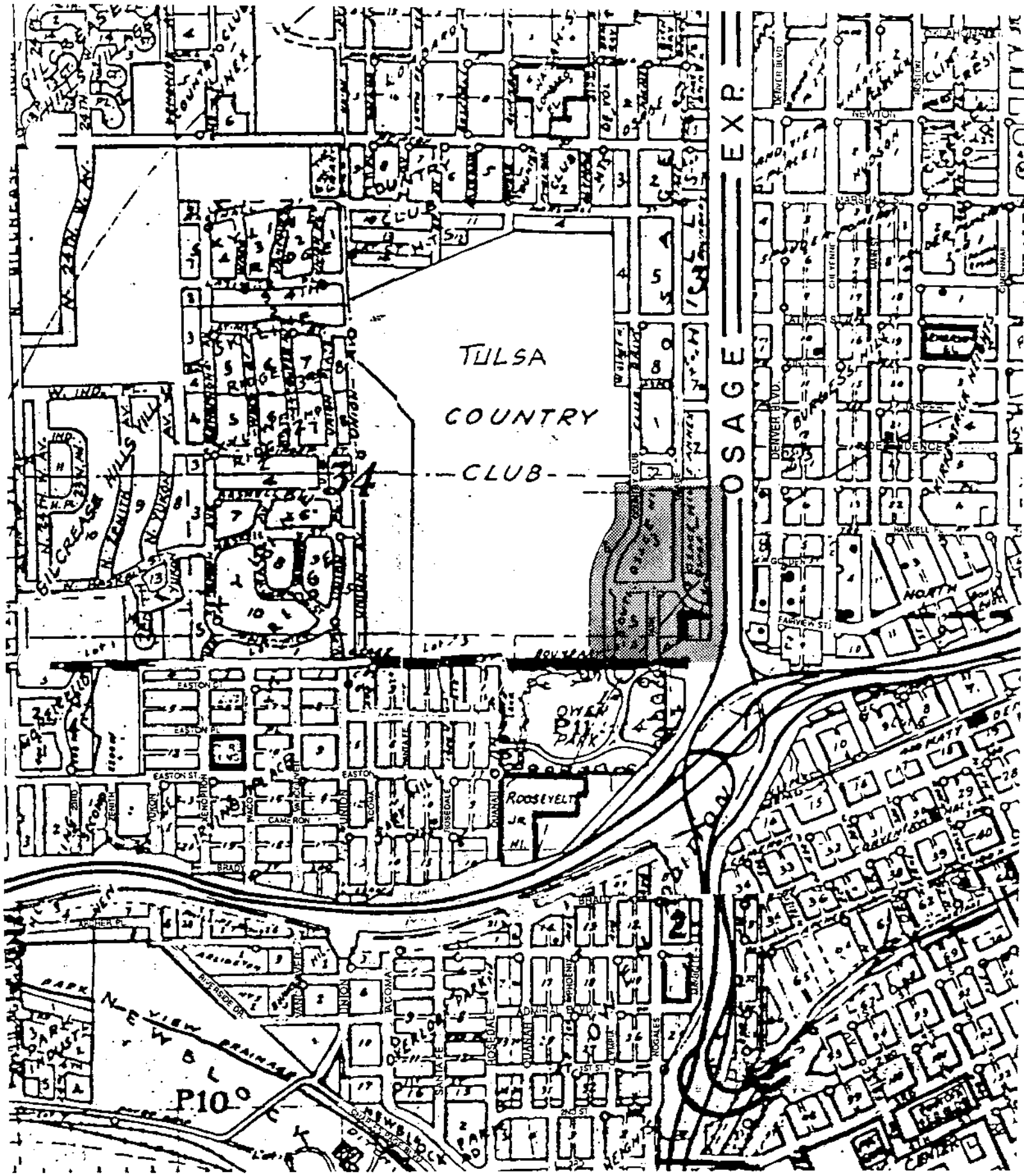
There are six excellent examples of two- and three-story homes in this district. These houses are in fair to good condition, with few alterations since the 1920s. All the houses are still on large lots, and some have carriage houses in the back. The styles include Colonial Revival, Tudor Revival , and Prairie School. Some of the homes are surrounded by wrought iron fencing. The Springer House at 585 Osage is an example of the elaborate Prairie School. The houses at 620 and 628 Country Club Drive are examples of the Tudor Revival Style. Located across Edison Avenue is a sixth house at 550 Frisco. It is a two-story Spanish Revival residence. All of the houses have retained their integrity and are significant for their architecture and for their association with prominent Tulsa citizens.

Noncontributing Properties

There are two brick houses constructed since 1950. These houses are interspersed with the older housing giving the area a lack of visual cohesiveness.

Recommendations

All or some of the six houses may be individually eligible for listing on the National Register of Historic Places or eligible as part of a noncontiguous thematic district. The houses which should be evaluated for individual nominations or as a thematic nomination include 506 Osage Drive, 585 Osage Drive, 606 Osage Drive, 620 Country Club, 628 Country Club, and 550 Frisco.



TULSA COUNTRY CLUB HISTORIC DISTRICT

Utica Industrial
Historic District

History

The Utica Industrial Historic District consists of fourteen blocks in the Lynch-Forsyth (1906) and Baird (1910) additions. On the west side of Peoria Avenue is a collection of industrial sites built during the teens and twenties and on the east side of Peoria Avenue is a collection of residences. The industries which appear as early as 1915 on the Sanborn Insurance maps include a winch and steel company, a building material factory, and a hydraulic pump factory.

The housing is small and was probably used by blue collar workers employed in the nearby industries.

Description

The district is located between two intersecting railroads, the Frisco and the Santa Fe. It has always been the location of industrial sites. A number of houses, constructed shortly after the turn of the century, are located directly east of the industrial sites.

This triangular area of industrial buildings and small residences are located east of downtown Tulsa. It is surrounded by railroads on the north and south. The east boundary is Utica.

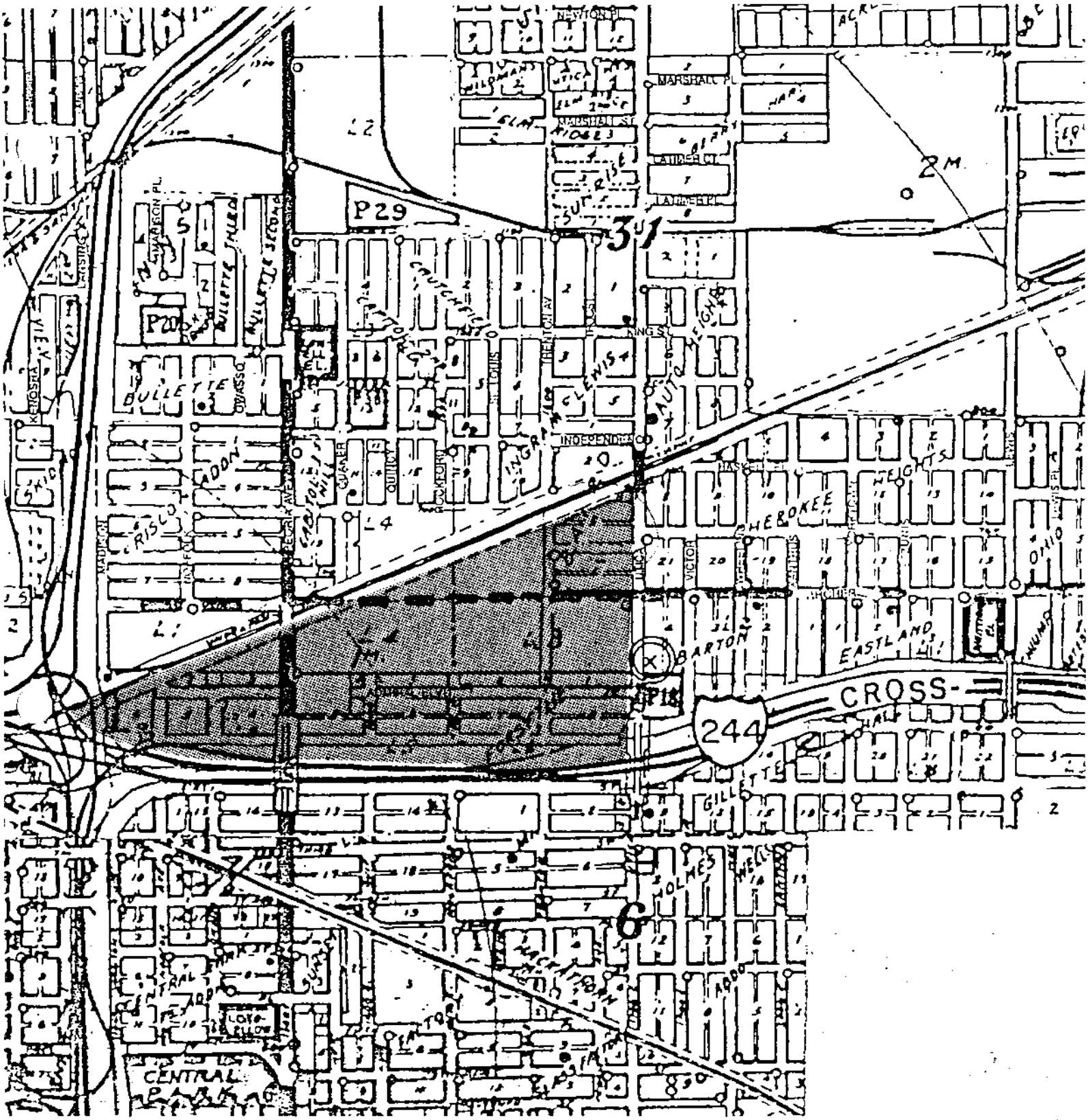
Architecture

Almost one-third of the architecture in this area is industrial and was constructed between 1910 and 1930. There are also some very distinctive examples of Folk Victorian architecture, Neoclassical Revival cottages, and shotguns along Admiral Place. There is a very unusual example of a one-and one-half story shotgun at 1533 E. Admiral Place.

Although many of the properties have been altered and may be considered noncontributing, the unusual shotgun houses and some of the Folk Victorian architecture may qualify the district as architecturally significant.

Recommendations

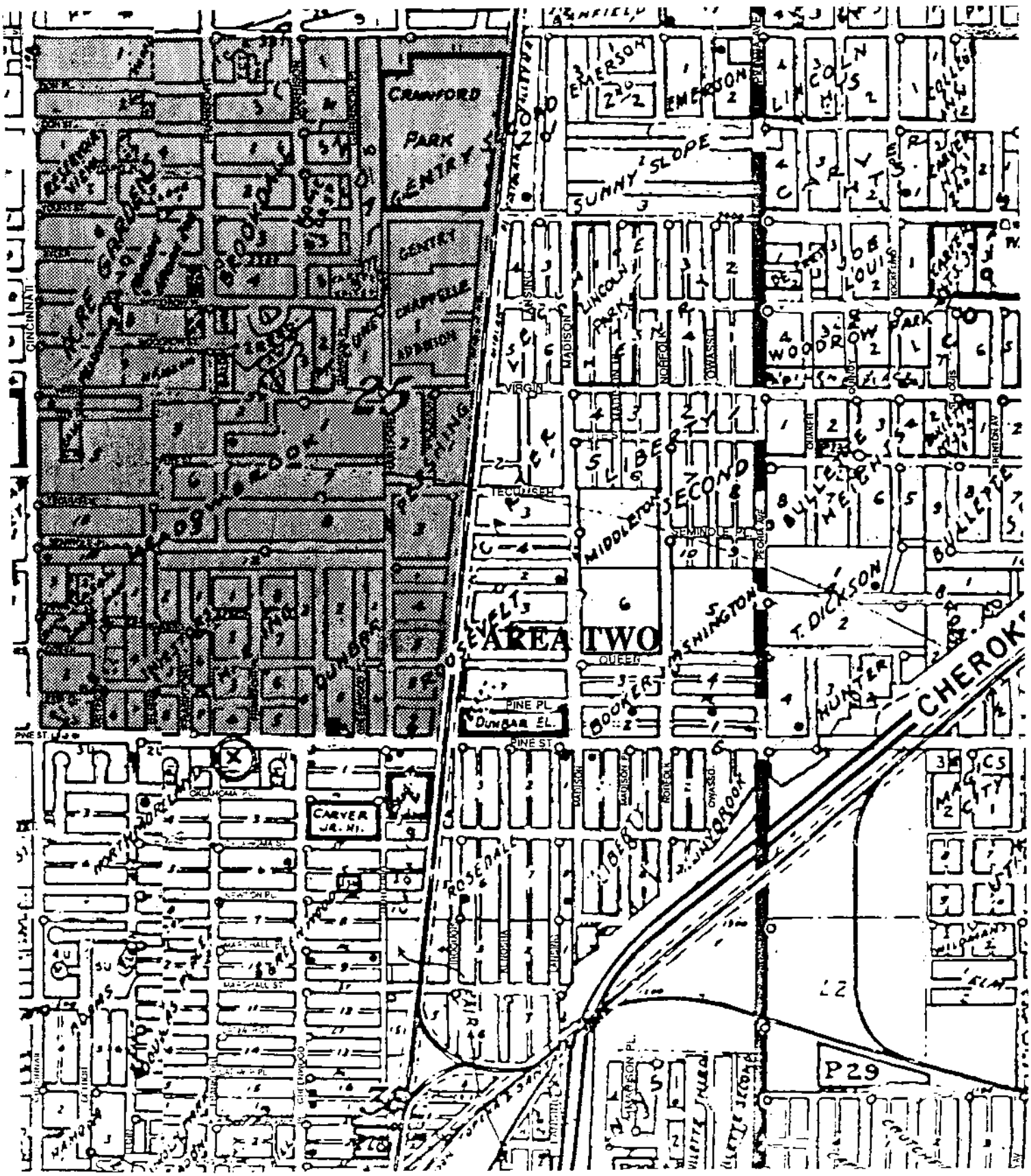
It is possible that some of the industrial properties and some of the residences located in this district are potentially eligible for listing in the National Register of Historic Places. This area should be further evaluated.



UTICA INDUSTRIAL DISTRICT

AREA ONE
OSAGE EXP.
BURROUGHS ELEM.
CARVER JR. HI.
DUNBAR EL.
BUSINESS MEN'S
TECUMSEH
SEMINOLE PL.
QUEEN
PINE PL.
PINE ST.
OKLAHOMA PL.
OKLAHOMA ST.
NEWTON PL.
MARSHALL PL.
MARSHALL ST.
LATIMER CT.
LATIMER PL.
INDEPENDENCE
HASKELL PL.
FAIRVIEW ST.
DENVER BLVD.
BOSTON PL.
CHEYENNE
CINCINNATI
GREENWOOD
FRANKFORT
FRANKFORT PL.
GREENWOOD PL.
HARTFORD
MADISON
NORFOLK
OWASSO
KENOSHA
LANSING
MADISON PL.
BULLETTE
ROOSEVELT
ROSEDALE
MIDDLETON
BOOKER
WOODROW ST.
VIRGIN
VICTORIA
CINCINNATI
244
25
26
36

AREA ONE


AREA TWO
CRAWFORD
PARK
CEMETERY
SUNNY SLOPE
SECOND
MIDDLETON
T. DICKSON
CHEROKEE
CARVER JR. HI.
P29

AREA TWO

Area Three

History

Area Three was platted primarily between 1912 and 1925, although two additions were platted in the late 1940s.

Additions in Area Three include Lincoln Park (1912), Booker Washington (1916), Middleton (1917), Carter (1918), Roosevelt (1920), Sunnyslope (1920), Liberty Second Addition (1921), Gentry Second Addition (1922), Henry (1924), Leclaire (1940), Emerson (1944), and Emerson Second Addition (1949). The date of the Pershing II addition is unknown.

Description

This neighborhood is north of Pine Street, south of Apache Street, east of the M K & T railway, and west of Peoria Avenue. This neighborhood extends north from the original African-American neighborhood. In some areas, particularly closer to the railroad tracks, there are large areas of vacant land. The Dunbar Elementary School is located at the southeast corner of this district.

Architecture

The architecture in this neighborhood is a combination of simply designed Bungalows, a few shotgun houses, one or two Neoclassical Revival cottages, and many Minimal Traditional houses.

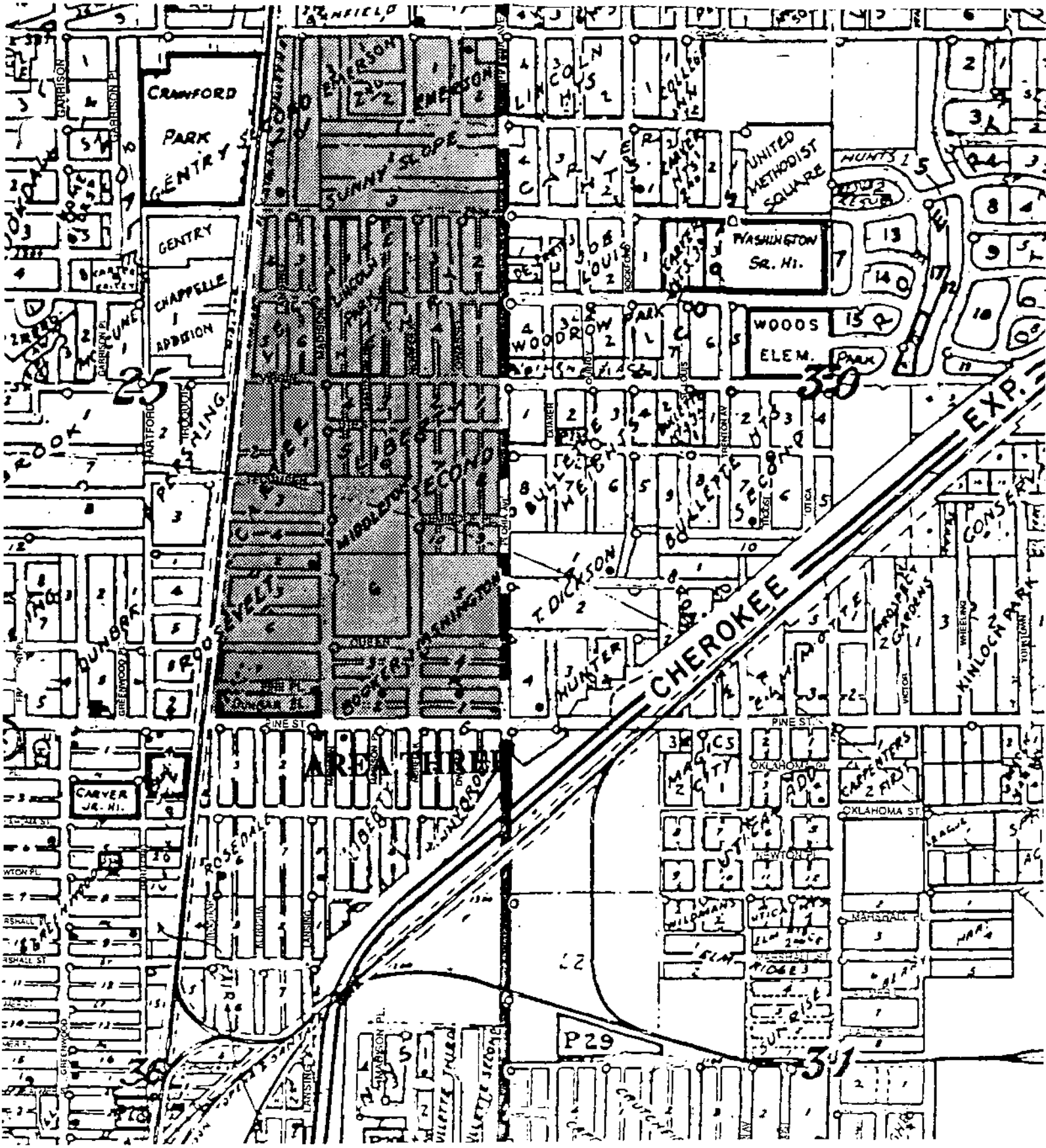
Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding. Alterations to the area include properties so deteriorated that rehabilitation is not possible and vacant lots where property has been removed. The condition of many of the buildings in this area is very poor.

Recommendations

Although some of the architecture in this area is over 50 years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The architecture that exists in the district is not visually cohesive, and in many cases, the loss of integrity disqualifies the property. At this time Area Three does not qualify as a historic district because of the mixture of periods within the additions and the subsequent loss of the overall integrity of the neighborhood.

However, the Dunbar Elementary School, built in 1924, should be evaluated as part of a thematic nomination of educational facilities in Tulsa.


CRANFORD
PARK
GENTRY
SUNNY SLOPE
GENTRY
CHAPPELLE
ADDITION
UNITED METHODIST SQUARE
WASHINGTON SR. HI.
WOODS ELEM.
PARK
CHEROKEE
EXP.
AREA THREE
CARVER JR. HI.
PINE ST.
OKLAHOMA ST.
NEWTON PL.
MARSHALL PL.
P29

AREA THREE

Area Four

History

Area Four, developed primarily between 1917 and the late 1960s, reflects a variety of styles including post-World War II housing. Some housing was built during World War II to accommodate the influx of defense workers into Tulsa. It also appears that this type of housing was not restricted to newly platted additions, but also empty lots in earlier additions were built upon.

Although some of the area was platted prior to 1939, there were few houses built in the area until the early 1940s.

The earliest additions are T. Dickson (1917) and Hunter (1918). Other additions followed, including, Broadview (1923), Carver Heights (1929), Depriest (1938), Joe Louis (1939), Lincoln Heights (1940, amended 1942), College Inn (1943), Carver Heights Third Addition (1944), Woodrow Park (1944), and Carver Heights Second Addition (1946). The plat dates for Bullette Heights and the Bullette Heights Second Addition are unknown.

Description

This neighborhood is southeast of the intersection of Apache Street and Peoria Avenue. The northern boundary is Apache, the western boundary is Peoria, the southern boundary is the Santa Fe railway, and St. Louis Avenue is the eastern boundary.

Architecture

The architecture in this area is varied and includes many styles popular from the early 1920s through the 1950s. No one period of architecture is represented. Two architectural styles dominate the area: the Bungalow and a very simplified version of the Minimal Traditional. While certain styles are clustered together on some streets, there is not a pattern to their placement.

The Bullette Heights Second Addition has one-story Ranch-style housing built between 1965 and 1975.

Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding. Alterations to the area include properties so deteriorated that rehabilitation is not possible and vacant lots where property has been removed. The condition of the structures in this area is very poor.

Recommendations

Although some of the architecture in this area is over 50 years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. Although some of the housing was built shortly after the earlier additions were platted, the remaining lots were later infilled with architecture from the late 1930s and 1940s. The architecture that exists in the district is not visually cohesive, and in many cases, the loss of integrity

disqualifies the property. At this time Area Four does not qualify as a historic district nor does it contain any individually eligible historic properties.

EMERSON
SUNNY SLOPE
UNITED METHODIST SQUARE
WASHINGTON SR. HI.
WOODS ELEM.
LINCOLN PARK
MADISON
NORFOLK
OWASSO
VIRGIN
TECUMSEH
SEMINOLE PL.
MIDDLETON
SECOND
LIBERTY
DICKSON
WASHINGTON
BOOKER
QUEEN
PINE PL.
DUNBAR EL.
PINE ST.
CHEROKEE
EXP.
CONSERVATION ACRES
KINLOCH PARK
PROSPECT
WHEELING
YORKTOWN
VICTOR
OKLAHOMA PL.
OKLAHOMA ST.
CARPENTERS FIRST
SPRINGDALE ACRE LOT
NEWTON PL.
MARSHALL PL.
MARSHALL ST.
AREA FOUR
P29
2 M.

AREA FOUR

Area Five

Description

Area Five is located just south of the Frisco Railway tracks. Pine Street, the southern boundary, is a busy four-lane street lined with commercial properties built prior to 1940. Many have been altered.

Additions in Area Five include Prospect Place (1910), Conservation Acres (1918), Kinloch Park (1918), Prospect Gardens (1919), Broadview (1923), and Elm Motte (1929).

This neighborhood is north of Pine Street, west of Lewis Avenue, and southeast of the Frisco tracks. The area is a mixture of industrial, residential, and commercial properties. Many of the houses near the tracks have been demolished, and the land is vacant. Salvage yards are located at the intersection of Pine and the railroad tracks.

Architecture

The architecture in this neighborhood is a combination of simply designed Bungalows from the 1920s and some housing from the World War II era. Economically built and located near the tracks, the housing stock in this neighborhood has deteriorated and many of the houses have been altered. Many of the Bungalows are rectangular with small porches or without porches. Fifty percent of the Minimal Traditional housing is covered with the original asphalt siding and has concrete block foundations.

Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding. Alterations to the area include properties so deteriorated that rehabilitation is not possible and vacant lots where property has been removed. The condition of many of the buildings in this area is very poor.

Recommendations

The loss of integrity disqualifies this area as a potential historic district. Although some of the architecture in this area is over fifty years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The existing architecture in the district is not visually cohesive. At this time Area Five does not qualify as a historic district nor does it contain any individually eligible historic properties.

CHEROKEE EXP.
AREA FIVE
CROSS-TOWN
ELEM.
PARK
30
29
31
32
OKLAHOMA ST.
NEWTON PL.
MARSHALL PL.
LATIMER CT.
LATIMER PL.
SPRINGDALE ACRE LOT
CARPENTERS FIRST
SUNRISE
INGRAM CLEWIS
AUTO HEIGHTS
CHEROKEE HEIGHTS
EASTLAND
BARTON
FAIRMONT
DESHON
OZARKA PL.
REDDING
OHIO PLACE
EQUOYAH
PLACE
HOMES
BIRMINGHAM AV.
BIRMINGHAM PL.
COLUMBIA AV.
ATLANTA AV.
ATLANTA PL.
LEWIS
LEWIS PL.
YORKTOWN
ZUNIS
XANTHUS
WHEELING
VICTOR
UTICA
INDEPENDENCE
HASKELL PL.
ST. LOUIS
TRENTON AV.
ROCKFORD
QUINCY
2 M.

AREA FIVE

Area Six

History

Area Six was originally the site of much of the property associated with the African-American residential community of Tulsa between the turn of the century and the early 1950s. Some of the neighborhoods constructed in the early part of the 19th century were established by ordinance as the "Negro" area. Over the past thirty years the neighborhoods have been completely redeveloped, and as much as 90 percent of the original buildings have been removed.

Additions in this area include North Moreland (1909), Lincoln Park (1912), Douglas Place and Ramona (1917), Greenwood (1918), and Adams (1909).

Description

This neighborhood is located just north of downtown and stretches to Pine Street to the north. Cincinnati Avenue is the western boundary and the Midland railway is the eastern boundary. The southern boundary is King Street.

As a result of federally financed housing programs, one-fourth to one-third of the land remains vacant due to the removal of substandard housing. Eighty-five percent of the housing has been replaced with Ranch-style architecture dating from 1960 to 1990. The majority of these houses are one-story with brick or stone facades and an incorporated garage. Some of the streets have been closed and cul-de-sacs developed. Many of these dead end on their east end at Greenwood Avenue.

New houses are located along Marshal Street, Detroit Avenue, and Marshal Place. A park and public housing is located at approximately Independence Street and Elgin Avenue.

Architecture

The dominating style of architecture is the Ranch style, popular since the late 1950's. Earlier styles are represented and include Bungalows, the Tudor Revival style, and shotgun houses. Many of these have been rehabilitated, and the alterations made have affected their integrity. These alterations include the addition of exterior siding, brick facades installed half-way up the exterior, and wrought iron porch columns. Almost all of the older housing has some type of siding. There are also quite a few Minimal Traditional houses.

The St. Monica Catholic Church at 633 E. Marshal Place and the George Washington Carver Elementary School/Carver Middle School, built in 1928, at 624 E. Oklahoma Place are located within the area and are potentially eligible for listing in the National Register of Historic Places or as local landmarks.

Noncontributing Properties

The majority of the properties in Area Six are noncontributing because of age or alterations. The overall architectural integrity of the area has been diminished as substandard houses have been torn down and replaced.

Recommendations

At this time there is no part of Area Six which qualifies as a historic district. However, it is recommended that the church and school be further evaluated and possibly be nominated to the National Register of Historic Places.

TECUMSEH
SEMINOLE
QUEEN
PINE PL.
DUNBAR EL.
PINE ST.
OKLAHOMA
NEWTON
MARSHALL ST.
JASPER
INDEPENDENCE
HASKELL PL.
FAIRVIEW ST.
OSAGE EXP.
AREA SIX
244
ROOSEVELT
DUNBAR
ROSEDALE
KENOSHA
MADISON
DENVER BLVD.
CHEYENNE
CINCINNATI
FRANKFORT
GREENWOOD
BOSTON
ELGIN
DETROIT
MAIN ST.
ORLEY
ELMWOOD
ENGLEWOOD
MELROSE
LLOYD
CLINTON
CRESTON
HUDSON
BURGESS
SUNSET
BUSINESS MEN'S
NORTH
KATY DEPOT
COUNTRY CLUB
OSAGE HILLS
TRY

AREA SIX

Area Seven

History

Area Seven was once a residential area but it has been cleared of housing and redeveloped into the Lansing Business Park, a light industrial area.

Additions in this area include the Rosedale Addition, platted in 1916, the Liberty Addition, platted in (1916), Sunnybrook, platted in 1918, and the Fairview Addition, platted in 1906.

Description

Most of the land is vacant except for a few properties on Pine Street and a small industrial park near the railroad tracks at the south end of the area. It is bounded on two of its three sides by the tracks and on the north side by Pine Street. It is approximately six blocks wide and four blocks long. Because of its location it is not a desirable residential area.

Architecture

The buildings located on Pine Street are 802 E. Pine, a commercial building (circa 1950) and, across the street, a small brick church (circa 1955). Kenosha Avenue, which divides the two properties from one another, dead ends approximately fifty feet south of Pine Street.

The Liberty Addition, east of Kenosha, has a new ambulance station and two other buildings. One property is a church (date of construction unknown); the other, a YMCA (circa 1950 and 1960). These two buildings are on the corner of Owasso Avenue and Pine. Several blocks south of Pine is a light industrial area. These buildings have been built over the past twenty years

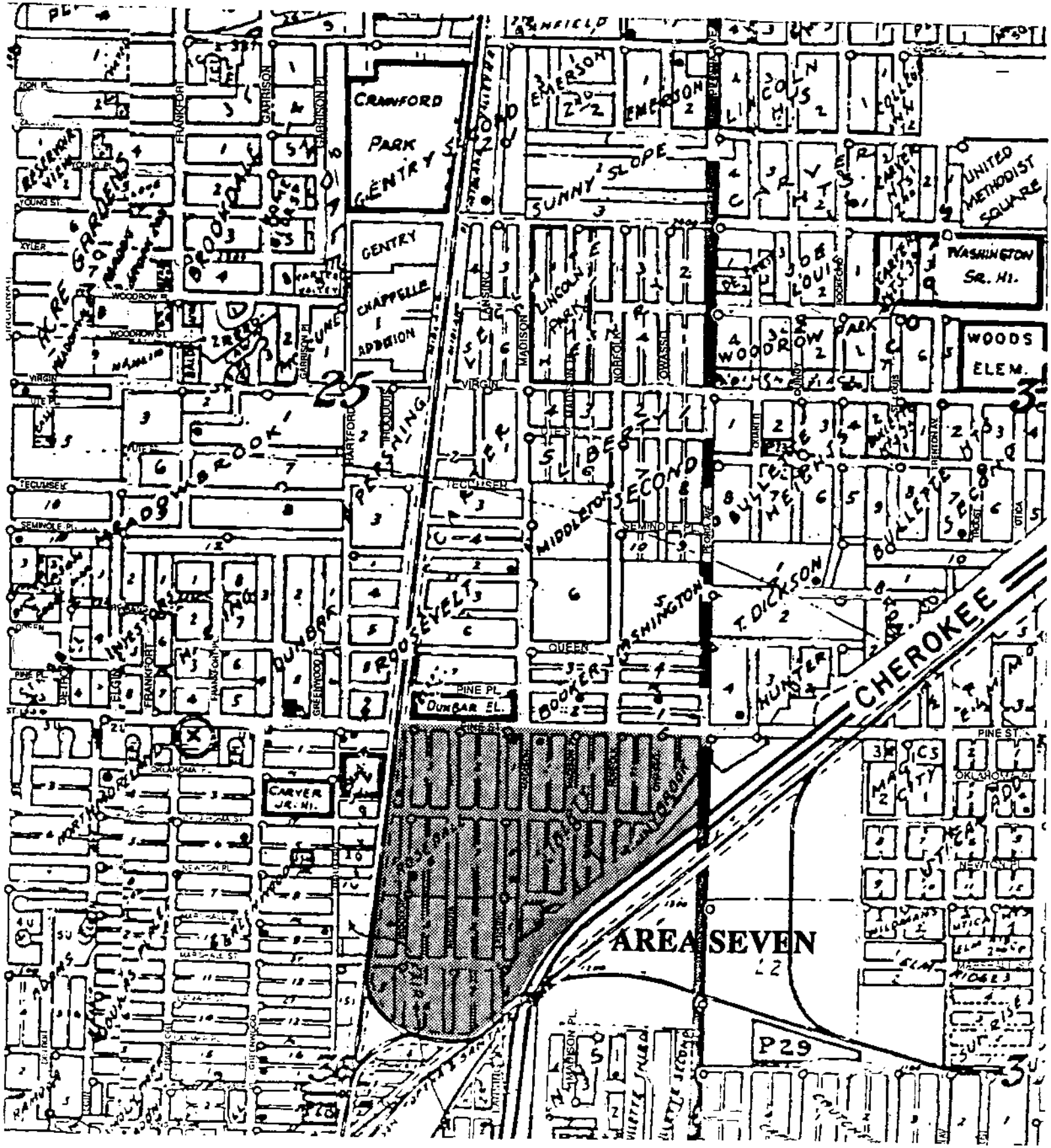
All of the properties in this area were built after 1945.

Noncontributing Properties

Because of age, all of the properties in Area Seven are considered noncontributing.

Recommendations

The entire area is not eligible for consideration as a historic district, nor does it have any individually eligible properties to be considered for further evaluation. The original residences once located within the area are no longer extant.


CRANFORD
PARK
GENTRY
GENTRY
CHAPPELLE
ADDITION
SUNNY SLOPE
WASHINGTON
SR. HI.
WOODS
ELEM.
UNITED
METHODIST
SQUARE
CHEROKEE
CARVER
JR. HI.
DUNBAR EL.
PINE PL
AREA SEVEN
P29

AREA SEVEN

Area Eight

History

Area Eight was developed between 1910 through the early 1920s. Located between the Frisco Railway on the south and the Santa Fe Railway on the north, the area was not a prime location for residential development.

The earliest additions are the Frisco and Auto Heights, both platted in 1910. Other additions include Bullette One (1912), Bullette Two (1921), Bullette Three (1923), Capitol Hill One and Two (1911, 1918), Ingram Lewis (1916), Crutchfield (1918), and Mann's Addition (1946).

Description

The housing in the western part of the area was primarily built for lower working class families. These residences are small and many are poorly built. Along Haskell Place there are simple Bungalows, Neoclassical Revival cottages, Folk Victorian houses, a few frame and brick Tudor Revival style houses, National Folk houses, and shotgun residences. There are also quite a few duplexes.

In Auto Heights, the far eastern part of the area, it is sparsely settled and the residential properties are mixed with industrial buildings. There are some Bungalows in this area. The oldest houses, which may have been constructed at the turn of the century, are near Independence and Quaker Avenues. There are many vacant lots in the area. The overall condition of the area is fair or deteriorating.

The entire area is surrounded by railroad tracks with light industrial properties next to the tracks and residential in the middle. Lowell Junior High, built in 1914, is located at 621 North Peoria Avenue and is a Tudor Revival-styled property. It is unoccupied.

Architecture

There is a mixture of architectural styles which include Bungalows, shotguns, Folk Victorian, National Folk, and Neoclassical Revival cottages. Also represented are the small houses built during the early forties, possibly for defense workers. Although early styles of the first quarter of the twentieth century are represented, the alterations and changes to the houses and the loss of buildings, the integrity of the area has been lost. Very few of the houses are in good condition.

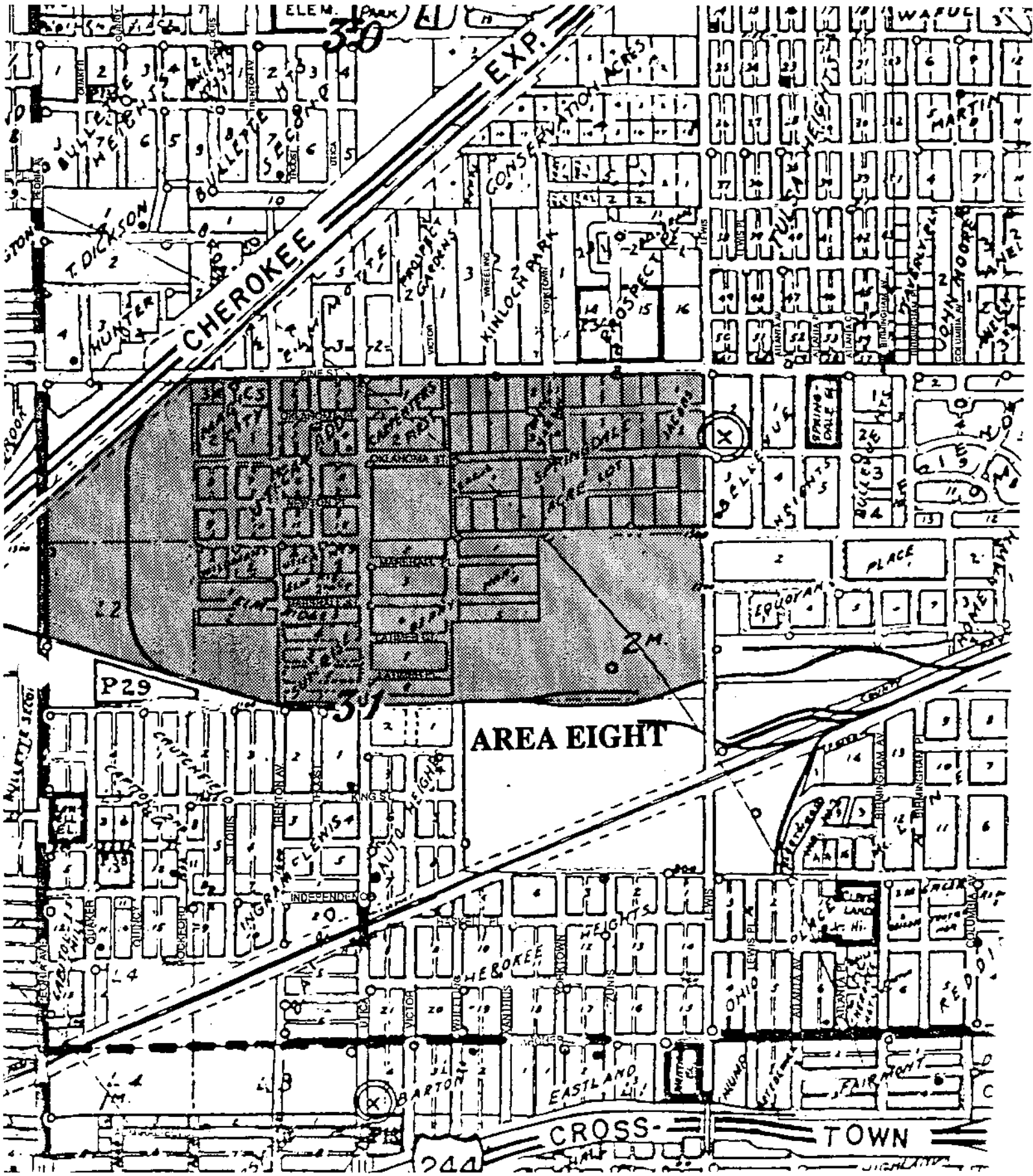
In the vicinity of Lewis Avenue and King Street there are small, one-story houses with gabled roofs, exposed rafters, concrete block foundations. There are no sidewalks or curbs.

Noncontributing Properties

Very few of the properties have maintained their architectural integrity because the original construction methods were poor and the materials were of low quality. As a result, many of the homes have been altered in order to maintain them as residences.

Recommendations

Although some of the architecture in this area is over 50 years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The architecture that exists in the district is not visually cohesive, and in many cases, the loss of integrity disqualifies the property. At this time Area Eight does not qualify as a historic district nor does it contain any individually eligible historic properties.



AREA EIGHT

Area Nine

History

The first addition platted in Area Nine was the Springdale Acre Lot. Located approximately one and one-half miles from downtown Tulsa, these were originally sold as large, one-acre lots.

The additions in Area Five include the Springdale Acre Lot (1908), Elmridge and Elmridge Two (1917 and 1920), Sunrise (1917), Berryhart (1919), Utica Addition and Wildman's (1921), Utica Hills (1923), Carpenters First Addition (1929), and Magic City (1941). Jacobs Addition and the League Addition are also in this area but their dates of origination are unknown.

Description

In many sections of this area the lots are filled with junk and litter and housing is either vacant or has been demolished by fire. Many of the occupied houses have their entire yards enclosed with chain link fences. This area is in poor to fair condition.

Along the tracks, which are on the west and south sides of the area, there are quite a few light-industrial properties. Many of these are metal buildings.

Architecture \

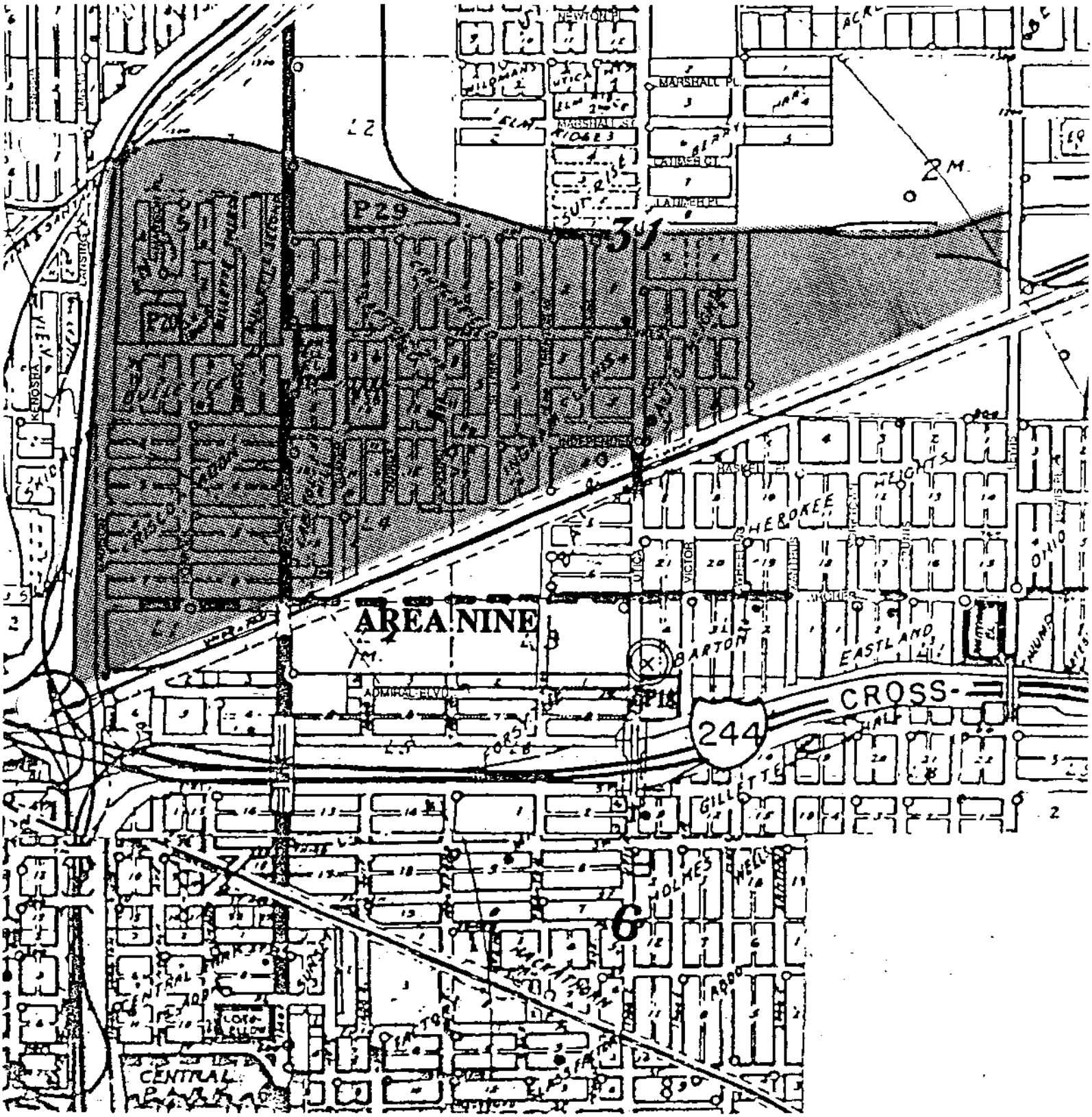
This area has a wide variety of small, inexpensive, poorly built single-family housing. The predominate style is Bungalow. This style can be found in the Wildman, Utica, and Berryhart additions. Only a small percentage of the Bungalows have retained their integrity.

Other styles represented include Minimal Traditional, Tudor Revival and a few Ranch-style houses built between 1950 and 1960. Along the edge of Lewis Avenue are commercial buildings.

In the Magic City Addition, located at the corner of Pine Street and St. Louis Avenue, is an area developed in the early 1940s as housing for defense workers. These are very plain, rectangular houses with side gabled roofs, no eaves and generally no porches.

Recommendations

It is recommended that this area should not be considered for further evaluation. Although some of the housing is over fifty years old, the area has not maintained its integrity due to poor construction and later alterations. The additions, platted in the late tens and through the 1920s, do not reflect the architectural of that period. Styles of all types have been built in the area over the years and the once large lots have been reduced in size and infill buildings constructed.


AREA NINE
MARSHALL PL
MARSHALL ST
LATIMER CT
LATIMER PL
P29
P28
CHEROKEE
BARTON
EASTLAND
CROSS-
244
ADMIRAL BLVD
GILLETTE
HOLMES
WELLS
CENTRAL
CENTRAL PARK

AREA NINE

Area Ten

History

Tulsa Heights, platted in 1908, is the largest addition in Area Ten. Located approximately three miles from downtown, it is one of the earlier residential developments in Tulsa. Once constructed as for "country living", the area does not reflect its plat date of 1908. The surrounding additions and the additions built further north, were platted after 1945 and the neighborhood has taken on the characteristics of that period, rather than retaining its early 20th century appearance.

The additions in this area include Waverly Place, platted in 1919, Sequoyah Place, platted in 1923, Bellevue and Bellevue Heights platted in 1927, and Tulsa Heights platted in 1908. The John Moore addition was platted in 1946. The plat date for the Home Dawn Addition is unknown.

Description

Located in northeast Tulsa, this neighborhood is primarily Bungalows along tree-lined streets.

Architecture

Bungalows are the primary style of architecture in the north half of this district. The southern half, located just north of the Frisco Railway tracks, has predominantly Minimal Traditional houses. These are rectangular with small entry porches. The foundations are poured concrete and they are sheathed with asphalt siding.

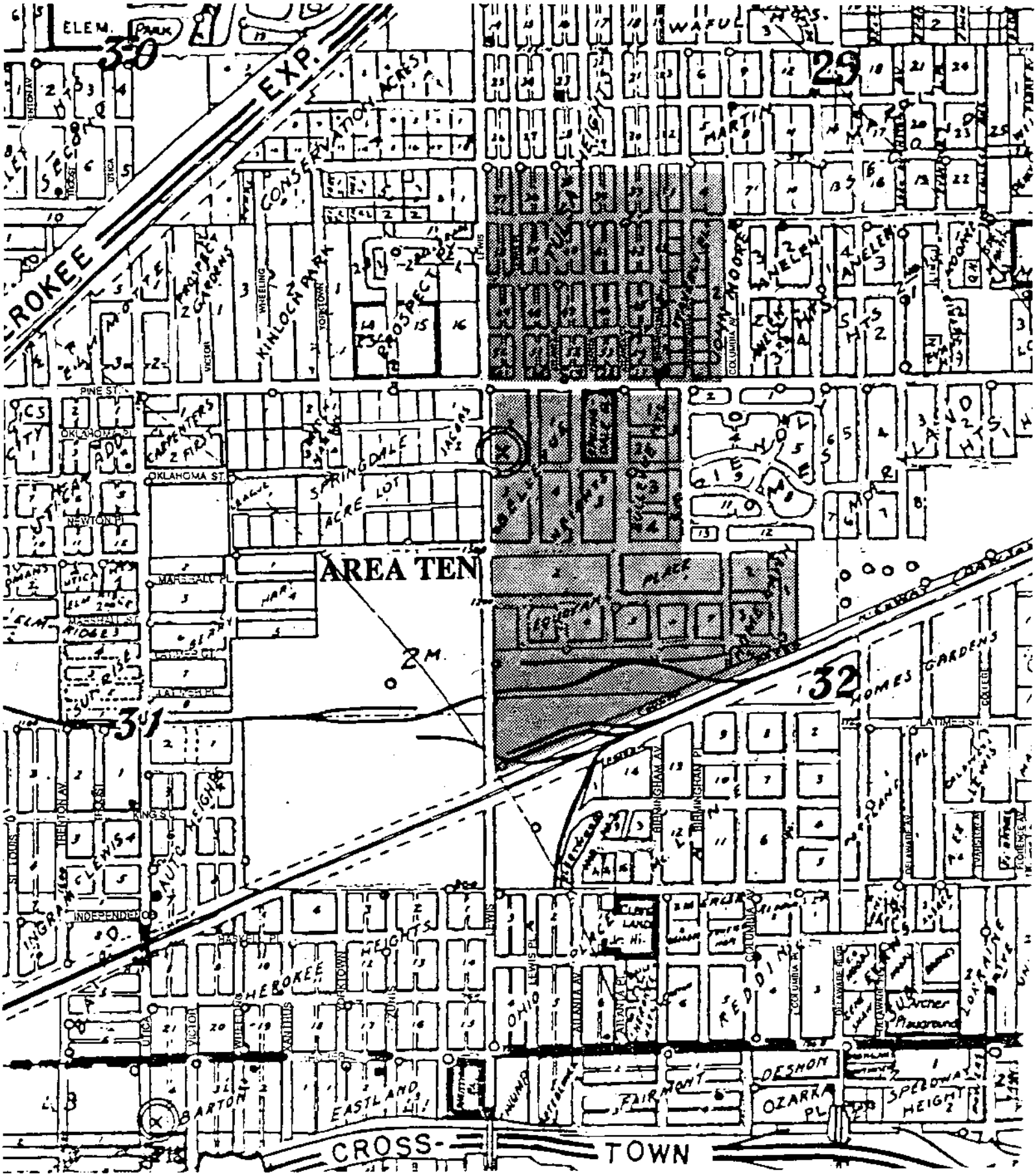
Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding. This is an area where the original integrity of the neighborhood has been dramatically altered as a result of renovation attempts to upgrade the housing stock.

Recommendations

Although Tulsa Heights was one of the earliest additions platted in Tulsa, it has not retained the overall integrity of the neighborhood. It appears that many of the original lots remained vacant for some time and over the years a variety of housing styles were erected between the original residences. The integration of these newer styles has destroyed the original integrity of the area.

Although some of the architecture in this area is over fifty years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The architecture that exists in the district is not visually cohesive, and in many cases, the loss of integrity disqualifies the property. At this time Area Ten does not qualify as a historic district nor does it contain any individually eligible historic properties.


ELEM.
PARK
30
EXP.
EROKEE
CONSERVATION ACRES
KINLOCH PARK
PROSPECT
PROSPECT GARDENS
WHEELING
YORKTOWN
VICTOR
LEWIS
PINE ST.
OKLAHOMA PL.
OKLAHOMA ST.
CARPENTERS FIRST
SPRINGDALE
ACRE LOT
NEWTON PL.
MARSHALL PL.
MARSHALL ST.
LATIMER CT.
LATIMER PL.
AREA TEN
2M.
31
32
HOMES GARDENS
LATIMER ST.
COLLEGE
BIRMINGHAM AV.
BIRMINGHAM PL.
KING ST.
INDEPENDENCE
HASKELL PL.
HEROKEE HEIGHTS
OHIO
ATLANTA AV.
ATLANTA PL.
COLUMBIA AV.
COLUMBIA PL.
DELAWARE AV.
DELAWARE BLVD.
Archer Playground
UTICA
VICTOR
WHEELING
XANTHUS
YORKTOWN
ZUNIS
BARTON
EASTLAND
FAIRMONT
DESHON
OZARKA PL.
SPEEDWAY HEIGHT
CROSS-
TOWN
29

AREA TEN

Area Eleven

History

Area Eleven is a mixture of housing from the early 1920s and war-related housing built during the early 1940s.

The additions in this area include Archer (1920), Speedway Heights (1920), Portland Place (1920), Lorraine Drive (1920), University Drive (1921), Alex Lewis/Caldwell (1917-1923), Nash (1925), Stahl (1928), and Hortense (1922). Each of these additions were platted in the 1920s. The date of the Evans addition is unknown.

Additions platted during the late teens and early twenties and later amended include Pomeroy Heights (1916, amended 1940), McLane (1920, amended 1940), and Lindell Park (1924, amended 1942 and 1946). Florence Place (1940) and Mager (1941) were plated in the early 1940s. The date that Garden Acres was developed is unknown.

Description

This neighborhood lies between the Cherokee Heights Historic District and the Harvard Hills District. The overall district lacks cohesion because of the architectural mixture of styles and dates of construction.

Architecture

The architecture in this area is varied and includes styles popular from the early 1920s mixed with the Minimal Traditional style used for FHA housing and war-era housing. The predominant style from the 1920s is the Bungalow, although there are a few Tudor Revival houses and Colonial Revival residences. Many of the Bungalows have lost their architectural integrity due to additions and alterations.

Approximately 95 percent of the Minimal Traditional houses are frame, and five percent are brick. They are small houses with concrete poured foundations. Although many of the additions were platted during the 1920s, only a few of the houses were built before 1935.

Approximately half of the houses in the McLane Addition, which was platted in 1920 and amended in 1940, are small brick modified Tudor Revival and Colonial Revival residences. The other half of the houses are Minimal Traditional. In this particular addition, the builder used unique brick styles for the Tudor Revival houses. The Minimal Traditional houses are frame, with concrete foundations and side gabled roofs. The original asbestos siding remains. Wrought iron porch supports are used.

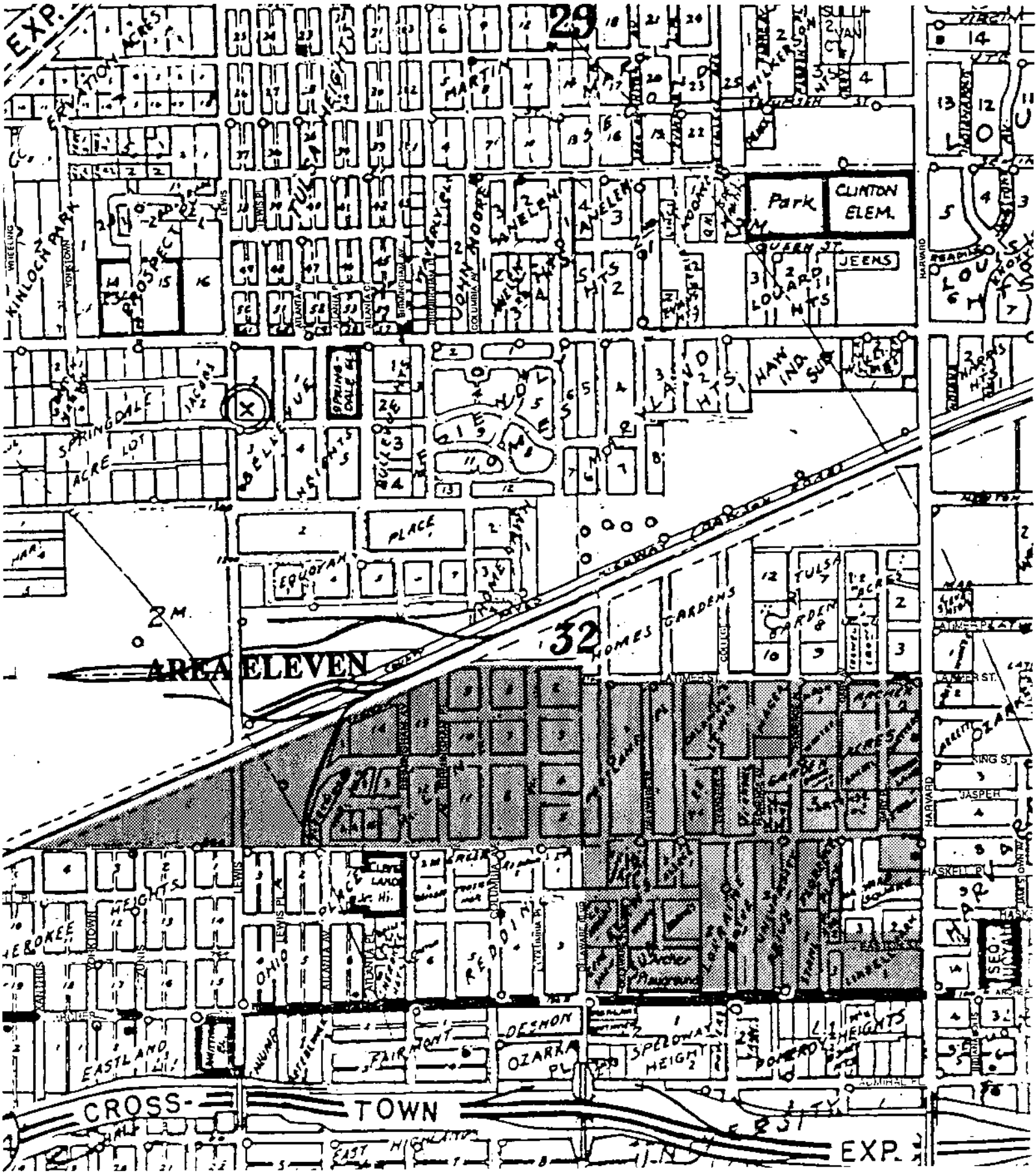
Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding.

Recommendations

Although some of the architecture in this area is over 50 years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The architecture that exists in the area is not visually cohesive, and in many cases, the loss of integrity disqualifies the property. At this time Area Eleven does not qualify as a historic district nor does it contain any individually eligible historic properties.

However, there is one addition, Harvard Square, (date of plat unknown), surrounded by Area Eleven which has been designated a potentially eligible historic district. The name of this district is the Gary Place Historic District.



EXP.
29
32
AREA ELEVEN
CLINTON ELEM.
Park
JEENS
LOUARD HTS
HAW IND SUB
SPRINGDALE ACRE LOT
PLACE
EQUOYAH
HOMES GARDENS
TULSA GARDEN
ATIMER ST.
JASPER
HASKELL PL
HARVARD
LEWIS
OHIO
REDDING
DESHON
OZARKA PL
SPEEDWAY HEIGHT
POMEROY HEIGHTS
EASTLAND
FAIRMONT
CROSS-TOWN
EXP.

AREA ELEVEN

Area Twelve

History

This is a transitional neighborhood which was originally platted in the early 1920s, sparsely developed, and later filled in with housing from the 1940s and 1950s. Eighty-five percent of the houses are Minimal Traditional. The remaining 15 percent are one-story Tudor Revival houses with vertical, wooden siding, Bungalows, and Colonial Revival houses.

Located on the outskirts of the city from the early 1920s until the mid-1940s, Area Twelve was first developed as large garden lots, and later subdivided. The earliest addition, Federal Heights, was platted in 1920. Federal Heights Second Addition was platted the next year in 1921. The addition was amended in 1930 and 1942. The neighborhood, originally designed for more country living, became in demand as the aviation industry. As a result, it was replatted for higher density.

Description

This neighborhood is adjacent to the east side of the proposed Harvard Hills Historic District. It is located at the eastern edge of the Study Area. It roughly follows the boundaries of Federal Heights and Federal Heights Second Addition. The boundaries include the houses which face King Street (north), the houses which face Oswego (east), and the houses which face Louisville (west). The southern boundary is behind the houses and commercial property which faces Admiral Boulevard.

Architecture

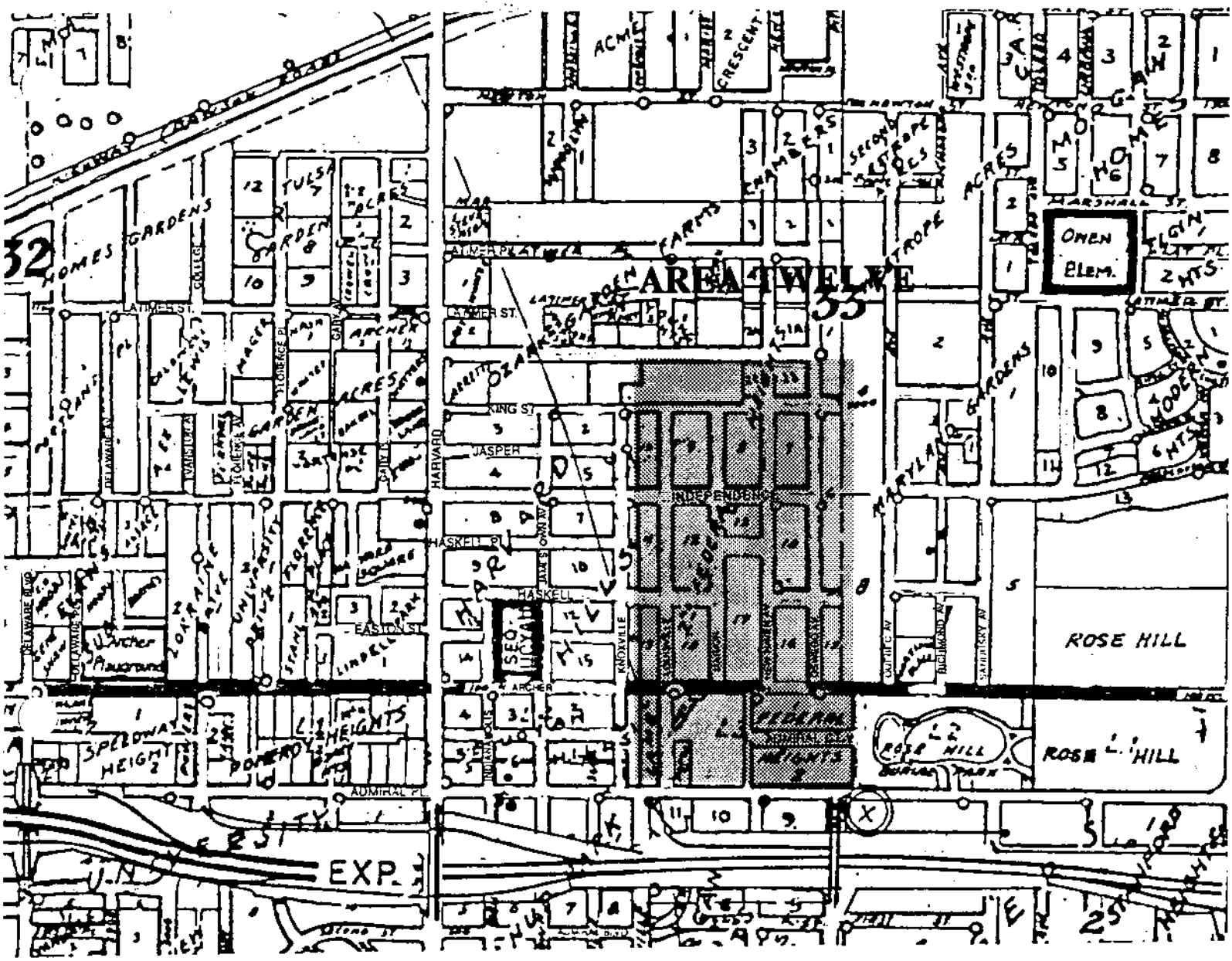
The architecture in this area is somewhat varied and includes styles popular from the early 1920s through the 1950s. No one period of architecture is represented. However, two architectural styles dominate the area, the Bungalow and the Minimal Traditional. Fifty percent or more of the houses in this area are simply designed Minimal Traditional houses with vertical wood, asbestos, or brick siding. While certain styles are clustered together on some streets, there is no pattern to their placement. There are a few Tudor Revival and Colonial Revival style houses.

Noncontributing Properties

A large percentage of the properties in this area have been altered. These changes include the addition of small rooms, enclosed porches, and all types of exterior siding. Alterations to the area include properties so deteriorated that rehabilitation is not possible and vacant lots where property has been removed.

Recommendations

Although some of the architecture in this area is over 50 years old, it does not qualify as a historic district because it does not represent any one period of time or one period of architecture. The architecture that exists in the district is not visually cohesive, and in many cases, the loss of integrity disqualifies the property. Changes include siding of all varieties. At this time Area Twelve does not qualify as a historic district nor does it contain any individually eligible historic properties.



AREA TWELVE