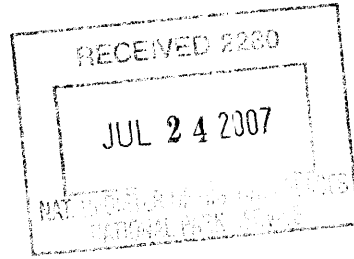


917

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Stonebraker Heights Historic District

other names/site number _____

2. Location

street & number Roughly Bounded by West 15th Street South, alley east of South Cheyenne Avenue West,

West 17th Street South and South Elwood Avenue West not for publication N/A


city or town Tulsa vicinity N/A

state Oklahoma code OK county Tulsa code 143

zip code 74119

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (N/A See continuation sheet for additional comments.)


Signature of certifying official

7-23-07
Date

Oklahoma Historical Society, SHPO
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of commenting or other official

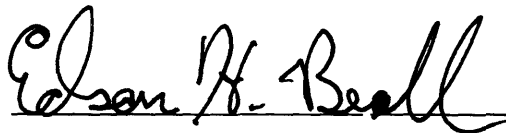
Date

State or Federal agency and bureau

4. National Park Service Certification


I, hereby certify that this property is:

- entered in the National Register
___ See continuation sheet.
- determined eligible for the
National Register
___ See continuation sheet.
- determined not eligible for the
National Register
- removed from the National Register



9.6.07

___ other (explain): _____


Signature of Keeper

Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>67</u>	<u>23</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>67</u>	<u>23</u> Total

Number of contributing resources previously listed in the National Register 1

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>COMMERCE/TRADE</u>	Sub: <u>business</u>
<u>COMMERCE/TRADE</u>	Sub: <u>professional</u>
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

Materials (Enter categories from instructions)

foundation CONCRETE

roof ASPHALT

walls BRICK

WOOD:weatherboard

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

8. Statement of Significance

=====

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1910-1922

=====
8. Statement of Significance (Continued)
=====

Significant Dates 1913
1918

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Barnett-hayes-Barnett, architects

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

- Primary Location of Additional Data
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

=====
10. Geographical Data
=====

Acreage of Property 18 Acres MOL

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing		
A	<u>15</u>	<u>231000</u>	<u>4003490</u>	C	<u>15</u>	<u>231080</u>	<u>4003200</u>
B	<u>15</u>	<u>231090</u>	<u>4003380</u>	D	<u>15</u>	<u>230970</u>	<u>4003260</u>

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title Cynthia Savage, Architectural Historian, for City of Tulsa

organization Architectural Resources and Community Heritage Consulting date August 2006

street & number 346 County Road 1230 telephone 405/459-6200

city or town Pocasset state OK zip code 73079

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name More than 50 Owners: See Attached List

street & number _____ telephone _____

city or town _____ state ____ zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

SUMMARY

The Stonebraker Heights Historic District is located just about a mile south of downtown Tulsa, Tulsa County, Oklahoma. The district encompasses blocks 2, 3, 4, 5, 6, 8 and 9 of the thirteen block Stonebraker Heights Addition to the city of Tulsa. The addition was platted in September 1910 by H.M. and Bessie Stonebraker. The portions of the original addition not included in the district lack historic integrity due to demolition of historic resources to allow for construction of parking lots and modern apartment buildings. Despite the loss of these areas, the remaining intact portions of the addition represent an excellent collection of popular architectural styles in Tulsa during the period.

In all, the district includes ninety-one resources. All of the properties are buildings with the majority being single family homes. There are no religious, educational or originally commercial buildings in the district. However, some of the houses along South Denver Avenue have changed functions from domestic to commercial. The houses are predominately used as office space for a variety of professionals. For the most part, these properties retain their original domestic appearance sufficiently to be considered contributing resources. Of the total ninety resources, sixty-eight buildings, equaling seventy-five percent, contribute to the district's significance, being present during the period of significance and retaining their historic integrity. Representing just twenty-five percent of the district, sixteen resources are noncontributing due to a lack of integrity with an additional seven being noncontributing due to insufficient age.

There is one contributing property within the district, the Robert McFarlin House at 1610 South Carson Avenue West, which is already listed on the National Register of Historic Places. The McFarlin House was listed on January 25, 1979 for its architectural significance as an excellent example of the Italian Renaissance style in Tulsa. The two-story, brick mansion was designed by the St. Louis, Missouri, architectural firm of Barnett-Haynes-Barnett in 1918.

The district's period of significance extends from 1910 to 1922. The period of significance starts the same year that the area was platted as construction commenced fairly quickly with two existing homes being lived in by 1911 and two more the following year. Building activity within the neighborhood peaked in the mid-teen years with seventy-six of the extant properties, representing eighty-four percent of the district, being erected in the five-year period between 1913 and 1918. Although the pace of development dropped considerably, the late teens through the early-1920s witnessed the erection of three additional houses. Construction ceased in the neighborhood after 1922 until post-World War II except for two homes on South Elwood Avenue West. Just three existing houses were built between 1945 and 1963. More recently, beginning in 1999, two houses and one garage/apartment have been erected in the district. Encompassing the development of ninety-one percent of the district, the period of significance ends in 1922.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====

DESCRIPTION

The Stonebraker Heights Historic District includes all of blocks 2, 3, 4, 5, 6 and 9 of the Stonebraker Heights Addition to the city of Tulsa. Additionally, the district contains over half of Block 8 of the addition. Due to the construction of large, modern apartment buildings, the south portion of Block 8, as well as all of blocks 7, 12 and 13, were excluded from the district boundaries. In addition to the demolition of the majority of historic resources on blocks 7 and 12, West Seventeenth Street was abandoned in this section of the neighborhood in the 1960s, changing the historic rhythm of the south central section of the addition. Notably, the thirty-two story, University Club Towers, built in about 1964, is located on the south edge of Block 12 and is visible in many of the photographs of the district. Block 11 of the Stonebraker Heights Addition was excluded from the district due to the large, visible break in integrity in the south portion of Block 8. Similarly, Block 10 was not included due to the large black-topped parking lot which replaced one of the four large mansions originally standing at the intersection of South Seventeenth Street and West Cheyenne Avenue.

As originally conceived, the blocks of the Stonebraker Heights Addition were systematically laid out following the traditional grid pattern which dominated residential development in Tulsa. Due to land constraints, the east side blocks of the addition are half blocks which match the dimensions of the half blocks in the adjacent plats. The other blocks of the addition are full blocks that align to the overall pattern of development of the surrounding plats. This allowed for the continuation of the area streets without interruption. As such, the rows of blocks on the north and south edges are shorter than the middle blocks and the center blocks between South Denver and Carson avenues are wider than the other blocks of the addition.

In order to maximize land development in the addition, a street spanning only this addition was platted in the near center of the plat. West 16th Place, originally called Naharky Place, matches the dimensions of the other streets in the addition and allowed construction to occur in the middle lots of both blocks 6 and 7. Being center blocks, both blocks 6 and 7 were wider than the flanking blocks 5 and 8 but combined are the same length as the side blocks. Thus, the lack of a street between blocks 6 and 7 would have created a large empty space in the center of the addition.

Due to the original design of the neighborhood, the north-south streets in the district clearly dominate. Except for blocks 3 and 6, all of the lots in the district have a north-south orientation. On each side of both blocks 3 and 6, are three lots which front onto the secondary, numbered streets of the addition. As visible on the district map, construction activity in the district followed the original pattern with the majority of houses facing onto the north-south streets. However, several of the houses, particularly in the west side of the district such as the properties in the 300 block of West 17th Street, were situated sideways onto the lots. This allowed the houses to exploit the maximum limits of the lot while also taking full advantage of the potential views of the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

Another significant deviation in the design of the district was the erection of several large houses for various upper class Tulsa business and civic leaders. In addition to the Robert McFarlin House at 1610 South Carson Avenue West, there is the Wrightsman Mansion at 1645 South Cheyenne Avenue West and the first Joshua Cosden House, also known as Mission Manor, at 1606 South Carson Avenue West. While the Wrightsman Mansion is situated on the far southeast corner of the district, the Cosden and McFarlin houses are located next door to each other in the approximate center of the district. All three of these houses occupy more than one lot with the McFarlin House historically encompassing almost five lots on the southeast side of Block 6. The Cosden House is centrally located on two plus of the north-south lots also of Block 6. The Wrightsman Mansion covers two lots at the intersection of South Cheyenne Avenue and West 17th Street which historically contained equal-sized houses on two of the opposite corners.

All of the north-south streets in the district, consisting of South Cheyenne, Carson, Denver and Elwood avenues, are as they were originally named. All of the north-south roads except for South Carson Avenue extend north into downtown Tulsa. The streets all terminate at various points to the south of the district due to the diagonal presence of the Arkansas River which effectively halts residential development in this section of town. On the south end, South Cheyenne Avenue West extends to West 21st Street South. South Carson Avenue begins on the north side at West 11th Street South and runs south to only West 19th Street South. Both South Denver Avenue West and South Elwood Avenue West terminate at their intersection with the diagonal Riverside Drive.

Three of the east-west streets in the district retain their original names. Located on the north side of the district, both West 15th and West 16th streets were included on the Stonebraker Heights plat. On the south side, West 17th Street South also maintains its historic moniker. While West 15th Street begins to the west at Riverside Drive, West 16th and 17th streets originate on the west side at Elwood Avenue. All three streets continue east through various residential neighborhoods. As discussed above, Naharky Place was the original name of the only block-long street in the district, currently named West 16th Place South. The 1915 Sanborn Map recorded the name of the street as Harkey Place, which was probably a misspelling of Naharky. The subsequent 1939 Sanborn Map notes the change of name to West 16th Place while also incorrectly recording the former name of the street as "Naharkey."

The district is dominated stylistically by the Bungalow/Craftsman style with thirty-five examples. Composing thirty-nine percent of the district, this style of home flourished nationally from about 1905 to 1930. Although the typical Bungalow house was one-story with a moderately-pitched, gabled roof, two-story Craftsman examples dominate in the Stonebraker Heights Historic District. Of the total thirty-five Bungalow/Craftsman houses in the district, twenty-one are of the Craftsman variety and fourteen are the more typical Bungalows. Bungalow/Craftsman style homes generally identified by their moderate- to low-pitched, gabled roofs and full-width or partial, front-gabled porches with tapered wood columns on brick or stone piers supporting the porch roof. Decorative details common to the Bungalow/Craftsman style include exposed rafters, double and triple windows and triangular knee braces.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====

The next most prevalent style in the district is the Prairie School style. Having twenty-four representations in the district, this style represents twenty-six percent of the existing housing stock. The Prairie School style was nationally popular from about 1900 to 1920. The typical Prairie School style house was a two-story, square building topped by a low-pitched, hipped roof with broad, overhanging eaves. The facades are typically symmetrical with a full-width, single story front porch. The low-pitched, hipped porch roofs are usually supported by massive piers topped by wood columns.

Also having a good showing in the neighborhood is the Colonial Revival style. The third most popular style in the district, there are fourteen Colonial Revival style buildings in Stonebraker Heights, equaling sixteen percent. As the dominant style of residential buildings nationwide in the first half of the twentieth century, the Colonial Revival style had nine different subtypes. Character defining features of the style include an accentuated front door, symmetrical facade and paired windows, often ornamented with decorative wood shutters.

Other styles present in the district include the Classical Revival and Italian Renaissance, both with four. There are three No Distinctive style buildings, all garage/apartments. Additionally, there are two examples each of the Tudor Revival, Minimal Traditional and Neo-Tudor Revival. There is one additional property which was classified as Modern Movement.

The boundaries of the district were drawn to include all the area of the Stonebraker Heights Addition which maintains its historic integrity. The north boundary of the addition, West 15th Street South, remains a natural division point in the larger residential area. The street is a four-laned, major thoroughfare in this section of Tulsa. On the east side of the district, South Cheyenne Avenue West serves as a barrier between historic residential development and modern, commercial redevelopment. For several blocks to the north and east of the district, the original properties were overwhelmingly demolished following the late 1960s construction of the Inner Dispersal Loop (also known as the Broken Arrow Expressway) and subsequent expansion of the commercial enterprises of downtown Tulsa into the area. The irregular south boundary also creates a line dividing historic, single family development from modern, multi-family construction. Due to obvious deviations in scale, design, materials and style, the modern apartment buildings are not compatible with the historic environs of the district. Like the north boundary, the west boundary provides a natural and historic edge to the district. While there is historic housing to the west of South Elwood Avenue West, it does not maintain the character, rhythm and cohesiveness of the Stonebraker Heights Historic District.

The dates of construction for the properties in the Stonebraker Heights Historic District were arrived at using a combination of Sanborn Fire Insurance Maps and the available, Tulsa criss-cross city directories. The district area was not included on the 1911 Sanborn map but is completely illustrated on the 1915, 1939 and 1962 maps. The 1912 city directory was the first Tulsa directory which was cross referenced by address. Due to the overall adherence by the properties to the lot and block lines of the plat map, it is unlikely any properties in the district were erected prior to

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

late 1910 when the addition was platted so the available directories proved to be sufficient to adequately date all of the properties in the district.

ALTERATIONS

The Stonebraker Heights Historic District maintains a fairly high degree of integrity with a seventy-five percent contributing rate. Included among the sixty-eight contributing properties is the already listed Robert McFarlin House at 1610 South Carson Avenue West. Of the noncontributing properties, only seven properties were constructed after the period of significance. Only sixteen of the remaining eighty-four resources are historic houses which have lost a sufficient amount of their original character to cause them to be considered noncontributing.

Over the passage of time, minor modifications have been made to many of the individual houses. Although each house is assessed for its overall retention of historic integrity, there are several common alterations which affect the categorization of the property as contributing or noncontributing. The most frequent alteration is the covering of the original wall material with asbestos shingle or aluminum or vinyl siding. Buildings with replacement siding are usually counted as contributing unless the replacement wall material was applied in an inappropriate manner, such as a vertical direction.

A property is almost always considered noncontributing if the front porch has been completely infilled or enclosed in a permanent manner. The permanent enclosure of the porch dramatically alters the feel and design of the house, particularly for the Prairie School and Bungalow/Craftsman styles where the porch is one of the major defining features. Typically in a porch enclosure, the original openings are filled with windows and some type of filler material such as wood or brick. If the porch is only screened, this does not impact the contributing/noncontributing status of the property. The enclosure of a side porch does not have as dramatic impact on the integrity of the house and consequently does not by itself impact the contributing/noncontributing determination.

Additions to the property impact the contributing/noncontributing status of the building depending largely on the location of the addition, as well as size. If the addition is confined to the back of the property, this does not affect the status of the house. If the addition is attached to the side and alters the view of the facade, the house is typically determined to be noncontributing. A second story addition after the period of significance automatically results in the classification of the property as noncontributing due to the radical change in the building's historic design. Similar to other modifications, other types of additions are viewed on an individual basis with the deciding factor being the impact on the house's integrity of design, feeling and association.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

RESOURCE DESCRIPTIONS

1. **1518 South Cheyenne Avenue West.** Ca. 1915. This noncontributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, front-gabled roof and a brick foundation. The aluminum windows are one-over-one, hung. The metal door is glazed paneled and has been moved to the rear. The full-width porch has been fully enclosed. Decorative details include decorative wood shutters. The house is noncontributing due to a loss of integrity.
2. **1524 South Cheyenne Avenue West.** Ca. 1916. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are nine-over-one and twelve-over-one, hung. The wood door is glazed paneled. The wrap-around porch has a wood railing and a low-pitched, hipped roof supported by double and triple wood columns on brick piers. Other exterior features include a brick, exterior chimney and hipped dormers. Decorative details include double windows, exposed rafters and wide, overhanging eaves. There is a detached, wood, historic garage to the rear.
3. **1601 South Cheyenne Avenue West.** Ca. 1911. This contributing, two-story, wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are decorative, nine-over-one and seven-over-one, hung. The wood door is glazed paneled. The full-width porch is supported by four brick, tapered columns. Other exterior features include two brick, exterior, gable wall chimneys, an interior, brick, ridge chimney and a porte cochere. A wood, privacy fence has been erected around the north and west sides of the house. Decorative details include triangular knee braces, exposed rafters and ribbon windows. There is a detached, wood, historic garage to the rear.
4. **1602 South Cheyenne Avenue West.** Ca. 1915. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are twelve-over-one, hung. The wood door is glazed paneled. The full-width porch has a wood railing and a side-gabled roof supported by double and triple wood columns on brick piers. Other exterior features include a brick, exterior chimney and hipped dormers. Decorative details include exposed rafters and double windows. To the rear, there is a detached, wood, historic garage.
5. **1605 South Cheyenne Avenue West.** Ca. 1915. This noncontributing, two-story, weatherboard and wood shingle, Prairie School style, single dwelling has a stucco foundation and an asphalt-covered, hipped roof with a cross gable. The wood windows are one-over-one, vertical four-over-one, and eight-over-one, hung. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

wood door is glazed paneled. The full-width porch has been infilled in the center with weatherboard and windows. Other exterior features include a brick, interior, slope chimney and a porte cochere. Decorative details include double and triple windows and wide, overhanging eaves. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a lack of integrity.

6. **1606 South Cheyenne Avenue West.** Ca. 1913. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a stone foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The wraparound porch is under the principal roof and has a wood railing and double and triple wood columns on stone piers. Other exterior features include a large, shed dormer and a stone and brick, exterior, gable wall chimney. Decorative details include triangular knee braces and wide, overhanging eaves. See below for a description of the rear garage/apartment.
7. **Garage/Apartment at 1606 South Cheyenne Avenue West.** Ca. 1913. This contributing, two-story, asbestos-sided, No Distinctive Style, garage/apartment has an asphalt-covered, front gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood garage doors are sliding. The pedestrian door is not visible. Decorative details include double windows.
8. **1608 South Cheyenne Avenue West.** Ca. 1916. This noncontributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The full-width porch been enclosed. The porch has a low-pitched, hipped roof supported by stucco piers. Other exterior features include a porte cochere. Decorative details include triple windows. To the rear, there is a detached, historic garage. The house is noncontributing due to a lack of integrity.
9. **1614 South Cheyenne Avenue West.** Ca. 1912. This contributing, one-story, weatherboard, Classical Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are decorative, twelve-over-one, hung. The wood door is paneled. The full-width porch is under the principle roof and has four, slender, Classical, wood columns on a full wood railing. Other exterior features include a hipped dormer and a small, side, second floor rear addition. Decorative details include wide, boxed eaves and exposed rafters.
10. **1615 South Cheyenne Avenue West.** Ca. 1915. This contributing, two-story, stucco and wood shingle, Tudor Revival style, single dwelling has a steeply-pitched, clipped, asphalt-covered, cross-gabled roof and a stucco foundation. The wood windows are six-over-one and four-over-one, hung. The wood door is glazed

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 16

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

paneled. The entry porch has a small front-gabled roof supported by brackets. Other exterior features include a brick, interior, ridge chimney and a side porch with a side-gabled roof supported by square, wood columns on brick piers. Decorative details include a leaded glass window, false half-timbering and double and ribbon windows. To the rear is a detached, historic garage.

11. **1617 South Cheyenne Avenue West.** Ca. 1916. This contributing, two-story, asbestos-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The wrap-around porch has a low-pitched, hipped roof on the front supported by wood columns on stucco-clad piers. The side of the porch is uncovered. Other exterior features include a brick, exterior chimney on the rear. Decorative details include double and triple windows, wide boxed eaves and wood brackets.
12. **1618 South Cheyenne Avenue West.** Ca. 1913. This contributing, two-story, weatherboard and wood shingle, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a decorative stone foundation. The wood windows are vertical, four-over-one, hung with metal storms. The wood door is glazed paneled. The full-width porch has a decorative wood railing and a low-pitched, hipped roof supported by wood shingle-covered columns. Other exterior features include a brick, exterior chimney and a hipped dormer. Decorative details include exposed rafters, wide overhanging eaves and double windows. To the rear, there is a detached, wood, historic garage.
13. **1624 South Cheyenne Avenue West.** Ca. 1913. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are vertical, six-over-one, hung and vertical, four-lite, fixed. The wood door is glazed paneled. The full-width porch has a cross-gabled roof supported by tapered, wood columns on brick piers and a decorative wood railing. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include triangular knee braces, ribbon windows, double windows and wide overhanging eaves. To the rear, there is a detached, historic, wood garage.
14. **1627 South Cheyenne Avenue West.** Ca. 1916. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are six-over-six and nine-over-one, hung. The double wood door is glazed paneled with a wood screen door and has a flat, Classical-style surround with fluted columns and pilasters. The full-width porch is uncovered. Other exterior features include a brick, exterior chimney on the rear and a screened in side porch. Decorative details include a projected ribbon window, double window, fluted Classical-style corner markers, wide boxed eaves and double windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 17

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

15. **1628 South Cheyenne Avenue West.** Ca. 1913. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a painted brick foundation. The wood windows are twelve-over-one, hung. The wood door is slab with three lights. The full-width porch has a low-pitched, hipped roof supported by brick columns and a brick wall. Other exterior features include a brick, exterior, eave wall chimney and a rear brick chimney. Decorative details include false half-timbering and triangular knee braces. To the rear, there is a detached, historic, wood garage.
16. **1631 South Cheyenne Avenue West.** Ca. 1918. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The vinyl windows are six-over-six hung. The wood door is glazed paneled. The wrap-around porch has a low-pitched, hipped roof on front supported by brick piers and a low, brick wall. Other exterior features include a brick, exterior chimney, and a hipped dormer. Decorative details include triangular knee braces, wide overhanging eaves and double windows. See below for a description of the rear garage/apartment.
17. **Garage/Apartment at 1631 South Cheyenne Avenue West.** Ca. 2000. This noncontributing, two-story, vinyl-sided, No Distinctive Style, garage/apartment has an asphalt-covered, gabled roof and a concrete block foundation. The vinyl windows are six-over-six, hung. The garage doors are paneled, overhead, wood. The pedestrian door is not visible from the street. Decorative details include a round, multi-pane attic window. The building is noncontributing due to insufficient age.
18. **1632 South Cheyenne Avenue West.** Ca. 1911. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled with half length, multi-paned sidelights. The full-width porch has a low-pitched, shed roof supported by double, square, wood columns on brick piers and a short, wood, railing. Other exterior features include a brick, exterior chimney and two hipped dormers. Decorative details include double and triple windows, exposed rafters and broad eaves.
19. **1635 South Cheyenne Avenue West.** Ca. 1915. This contributing, two-story, composition board and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one and decorative, nine-over-one, hung. The wood door is glazed paneled. The full-width porch extends into a porte cohere. The porch has a low-pitched, side-gabled roof supported by tapered, brick piers. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include triangular knee braces, exposed rafters and double and triple windows. To the rear, there is a detached, wood, historic garage.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 18

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====

20. **1639 South Cheyenne Avenue West.** Ca. 1918. This contributing, two-story, vinyl-sided, Classical Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The double, full-width porch has double, round, Classic, wood supports on both stories and a low, wood railing. The second floor porch has been screened in. Other exterior features include a brick, interior, slope chimney. Decorative details include wide, boxed eaves and triple windows. See below for description of rear garage/apartment.
21. **Garage/Apartment at 1639 South Cheyenne Avenue West.** Ca. 1918. This contributing, two-story, No Distinctive style, vinyl-sided, garage/apartment has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are six-over-one, hung. The sliding, wood doors are glazed paneled.
22. **Wrightsman Mansion. 1645 South Cheyenne Avenue West.** 1913. This contributing, three-story with a basement, brick, Italian Renaissance, single dwelling has a clay tiled roof and a sandstone foundation. The wood windows are nine-over-one and fifteen-over-one, hung and fixed, eight-lite, nine-lite, and ten-lite. The wood door is glazed paneled and has a brass, round-arched hood supported by round columns.. The full-width porch is uncovered. Other exterior features include a brick, exterior, gable wall chimney and a shed-roofed dormer. Decorative details include exposed rafters, ornamental brackets and triple and ribbon windows. See below for description of former garage.
23. **1645 B South Cheyenne Avenue West.** Ca. 1915. This noncontributing, one-story, brick, Italian Renaissance style, building has a clay tiled, clipped, hipped roof and a brick foundation. The original garage opening has been infilled with stone, siding and doors. The wood windows are fixed. The double, glazed paneled doors are wood. The entry porch, located on the north side, is uncovered with a wood railing. Decorative details include a scalloped cornice. The building is noncontributing due to a lack of integrity.
24. **1502 South Carson Avenue West.** Ca. 1913. This contributing, two-and-a-half-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a stone foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by three wood, tapered, paneled columns on stone piers. Other exterior features include a stone, interior, ridge chimney, a side porch with a shed roof and a rear addition. Decorative details include double, triple and ribbon windows, broad eaves and triangular knee braces.
25. **1508 South Carson Avenue West.** Ca. 1913. This contributing, two-and-a-half-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a stone

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 19

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principal roof and has full-height stone supports and an open wood railing. Other exterior features include an exterior, gable wall, stone chimney and a front, second floor porch with a front-gabled roof supported by square, wood columns. Decorative details include triple windows, triangular knee braces and broad eaves.

26. **1514 South Carson Avenue West.** Ca. 1913. This contributing, two-story, wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principal roof, extends into a porte cochere, has been screened and has paneled, square, wood columns on brick piers. Other exterior features include a brick, exterior, gable wall chimney and a second floor balcony. Decorative details include wide, overhanging, boxed eaves. See below for description of rear garage/apartment.
27. **Garage/Apartment at 1514 South Carson Avenue West.** C. 1913. This contributing, two-story, weatherboard, Bungalow/Craftsman style, garage/apartment has an asphalt-covered, side-gabled roof and a concrete foundation. The pedestrian door is not visible from the street. The two garage doors are wood, swinging. The windows are metal, one-over-one, hung and wood, vertical, three-over-one, hung. Exterior features include a shed-roofed dormer with picture windows. Decorative details include triangular knee braces.
28. **1515 South Carson Avenue West.** Ca. 1916. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The full-width porch has a flat roof supported by square, Classical, wood columns. Other exterior features include a brick, interior, ridge chimney. Decorative details include decorative wood shutters, double and triple windows and broad, boxed eaves. To the rear, is a detached, historic, wood garage. See below for description of rear dwelling.
29. **Rear Apartment at 1515 South Carson Avenue West.** Ca. 1918. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The entry porch has a hipped roof supported by wood, white columns. Decorative details include decorative wood shutters and wide eaves.
30. **1519 South Carson Avenue West.** Ca. 1916. This noncontributing, one-story, vinyl-sided,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 20

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

- =====
- Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a stucco foundation. The wood windows are one-over-one, hung. The wood door is decorative, glazed, paneled. The full-width porch has a flat roof supported by vinyl-clad, tapered columns on stucco piers and a wood railing. Other exterior features include a brick and stucco, exterior, eave wall chimney and a large, two-story addition. Decorative details include triangular knee braces, triple windows and decorative wood shutters. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a lack of integrity.
31. **1520 South Carson Avenue West.** Ca. 1915. This contributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The metal windows are six-over-six, hung. The wood door is glazed paneled. The partial porch has a front-gabled roof supported by four, short, square, wood columns on stucco piers. Other exterior features include a brick, interior chimney. Decorative details include false beams, double windows and a shed-covered double attic window. To the rear, there is a detached, wood, historic garage.
32. **1521 South Carson Avenue West.** Ca. 1916. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling, has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are ten-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principle roof and has full-height, brick piers. Decorative details include double windows and triangular knee braces. To the rear, there is a detached, historic, wood garage.
33. **1522 South Carson Avenue West.** Ca. 1915. This contributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are vertical, ten-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principle roof and has square, wood supports. Other exterior features include a brick chimney, a small side porch and a screened, shed-roofed dormer. Decorative details include triangular knee braces. To the rear, there is a detached, vinyl, historic garage.
34. **1601 South Carson Avenue West.** Ca. 1999. This noncontributing, two-story, stucco-clad, Neo-Tudor Revival style, single dwelling has an asphalt-covered, hipped roof with cross gabled and a stucco foundation. The wood windows eight-lite casement. The wood door is glazed paneled.. A stucco, perimeter wall obscures much of the first level of the house. Other exterior features include a rear, attached garage. The house is noncontributing due to insufficient age.
35. **1603 South Carson Avenue West.** Ca. 1999 This noncontributing, two-story, stucco-clad, Neo-Tudor Revival style, single dwelling has an asphalt-covered, hipped roof with cross gables and a stucco foundation. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 21

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

wood windows are eight-lite casement. The wood door is glazed paneled. A stucco, perimeter wall obscures much of the first level of the house. Other exterior features include two stucco chimneys and a rear attached garage. The house is noncontributing due to insufficient age.

36. Mission Manor (Joshua Cosden House) **1606 South Carson Avenue West**. Ca. 1912. This contributing, two-story, stucco, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The metal door is glazed paneled. The partial main entry porch in the northeast corner of the house has four, square, wood columns on brick piers. The secondary full-width porch on the east elevation also has a porch roof supported by four, square, wood columns on brick piers and a decorative wood railing. Other exterior features include a shed-roofed dormer and two chimneys. Decorative details include exposed rafters, triple and ribbon windows. To the rear is a detached, historic, wood garage.
37. Robert M. McFarlin House. **1610 South Carson Avenue West**. Ca. 1918. Listed on National Register 12/25/79. This contributing, two-story, brick, Italian Renaissance style, single dwelling was designed by the architectural firm of Barnett-Haynes-Barnett of St. Louis, Missouri, for the McFarlin family. The building has a clay tiled roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width, limestone porch has a flat roof supported by round, limestone, Classical columns. The porch railing and balcony above have balustraded railings. Other exterior features include two brick, exterior chimneys. Decorative details include triple windows, stone lintels and keystones on ground floor and copper gutters.
38. Constantine/Moran House. **1611 South Carson Avenue West**. 1911. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are decorative, sixteen-over-one and ten-over-one, hung. The wood door is glazed paneled. The full-width porch has a cross-gabled roof supported by short, squat, tapered, wood columns on brick piers and a wood railing. Other exterior features include a brick, side chimney. Decorative details include false half-timbering, triangular knee braces and triple windows. To the side, there is a detached, wood, historic garage.
39. **1619 South Carson Avenue West**. Ca. 1945. This noncontributing, one-story, vinyl-sided, Minimal Traditional style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are fixed. The wood door is paneled. The partial porch has a flat roof, single center pipe railing and no supports. Other exterior features include a brick, exterior chimney, an attached carport and a rear addition. Decorative details include short boxed eaves. The house is noncontributing due to insufficient age.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 22

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====

40. **1621 South Carson Avenue West.** Ca. 1918. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are decorative, six-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principle roof and has three, square, short, wood columns on brick piers and a decorative brick railing. Other exterior features include a brick, exterior, eave wall chimney and a side entry. Decorative details include false beams, a triple attic window, double and ribbon windows, decorative cornice board, false half-timbering, a striped cloth awning above the porch and exposed rafters.
41. **1502 South Denver Avenue West.** Ca. 1913. This noncontributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling is now used for commercial purposes. The building has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are vertical, four-over-one and three-over-one, hung. The wood door is paneled. The full-width porch has been infilled with fixed windows. Other exterior features include a brick, exterior, gable wall chimney, a shed-roofed dormer and a wood handicap ramp. Decorative details include triangular knee braces. The house is noncontributing due to a loss of integrity.
42. **1503 South Denver Avenue West.** Ca. 1918. This contributing, two-story, brick, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a stone foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The nearly full-width has a low-pitched, hipped roof supported by single and triple, wood, round, Classical columns and a balustraded railing. Other exterior features include two interior, stone chimneys, a brick chimney, a side porch and a rear, vinyl-clad addition. Decorative details include broad boxed eaves, decorative wood brackets and double and triple windows. To the rear, there is a detached, historic, brick, garage.
43. **1507 South Denver Avenue West.** Ca. 1915. This noncontributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is slab with three small, stepped lights. The full-width porch has been enclosed with fixed windows and a new flush entry. Other exterior features include a brick, exterior, gable wall chimney and a one-story, rear addition. Decorative details include triangular knee braces, false beams and double windows. The house is noncontributing due to a loss of integrity.
44. **1508 South Denver Avenue West.** Ca. 1918. This noncontributing, two-story, weatherboard, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are decorative, multi-paned, fixed. The wood door is paneled.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 23

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

The full-width porch has been enclosed with weatherboard and windows. Other exterior features include a brick, exterior chimney, a hipped roof dormer and a metal-railed handicap ramp in front. Decorative details include broad boxed eaves, double wood brackets, a bay window and double windows. The house is noncontributing due to a loss of integrity.

45. **1512 South Denver Avenue West.** Ca. 1913. This contributing, two-story, stucco-clad, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The full-width porch has been partially enclosed with stucco walls and triple windows. The porch has a low-pitched, hipped roof supported by a stucco column. Other exterior features include a brick, exterior chimney and two low-pitched, hipped roof dormers. Decorative details include horizontal banding, broad boxed eaves and double windows.
46. **1515 South Denver Avenue West.** Ca. 1915. This contributing, two-story, weatherboard, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has been partially enclosed with weatherboard and triple windows. The porch has a low-pitched, hipped roof supported by square, wood columns on short brick piers. Other exterior features include a brick, exterior chimney. Decorative details include broad boxed eaves, double windows and an ornamental cornice.
47. **1521 South Denver Avenue West.** Ca. 1913. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are eight-over-eight and three-over-three, hung. The wood door is paneled and has a flat, Classical, wood surround. The full-width porch is under the principle roof and has four, square, Classical, paneled columns and decorative wood railing. Other exterior features include exterior and interior chimneys, two front-gabled dormers and a rear addition. Decorative details include decorative wood shutters, gable returns and triple windows.
48. **1524 South Denver Avenue West.** Ca. 1920. This contributing, two-story, stucco, Italian Renaissance style, single dwelling is now used as office space. The building has an clay tile, hipped roof and a stucco foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The full-width porch has a flat roof supported by double and triple, Classical, round columns. Other exterior features include a wide, stucco, exterior chimney on the facade and six, flat-roofed dormers. Decorative details include triple windows, short boxed eaves and stylized window headers. To the rear is a detached, stucco, historic garage.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 24

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

- =====
49. **1604 South Denver Avenue West.** Ca. 1963. This noncontributing, two-story, brick, Modern Movement, multiple dwelling has a wood shingle, cross-gabled roof and a brick foundation. The aluminum windows are nine-over-six, hung. The wood doors are slab. The partial porch is inset and has turned, wood supports, wood stairs to the second floor and a decorative wood railing. Decorative details include vertical wood on the gable ends, false beams, bay windows, wood brackets and triple windows. The building is noncontributing due to insufficient age.
50. **1605 South Denver Avenue West.** Ca. 1922. This contributing, two-story, vinyl-clad, Colonial Revival style, single dwelling is set sideways on the lot. The building has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are twelve-over-one, hung. The full-width porch on the west side has a flat roof supported by fluted, round, Classical columns. The entry porch on the south side has a round arched hood supported by matching columns. Other exterior features include a brick, exterior, gable wall chimney and a rear addition. Decorative details include gable returns, short boxed eaves, double windows and decorative wood shutters.
51. **1606 South Denver Avenue West.** Ca. 1913. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are seven-over-one and ten-over-one, hung. The wood door is glazed paneled. The partial porch has a front-gable over the entry area and a nonhistoric, metal, flat roof to the side. The front-gabled porch roof is supported by tapered, wood, square columns on brick piers. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include exposed rafters, triangular knee braces, and double and triple windows. To the rear, there is a detached, historic, wood garage.
52. **1611 South Denver Avenue West.** Ca. 1915. This contributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are four-over-one, six-over-one and fourteen-over-over, hung. The full-width porch extends into a porte cochere. The side-gabled porch roof is supported by tapered brick piers. Other exterior features include an interior brick chimney. Decorative details include false beams, triangular knee braces and double and triple windows.
53. **1612 South Denver Avenue West.** Ca. 1915. This noncontributing, two-story, vinyl-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one and ten-over-one, hung. The wood door is paneled with a metal screen door. The full-width porch is uncovered. A partial, hipped-roof covering has been suspended above the entry. Other exterior features include a brick, exterior chimney. Decorative details include broad boxed eaves, double and triple windows,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 25

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

cloth window awnings and decorative wood shutters. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a lack of integrity.

54. **1615 South Denver Avenue West.** Ca. 1915. This contributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are decorative, six-over-three, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by brick piers. The gable area has been covered with vinyl siding with a business sign in the center. Other exterior features include a brick, exterior, eave wall chimney and a rear addition. Decorative details include triple windows, wood brackets and exposed rafters.
55. **1616 South Denver Avenue West.** Ca. 1916. This noncontributing, two-story, vinyl-sided, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are nine-over-nine, hung. The wood door is glazed paneled and has been moved to the back. The full-width porch has been enclosed with double windows and vinyl siding. Other exterior features include two concrete chimneys and an attached, rear garage. Decorative details include broad boxed eaves and double windows. The house is noncontributing due to lack of integrity.
56. **1617 South Denver Avenue West.** Ca. 1915. This noncontributing, two-story, weatherboard, Prairie School style, single dwelling is now used as office space. The building has an asphalt-covered hipped roof and a concrete foundation. The wood windows are six-over-one, hung. The partial porch has been enclosed with fixed windows. The flat porch roof is supported by fluted, round, Classical columns. Other exterior features include a brick, interior chimney. Decorative details include double windows and broad eaves. The house is noncontributing due to a lack of integrity.
57. **1622 South Denver Avenue West.** Ca. 1915. This contributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are nine-over-two, casement with metal screens. The wood door is slab with a single light. The full-width porch has a front gable over the south side supported by square wood supports and a wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include a ridge crest, triangular knee braces and wood shingles in the gable end. To the rear, there is a detached, historic, wood garage.
58. **1626 South Denver Avenue West.** Ca. 1915. This contributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 26

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

wood windows are one-over-one, hung. The wood door is paneled. The partial porch has a hipped roof supported by round, wood, Classical columns and a wood railing with narrow balustrades. Other exterior features include a brick, exterior chimney. Decorative details include exposed rafters, triple windows and casement windows. To the rear, there is a detached, historic, wood garage.

59. **1632 South Denver Avenue West.** Ca. 1915. This contributing, two-story, vinyl-clad, Classical Revival style, single dwelling is now used as office space. The building has an asphalt-covered, hipped roof and a brick foundation. The wood windows are twenty-over-one, hung. The wood door is glazed paneled. The full-width porch has a full-height porch in the center. The single story porch has a wood railing and flat roof supported by narrow, square, wood supports on brick piers and the second story, front-gabled porch roof is supported by double, square, wood supports on brick piers. Other exterior features include a brick, exterior chimney. Decorative details include decorative wood shutters, broad boxed eaves, double wood brackets and triple windows. To the rear, there is a detached, historic, wood garage.
60. **1634 South Denver Avenue West.** Ca. 1918. This contributing, two-story, vinyl-sided, Classical Revival style, single dwelling has an asphalt-covered, hipped roof with cross gables and a brick foundation. The wood windows are nine-over-one, hung. The wood door is paneled with full-height, multi-paned sidelights. The full-width porch has a wood railing and low-pitched hipped roof with a cross gable. The porch roof is supported by fluted, round, Classical columns. Other exterior features include a brick interior chimney and a second floor porch with matching porch columns. Decorative details include broad boxed eaves, wood brackets, a triple attic window and a round window.
61. **1638 South Denver Avenue West.** Ca. 1916. This noncontributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, front-gabled roof and a decorative stone foundation. The wood windows are nine-over-one, hung. The wood door is slab with six lights. The full-width porch has a dropped, front gable over the entry area supported by vinyl-sided columns on permastone-covered piers. Other exterior features include a painted, stone chimney. Decorative details include vinyl-clad false beams and gable returns. The house is noncontributing due to a lack of integrity.
62. **1644 South Denver Avenue West.** Ca. 1913. This contributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, front-gabled roof and a concrete block foundation. The aluminum windows are one-over-one, hung. The wood door is paneled with a fanlight. The full-width porch has a low-pitched, front-gabled roof supported by round, fluted, Classical columns. Decorative details include double windows, decorative wood shutters, triangular knee braces and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 27

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

broad boxed eaves.

63. **1646 South Denver Avenue West** . Ca. 1918. This contributing, two-story, brick, Colonial Revival style, single dwelling is set sideways on the lot. The building has an asphalt-covered, hipped roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is paneled with multi-pane, sidelights and a glazed slab storm door. The entry porch has a flat, round roof supported by Classical, round, fluted columns. Other exterior features include an enclosed sun porch with a second story, enclosed porch on the west side, an east side one-story porch, a small entry porch on the north and two brick chimneys. Decorative details include board boxed eaves and double windows. To the rear, there is a detached, brick, historic garage.
64. **1501 South Elwood Avenue West**. Ca. 1918. This contributing, two-story, vinyl-sided, Colonial Revival style, single dwelling is set sideways on the lot. The building has an asphalt-covered, side-gabled roof and a concrete foundation. The aluminum windows are one-over-one, hung. The entry porch has a front-gabled roof supported by Classical, round columns. Other exterior features include a brick, exterior, gable wall chimney and a wood-lattice-screened porch on the west elevation. Decorative details include double windows and gable returns. To the rear, there is a detached, historic, wood garage.
65. **1505 South Elwood Avenue West**. Ca. 1918. This noncontributing, two-story, vinyl-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are decorative, six-over-one, hung. The full-width porch has been enclosed with siding and windows. Other exterior features include a brick, interior, slope chimney. Decorative details include broad boxed eaves and double and triple windows. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to loss of integrity.
66. **1509 South Elwood Avenue West**. Ca. 1918. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are decorative, six-over-one, hung. The wood door is paneled. The entry porch has a short, front-gabled roof supported by brackets and fluted pilasters. Other exterior features include a side porch with a shed roof supported by round, Classical columns and a balconet. Decorative details include wide boxed eaves and ribbon windows. To the rear, there is a detached, historic, wood garage.
67. **1517 South Elwood Avenue West**. Ca. 1918. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are vertical, four-over-one, hung. The wood door is slab with a wood screen door. The full-width porch has a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 28

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

low-pitched, hipped roof supported by paneled, square, wood columns on a brick wall. Other exterior features include a brick, interior, slope chimney and an uncovered side entry. Decorative details include broad boxed eaves and double and ribbon windows.

68. **1519 South Elwood Avenue West.** Ca. 1918. This contributing, two-story, asbestos-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are decorative, fourteen-over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The wrap-around porch has a low-pitched, hipped roof supported by tapered, wood, paneled, square columns on brick piers. Other exterior features include a brick chimney. Decorative details include double windows, metal window awnings and broad boxed eaves. To the rear, there is a detached, wood, historic garage.
69. **1523 South Elwood Avenue West.** Ca. 1918. This noncontributing, two-story, vinyl-sided, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are decorative, nine-over-one, hung. The wood door is paneled with full-height sidelights. The full-width porch has been enclosed and the entry reoriented to the south side. The remaining partial porch has a flat roof supported by slender, round, Classical columns, two of which are fluted. Other exterior features include a brick chimney. Decorative details include double and triple windows, wide boxed eaves and double brackets. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to a lack of integrity.
70. **1601 South Elwood Avenue West.** Ca. 1915. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The nearly full-width porch has a front-gabled roof supported by tapered, wood, square columns on narrow brick piers and a decorative wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include triangular knee braces, wood shingles in the gable ends, exposed rafters and triple windows. To the rear, there is a detached, historic, wood garage.
71. **1605 South Elwood Avenue West.** Ca. 1915. This contributing, two-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are nine-over-one, hung. The wood door is glazed paneled. The full-width porch has a low-pitched, hipped roof supported by fluted, round, Classical columns and a wood railing. Other exterior features include a brick, interior, slope chimney and two hipped dormers. Decorative details include broad boxed eaves and double windows.
72. **1607 South Elwood Avenue West.** Ca. 1916. This contributing, two-story, weatherboard,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 29

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====
Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The wrap-around porch has a side gabled roof supported by double and triple wood columns and a decorative wood railing. Decorative details include double windows, triangular knee braces, stucco on the gable end, broad eaves and exposed rafters.

73. **1611 South Elwood Avenue West.** Ca. 1918. This contributing, three-story, asbestos-clad, Colonial Revival style, single dwelling has an asphalt-covered, gambrel roof and a brick foundation. The aluminum windows are six-over-six, hung. The wood door is paneled with sidelights and a Palladian surround. The full-width porch has a flat roof with a top railing and a center front gable, supported by double and triple, round, wood, Classical columns and single, wood, Classical pilasters. Other exterior features include a brick, exterior, gable wall chimney and an interior, ridge, brick chimney. Decorative details include short eaves. To the rear, there is a detached, historic, wood garage.

74. **1617 South Elwood Avenue West.** Ca. 1916. This noncontributing, two-story, vinyl-sided, Colonial Revival style, multiple dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are six-over-one, hung with metal screens. The wood door is paneled with a fanlight, full-height sidelights and a glazed slab storm door. The full-width porch has been enclosed with siding and windows. Other exterior features include a brick chimney and secondary entrance on the northeast side with a metal, paneled door. Decorative details include wide boxed eaves and double windows. The house is noncontributing due to a lack of integrity.

75. **1619 South Elwood Avenue West.** Ca. 1918. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, clipped, front-gabled roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is slab. The full-width porch has a wood railing and a low-pitched roof supported by stucco piers on the outside and tapered, wood, square columns on the inside. Other exterior features include a brick, exterior, eave wall chimney with decorative brick and stone work. Decorative details include double windows, wide overhanging eaves and exposed rafters. To the rear, there is a detached, wood, historic garage.

76. **1625 South Elwood Avenue West.** Ca. 1919. This contributing, two-story, wood, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one and nine-over-one, hung. The wood door is glazed paneled with sidelights. The full-width porch has a low-pitched roof with a front gable, supported by fluted, round, Classical columns. Other exterior features include two stucco chimneys. Decorative details include broad eaves, square wood brackets and triple windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 30

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

=====

77. 1631 South Elwood Avenue West. Ca. 1924. This noncontributing, two-story, stucco-clad, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The partial porch has been enclosed. Other exterior features include a hipped-roof dormer and a nonoriginal, enclosed side porch. Decorative details include short boxed eaves and double windows. The house is noncontributing due to a lack of integrity.
78. 1635 South Elwood Avenue West. Ca. 1926. This noncontributing, two-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are casement. The wood door is glazed paneled. The partial porch has a front gable over the entry with the rest being uncovered and having a wrought iron railing. Other exterior features include a brick chimney. Decorative details include minimal eave overhang and round arched windows. The house is noncontributing due to insufficient age.
79. 1645 South Elwood Avenue West. Ca. 1918. This noncontributing, two-story, vinyl-clad, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The metal windows are six-over-six, hung. The wood door is glazed paneled with a glazed slab storm door. The full-width porch has been enclosed with siding and windows. Other exterior features include a painted, brick chimney, an enclosed side porch and two front-gabled dormers. The house is noncontributing due to a lack of integrity.
80. **1647 South Elwood Avenue West.** Ca. 1918. This contributing, two-story, brick, Colonial Revival style, single dwelling is set sideways on the lot. The building has a clay tiled, side-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is paneled with a decorative transom, sidelights and a metal storm door. The entry porch has a front gabled roof supported by fluted, round, wood, Classical columns. Other exterior features include an enclosed side porch and two brick, exterior, gable wall chimneys. Decorative details include a Palladian window, gable returns and short boxed eaves. To the rear, there is a detached, brick, historic garage.
81. **240 West 15th Street South.** Ca. 1913. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling is now used as office space. The building has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch is partially uncovered. A shed roof covers the entry and is supported by stone piers. The porch wall has been clad with permastone. Decorative details include double and triple windows. To the rear, there is a detached, historic, wood garage.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 31

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

-
82. **215 West 16th Street South.** Ca. 1914. This contributing, two-story, stucco-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are decorative, multi-paned, casement. The wood door is glazed paneled. The full-width porch has a hipped roof supported by stucco columns on stucco piers. Other exterior features include stucco, interior and exterior chimneys. Decorative details include broad boxed eaves and double windows. To the rear, there is a detached, historic, wood garage.
83. **240 West 16th Street South.** Ca. 1914. This contributing, two-story, vinyl-sided, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are six-over-six, hung. The metal door is paneled with a small fanlight and a round-arched hood above it and the flanking first floor windows. The partial porch is uncovered. Other exterior features include a brick, interior, ridge chimney. Decorative details include double triangular knee braces, exposed rafters and double windows. To the rear, there is a detached, vinyl-clad, historic garage.
84. **241 West 16th Street South.** Ca. 1913. This contributing, one-story, vinyl, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a decorative stone foundation. The wood windows are six-over-one and eight-over-one, hung. The full-width porch is under the principle roof and has single and double, square, tapered, wood columns on brick piers. Decorative details include double and triple windows. To the rear, there is a detached, historic, wood garage.
85. **243 West 16th Street South.** Ca. 1913. This contributing, one-story, stucco-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a stucco foundation. The wood windows are two-over-two, hung. The wood door is glazed paneled. The full-width porch has a shed roof with a cross gable, supported by tapered, wood, square columns on short stucco piers. Other exterior features include a stucco, exterior, gable wall chimney and a rear addition. Decorative details include double and triple windows. To the rear, there is a detached, wood, historic garage.
86. **244 West 16th Street South.** Ca. 1914. This contributing, three-story, stucco-clad, Prairie School style, single dwelling has an asphalt-covered, side-gabled roof and a stucco foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The entry porch has a round-arched covering supported by a round column next to a square column. Other exterior features include a stucco, exterior, gable wall chimney and a shed-roofed dormer. Decorative details include triple windows, broad eaves and horizontal banding. To the rear, there is a detached, stucco, historic garage.
87. **245 West 16th Street South.** Ca. 1913. This contributing, one-story, weatherboard, Bungalow/Craftsman

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 32

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

- style, single dwelling has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is paneled. The partial porch has a dropped, front gable roof supported by multiple, narrow, short, wood columns on tall brick piers. Other exterior features include a brick, exterior, eave wall chimney and a two-story, rear addition. Decorative details include triangular knee braces and double and triple windows. To the rear, there is a detached, wood, historic garage.
88. **247 West 16th Street South.** Ca. 1953. This noncontributing, one-story, weatherboard, Minimal Traditional, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The metal windows are one-over-one, hung. The wood door is glazed paneled. The partial porch is uncovered. Other exterior features include an attached, single car, front-gabled garage with a wood swinging door. The house is noncontributing due to insufficient age.
89. **248 West 16th Street South.** Ca. 1914. This contributing, one-story, aluminum-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The partial porch has a front-gabled roof supported by triple, wood, square columns on brick piers. Other exterior features include a brick, interior, ridge chimney. Decorative details include wide boxed eaves and decorative wood shutters.
90. **252 West 16th Street South.** Ca. 1913. This contributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The aluminum windows are six-over-six and nine-over-nine, hung. The wood door is glazed paneled with a glazed slab storm door. The partial porch has a front-gabled roof supported by large, square columns on brick piers and a decorative wood railing. Other exterior features include a brick, exterior, gable wall chimney and a brick, interior, slope chimney. Decorative details include double and triple windows, false beams and wide boxed eaves. To the rear, there is a detached, vinyl-sided, historic garage.
91. **239 West 16th Place South.** Ca. 1914. This contributing, one-story, wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof with cross gables and a concrete foundation. The wood windows are ten-over-one, hung and casement. The wood door is glazed paneled. The full-width porch is partially uncovered with an open, wood, flat roof over the west side. The porch has a stone wall with stone piers. Other exterior features include a stone, interior, slope chimney. Decorative details include triangular knee braces and double and triple windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 33

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 34

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

SUMMARY

The Stonebraker Heights Historic District is eligible for the National Register of Historic Places under Criterion C for its architectural significance as an excellent collection of period houses in Tulsa, Oklahoma. The district is dominated by Bungalow/Craftsman, Prairie School and Colonial Revival style houses. Representing eighty percent of the housing in the district, all three of these styles enjoyed widespread popularity at the time of the neighborhood's development. The combination of these three styles in the district is reflective of the dominant mid-teen development of the neighborhood. While Bungalow/Craftsman style homes continued to be built throughout Tulsa's historic neighborhoods through the 1920s, the Prairie School style fell out of popular favor by the early 1920s and the Colonial Revival style was overwhelmingly eclipsed by the Tudor Revival style in Tulsa beginning in the mid to late 1920s.

The period of significance for the Stonebraker Heights Historic District extends from 1910 through 1922. Beginning with the year that the Stonebraker Heights Addition was platted, the period of significance ends in 1922 when ninety-one percent of the extant houses had been erected. Of note within the period of significance is the five year span between 1913 and 1918. It was during this time frame that seventy-six of the existing houses were built. This represents eighty-four percent of the construction activity for the district.

HISTORIC BACKGROUND

The town of Tulsa existed as early 1879 when a post office was established on the Perryman Ranch in the Creek Nation. The town, first called "Tulsey Town," grew slowly. During the early 1880s, the town was a haven for gamblers and "bad men" due to its isolation. At the time of the first government townsite survey in Indian Territory in 1900, Tulsa's population stood at merely 1,390.¹

Shortly after this survey, a momentous event occurred near Tulsa, Indian Territory. This event not only had a major impact on Tulsa but the entire future state of Oklahoma. In 1901, the state's first important commercial oil well blew in. Located in Red Fork, this landmark well was across the Arkansas River from Tulsa. Two years later, the Secretary of the Interior allowed the leasing of restricted Indian Territory lands under Department of the Interior supervision. The oil rush was on as oil men from Pennsylvania and other states flocked to Indian Territory. In 1904, three men built a toll bridge over the Arkansas River connecting Red Fork and Tulsa. In addition to allowing Tulsa to benefit from the Red Fork strike, the toll bridge also enabled the town to profit from the fabulous Glenn Pool strike which blew in in 1905. Within months of the discovery, the Glenn Pool field was "famous throughout the industry as the

¹ The WPA Guide to 1930s Oklahoma (Lawrence, Kansas: The University Press of Kansas, 1986), 206-208.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 35

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

richest small field in the world.”²

At the time of Oklahoma’s statehood in 1907, Tulsa’s population had jumped to 7,298, an increase of nearly six thousand in just seven years. In just three years, Tulsa’s population more than doubled to reach 18,182 in 1910. As to be expected, a major commercial and residential building boom accompanied this tremendous population boom with brick plants working at capacity. Hotels, office buildings and fine residences were under construction as the streets were paved. By late August 1910, construction activity underway in Tulsa was valued at over one million dollars. Pipelines to the Gulf of Mexico opened as oil prices climbed. In 1912, a third major oil pool, the Cushing field, blew in. Although the incredible production from the Cushing field temporarily resulted in a drop in crude oil price by 1916, the United States’ entrance into World War I rallied the market. Additionally, it was during this time that the first oil refining plant opened in Tulsa. By 1920, Tulsa’s population had grown to 72,075, a tremendous increase of almost fifty-four thousand persons in merely ten years. Nearly doubling in the ensuing decade, Tulsa’s population by 1930 was 141,258 and the city was the second largest in the state. Although oil drilling activity occurred all over eastern Oklahoma, the oil companies’ headquarters were generally located at Tulsa and that is where the oil men in charge made their homes. As such, Tulsa became known as the “Oil Capital of the World.”³

Like the rest of the nation, the oil business and Tulsa did not escape unscathed by the Great Depression of the 1930s. Further worsening the status of the oil industry in Oklahoma was the October 1930 discovery of oil in the East Texas field. Forty-five miles long and five to ten miles wide, the East Texas field quickly yielded a sufficient amount of oil by itself to satisfy national demand. The worsening economic conditions combined to such an extent that by 1933 the price of oil had reached bottom of the barrel prices and a good portion of Tulsa’s residents were jobless. Although oil prices stabilized between 1934 and 1940, the decade of the 1930s proved to be difficult for Tulsans, as all Americans. In 1941, the city’s population stood at only 142,157. This represented a growth of only 899 citizens since 1930.⁴

America’s involvement in World War II proved to be a major redeeming event for Tulsa, as well as the nation as a whole. Although Tulsa and Oklahoma did not benefit from the increased military spending of early 1940, it quickly became apparent Tulsa enjoyed certain important characteristics that made it ideal for subsequent military spending. These features included its central, secure location in the middle of the country; ready sources of cheap fuel; a good network of roads and highways; and, a large pool of trained and unemployed workers. According to one source, the

² Ibid., 208. See also Angie Debo, Tulsa: From Creek Town to Oil Capital, (Norman, Oklahoma: University of Oklahoma Press, 1943), 86-88.

³Ibid., 208-209. See also Debo, Tulsa, 88 and 97-99.

⁴ Danney Goble, Ph.D., Tulsa! Biography of the American City (Tulsa, Oklahoma: Council Oak Books, 1998), 139-140, 143, 151 and 181. See also WPA Guide, 205.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 36

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

only drawback Tulsa had was the lack of available workers housing for the thousands of laborers necessary to make Tulsa "...a center of war production." Nonetheless, in early 1941, the War Department named Tulsa as a potential site for the new \$15 million Douglas Aircraft Company plant. On 2 May 1941, a ceremonial ground breaking heralded the start of construction on the mile long building which by the summer of 1942 occupied one-and-one-half square feet of floor space. By the fall of 1942, the Douglas plant was in need of expansion and the plant payroll included nearly fifteen thousand workers earning an average of just over \$185 a month.⁵

The Douglas Aircraft plant was not the only wartime plant impacting Tulsa in the early 1940s. Although the aircraft industry expended more than twenty million dollars during the period to expand their facilities in Tulsa, other factories in Tulsa spent more than seven million dollars in expanding their industrial plants during the war. In 1939, Tulsa manufacturers employed eleven thousand Tulsans in primarily oil-related manufacturing jobs. By 1945 forty-two thousand residents worked in local manufacturing plants. The majority of these in non-oil related capacities. In 1945, the United States Department of Labor determined that Tulsa was among the top three cities impacted by the wartime industrial expansion. In terms of the number of residents, between 1940 and 1945, Tulsa's population expanded by nearly a third to reach 185,000.⁶

Following the end of World War II, Tulsa continued to enjoy a prosperity unthought of in the 1930s. Responding to consumer demands for goods of all types, Tulsa continued to expand its industrial base. Further boosting the city's economy was the continued spending by the Federal government on military-related industries during the Cold War of the late 1940s through the early 1990s. This remarkable varied industrial development spurred Tulsa's growth through the 1950s and 1960s. By the early 1970s, Tulsa led the state in manufacturing.⁷

ARCHITECTURAL SIGNIFICANCE

The Stonebraker Heights Historic District is architecturally significant as an excellent collection of period houses. The district predominately contains a majority of three compatible housing styles, Bungalow/Craftsman, Prairie School and Colonial Revival. Together, these styles represent eighty percent of the houses within the district. Although not as prevalent, the district also contains two noteworthy examples of the Italian Renaissance. Combined, the houses of the Stonebraker Heights Historic District are a unique collection of architecture that reflect the popular tastes of housing development in Tulsa during the 1910s through the early 1920s.

⁵Ibid., 170-180.

⁶Ibid., 181.

⁷Ibid., 242-245.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 37

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

With thirty-five houses, the Bungalow/Craftsman style was the most prevalent in the district. Generally, Bungalow/Craftsman style houses were constructed of weatherboard with a moderate- to low-pitched gabled roof and full- or partial porches with roofs supported by tapered wood columns on brick piers. Originating in California after the turn-of-the-century, the style spread across the country through pattern books and popular magazines. For the most part, the Bungalow/Craftsman style faded from popular use around 1930.

According to the book America's Favorite Homes, the defining difference between a Bungalow and a Craftsman house is the number of stories. A Bungalow house is one- to one-and-one-half stories in height and a Craftsman house is two- to two-and-a-half stories. With twenty-one examples, the Craftsman version was slightly more popular in the Stonebraker Heights Historic District than the Bungalow style which had fourteen examples. Notably, there was just one less of the Craftsman homes than the next most popular style in the neighborhood and the number of Bungalows tied with the third most popular architectural style in the district.⁸

A landmark example of the Bungalow/Craftsman style in the district is the Joshua Cosden House at 1606 South Carson Avenue West, also called Mission Manor. Constructed in 1912, this stucco-clad, four bedroom, three bath house cost \$12,000 to build, making it the highest priced residence in Tulsa at the time. Although the Cosden family moved down a block and erected an even finer residence within just a few years, 1606 South Carson Avenue remains a striking, commodious example of the Bungalow/Craftsman style in Tulsa.⁹

The Prairie School style was the second most popular style of home in the Stonebraker Heights Historic District. This style of home was popular nationally only from the turn-of-the-century to about 1920. Similar to the Craftsman version of the Bungalow/Craftsman house, this style of home was predominately two-stories with a single story, full-width porch. The roof of the house was usually hipped with broad eaves. The low-pitched, hipped porch roof frequently was supported by tapered wood columns on brick piers.

Fourteen houses in the district were classified as being in the Colonial Revival style. Commonly found with side-gabled and gambrel roofs, Colonial Revival houses almost always have a symmetrical fenestration pattern and an accentuated entry. Including all of its nine subtypes, this style "...was a dominant style for domestic building throughout the country during the first half..." of the twentieth century. As suggested by its name, the Colonial Revival style builds upon early American housing styles, including Postmedieval English, Dutch Colonial, Georgian

⁸Robert Schweitzer and Michael W.R. Davis, America's Favorite Homes: Mail-Order Catalogues As a Guide to Popular Early 20th-Century Houses, (Detroit, Michigan: Wayne State University Press, 1990), 152.

⁹Marilyn Inhofe, etal. Footsteps Through Tulsa, (Tulsa, Oklahoma: Liberty Press, 1984), 14.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 38

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

and Adam.¹⁰

Providing further diversity to the district are the housing styles with a limited number of examples. This includes the Classical Revival and Italian Renaissance Revival styles which both had four representations within the district. Combined, these styles make up nine percent of the neighborhood. Two oil-related mansions are included in this group of homes. The Robert McFarlin House (NR 1979) at 1610 South Carson Avenue West and the Wrightsman Mansion at 1645 South Cheyenne Avenue West. Both of these Italian Renaissance style buildings are constructed of brick with clay tiled roofs. Although the houses share an overall style classification, they are dissimilar in architectural features, as well as decorative detail. Each house is an elaborate, commodious house befitting the oil-generated wealth of the original owners.

As reflected in its architectural styles, Stonebraker Heights Historic District developed rapidly in the teens and early twenties. The neighborhood was auspiciously situated about a mile directly south of downtown Tulsa. Also aiding in the addition's desirability was the ready views of the Arkansas River, then and now and picturesque draw. Reflective of the explosive growth of Tulsa during the period, numerous additions were platted and added to the original townsite in the late 1900s and early 1910s. According to the city directories, in 1909 Tulsa's Original Townsite had been expanded in all directions by forty-four additions. The following year, the number of additions jumped to fifty-five, excluding the Stonebraker Heights Addition. The 1911 Tulsa City Directory, the first one to include the Stonebraker Heights Addition, records a total of sixty-four additions to the townsite. However, not all of these additions developed as quickly as the Stonebraker Heights Addition. For example, the Orcutt Addition, platted in 1908 and now part of the Swan Lake and Yorktown historic districts (NR 1998 and 2002), did not experience significant development until the 1920s.

Although construction got off to a slow start with just about four of the existing houses in the district erected by 1912, building activity swiftly took off after this. Again of note is the 1912 Cosden House at 1606 South Carson Avenue West which was built within two years of the addition's opening and likely fueled the explosion of development in the neighborhood through the presence of such a well-known Tulsan. During the five-year period of 1913 to 1918, seventy-five existing homes in the district were constructed. With eighty-three percent of the district in place, just three additional houses were erected between 1919 and 1922. These houses are included within the period of significance as they maintain the style, feel and association of the houses built during the main construction phase of the neighborhood. The houses constructed after this time reflect architectural styles that rose to prominence in Tulsa after the early 1920s.

¹⁰Virginia and Lee McAlester, A Field Guide to American Houses, (New York, New York: Alfred A. Knopf, 1990) 320-324.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 39

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

The large number of two-story houses indicate that the Stonebraker Heights Addition was indeed one of “Tulsa’s most exclusive residential developments.” Including just the buildings along the main roads, nearly three-fourths of the homes in the district were two-stories with four more resources being half or a full-story above this. The two-story homes, along with the oversize, elegant houses constructed by the neighborhood’s oil elite, were more commodious than the one-story Bungalows that proliferated in Tulsa’s middle class neighborhoods such as Yorktown and Swan Lake (NR 1998). Additionally, several advertisements for homes in the Stonebraker Heights area in the late teens and early twenties make reference to available “modern servants quarters,” as well as note the presence of garages. As the Tulsa Street Railway Company had cars running along South Main Street, just two blocks east of South Cheyenne Avenue, from downtown to Seventeenth Street by 1910 to provide ready transportation for businessmen locating in the Stonebraker Heights area to their places of employment in downtown Tulsa, the automobiles in the neighborhood were luxury items rather than necessities. Also noteworthy is that the garages in the neighborhood were not just single car edifices. A house advertised by the firm of Jenkins & Terwilleger in 1918 featured a two car garage and an advertisement run by the Blair Brothers in 1921 for a “...beautiful east front home...” noted the three car garage among the houses amenities.¹¹

Overall, the Stonebraker Heights Historic District is a cohesive collection of leading architectural styles in Tulsa during the time frame of 1910 to 1922. The district maintains a good degree of integrity, both in terms of individual buildings and neighborhood design. Dominated by the Bungalow/Craftsman style, the district also contains a notable percentage of Prairie School and Colonial Revival style homes. Overall, these styles are compatible in terms of size, building materials, feeling and association and reflect popular architectural trends of the period. Providing additional variety to the district is that even the houses classified as the same style are not identical. Thus, the Stonebraker Heights Historic District is an unreplicable expression of period architecture in Tulsa.

¹¹Nina Lane Dunn, Tulsa’s Magic Roots, (Tulsa, Oklahoma: The Oklahoma Book Publishing Company, 1979), 286-289. See also The Tulsa Daily World, 3 March 1918, 2 April 1921 and 10 April 1921.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9,10 Page 40

Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state

BIBLIOGRAPHY

Debo, Angie. Tulsa: From Creek Town to Oil Capital. Norman, Oklahoma: University of Oklahoma Press, 1943.

Dunn, Nina Lane. Tulsa's Magic Roots. Tulsa, Oklahoma: The Oklahoma Book Publishing Company, 1979.

Goble, Danney, Ph.D. Tulsa! Biography of the American City. Tulsa, Oklahoma: Council Oak Books, 1998.

Inhofe, Marilyn, etal. Footsteps Through Tulsa. Tulsa, Oklahoma: Liberty Press, 1984.

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Schweitzer, Robert and Michael W.R. Davis. America's Favorite Homes: Mail-Order Catalogues As a Guide to Popular Early 20th-Century Houses. Detroit, Michigan: Wayne State University Press, 1990.

The Tulsa (Oklahoma) Daily World. 3 March 1918; 2 April 1921 and 10 April 1921.

The WPA Guide to 1930s Oklahoma. Lawrence, Kansas: The University Press of Kansas, 1986.

GEOGRAPHICAL DATA CONTINUED FROM PAGE 7:

UTM References:	Zone	Easting	Northing
	E. 15	230760	4003280
	F. 15	230750	4003200
	G. 15	230650	4003200
	H. 15	230660	4003490

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the north lot line of 1518 South Cheyenne Avenue West and South Cheyenne Avenue West, go south along South Cheyenne Avenue West to West 16th Street South, then go east to the alley east of South Cheyenne Avenue West, then go south along the alley to West 17th Street South, then go west along West 17th Street South to South Cheyenne Avenue West, then go north along South Cheyenne Avenue West to the south lot line of

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9,10 Page 41

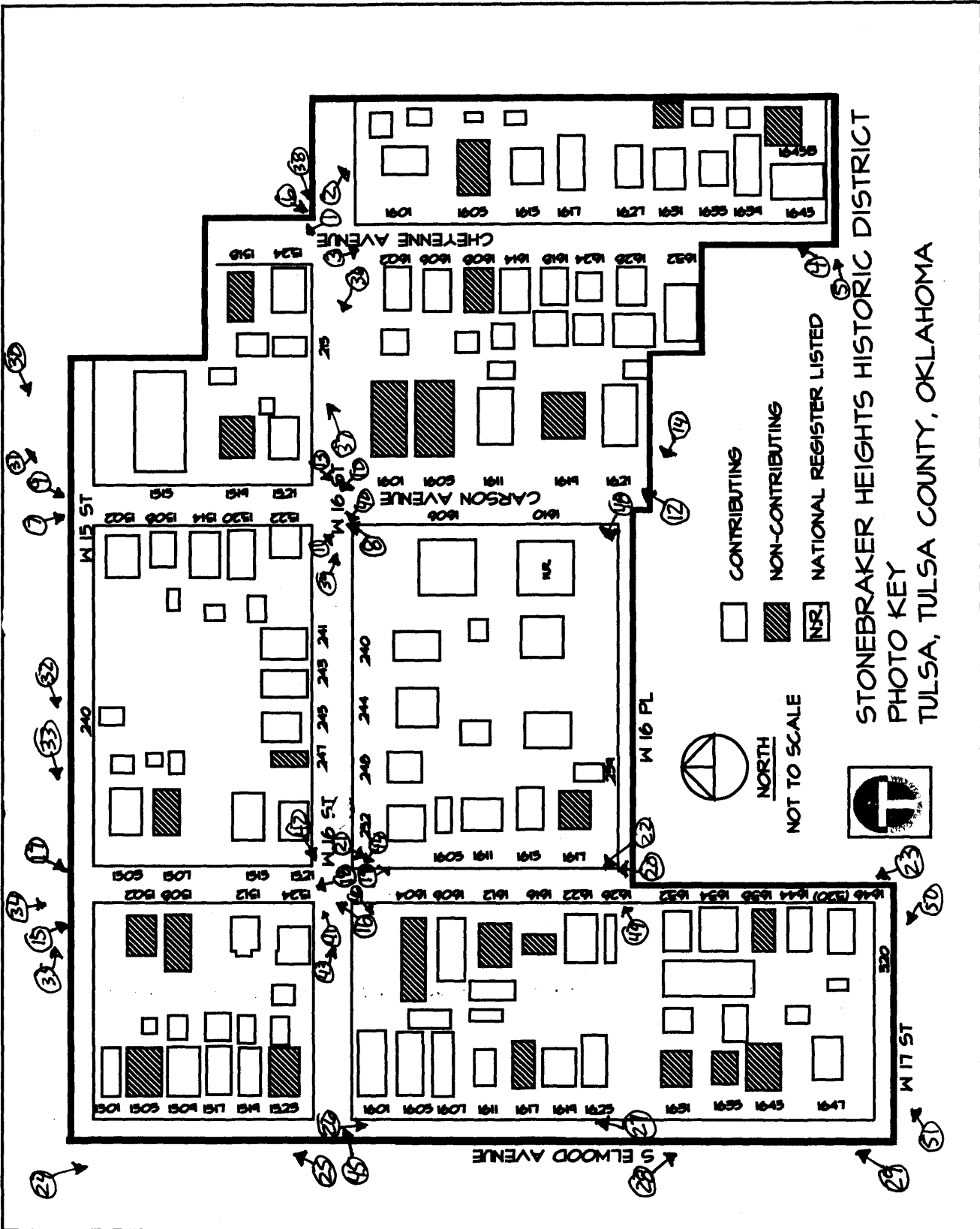
Stonebraker Heights Historic District
name of property
Tulsa County, Oklahoma
county and state




=====

1632 South Cheyenne Avenue West, then go west along the south lot line of 1632 South Cheyenne Avenue West to the alley west of South Cheyenne Avenue West, then go north along the alley west of South Cheyenne Avenue West to the south lot line of 1621 South Carson Avenue West, then go west along the south lot line of 1621 South Carson Avenue West to South Carson Avenue West, then go north along South Carson Avenue West to West 16th Place South, then go west along West 16th Place South to South Denver Avenue West, then go south along South Denver Avenue West to West 17th Street South, then go west along West 17th Street South to South Elwood Avenue West, then go north along South Elwood Avenue West to West 15th Street South, then go east along West 15th Street South to the alley west of South Avenue West, then go south along the alley to the north lot line of 1518 South Cheyenne Avenue West, then go east along the north lot line of 1518 South Cheyenne Avenue West to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries include the property of the Stonebraker Heights Addition which maintains its historic integrity related to its original development between 1910 and 1922.



-  CONTRIBUTING
-  NON-CONTRIBUTING
-  NATIONAL REGISTER LISTED



NORTH
NOT TO SCALE



STONEBRAKER HEIGHTS HISTORIC DISTRICT
PHOTO KEY
TULSA, TULSA COUNTY, OKLAHOMA