

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0684228

FOR NPS USE ONLY	
RECEIVED	SEP 12 1978
DATE ENTERED	NOV 7 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC *Use this*
Adams Hotel (or) Mincks-Adams Hotel
AND/OR COMMON
Mincks Hotel

2 LOCATION

STREET & NUMBER
403 S. Cheyenne
CITY, TOWN
Tulsa
STATE
Oklahoma
VICINITY OF
No. 1
CONGRESSIONAL DISTRICT
COUNTY
Tulsa
CODE
40
143

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER: Being restored

4 OWNER OF PROPERTY

NAME
Joseph R. Coleman & C. Bruce Ervin Associates
STREET & NUMBER
124 East 4
CITY, TOWN
Tulsa
STATE
Oklahoma

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Office of the County Clerk
STREET & NUMBER
Tulsa County Courthouse
CITY, TOWN
Tulsa
STATE
Oklahoma

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Oklahoma Comprehensive Survey
DATE
1978
DEPOSITORY FOR SURVEY RECORDS
Oklahoma Historical Society
CITY, TOWN
Oklahoma City
STATE
Oklahoma
FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Adams Hotel, constructed 1927-1928, occupies a 70 x 75-foot lot at the corner of 4th Street and S. Cheyenne in the heart of the Central Business District of Tulsa. Built by the late Ike Mincks at a cost of \$802,800, it has 13 floors, with full basement and penthouse and a gross area of 67,473 square feet. Foundation is of poured concrete. Exterior walls are of masonry and reinforced concrete. Roof is also of reinforced concrete. Exterior walls are faced with brick and terra-cotta, the building's outstanding feature. Floors are of concrete, as are interior beams, columns, and joists. Interior walls and partitions are of plaster over clay tile. The building is in good condition over all.

Terra-cotta is a type of hard, durable earthenware made from a superior quality clay. As the name implies, it has long been used by the Italians, the Romans using it as a sculptural medium as well as for pottery. It is usually red or cream-colored, but can be made in almost any color. The Etruscans showed a special preference for clay after the sixth century - for their sculpture, because it was easy to color and less expensive than marble, and for architectural decoration. Their terra-cotta tiles were highly decorative in pattern and color, notably their mask-shaped roof tiles. During the Renaissance a member of the Della Robbia family founded a well-known school for terra-cotta sculpture in Florence.

In the United States terra-cotta was an industrial product of the 19th century. Its uses progressed as the century wore on, from lowly sewer pipe up to, in the 1880s, decorative veneering on exterior building walls. Louis Sullivan and his school of Chicago architects used terra-cotta extensively and the succeeding wave of Classical Revivalism adopted it, glazed in creamy white and delicate pastel colors. Chicago gave birth to the "skyscraper" in 1884. The third to be built, the Rand McNally Building, was of skeleton steel entirely covered with terra-cotta, the country's first such all-terra-cotta building. In 1913 the new material reached a pinnacle of sorts when it was used to sheath what was then the world's tallest building - New York City's 792-foot Woolworth Tower. In 1920 some 20 major companies were producing terra-cotta. Today, so far as is known, there is only one.

Terra-cotta making is a precise art. Each piece is custom produced and the process of translating the architect's imagination into building material in situ is a painstaking one. Surface designs must first be divided into sections weighing up to several hundred pounds to make them manageable both in the plant and at the building site. Internal portions of the special units have to be designed for structural integrity. Casts must be made to allow for 6-10 percent shrinkage during firing. Glaze has to be formulated and applied to adhere firmly through the firing and weathering. Units must be dried before firing, a process that may take up to weeks at 1,000 degrees Fahrenheit or more and must be controlled to assure proper shrinkage and avoid cracking. However, if all goes well, the resulting clay veneer is

SEP 12 1978

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
NOV 7 1978	

(Number all entries)

No. 7 Description - 2

extremely durable. To date its ultimate life span has yet to be determined.

The Adams facade is widely recognized as an excellent example of this glazed terra-cotta veneering. Produced by the Northwestern Terra Cotta Company, its pastel blues and reds are still quite noticeable and its individual tile units are sound with tight mortar joints. The only visible deterioration is on the back side of some of the parapet units, out of sight from the street. It can be restored from the roof level. Architectural style of the facade is eclectic in the mood of the 1893-1917 period when architects felt free use to use any and all decorative motifs and details as they saw fit. The Adams is therefore a combination of Gothic, Italian Renaissance, and Baroque influences. Terra-cotta, of course, is also used extensively inside the Adams - in the lobby, coffee shop, and stairwell. It will be retained as the hotel is restored and adapted for apartment house use.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1928

BUILDER/ARCHITECT Alfred C. "Frenchy" Fabry

STATEMENT OF SIGNIFICANCE

As a hostelry, the Adams - opened in 1928 as the Mincks - has had an admittedly checkered career. However, as an urban landmark of considerable beauty and unquestioned architectural significance, the half-century-old building makes a strong and valid bid for recognition.

The Adams is something of a monument to terra-cotta, an industrial product of the 19th century and one widely used all over the country in the first few decades of the 20th century. Then, with architectural "eclecticism" in full bloom, architects felt free to consider all previous styles of decoration and to choose and combine those motifs and details that most pleased them.

The highly ornate facade of the Adams - its most distinguishing feature - is an imaginative combination of Gothic, Italian Renaissance, and Baroque decorations. Of terra-cotta, the facade is in a remarkably good state of preservation and it is largely on this happy happenstance that the validity of this nomination rests. That the two architects who now own the property, not only recognize and seek to preserve its structural significance, but have worked out an economically feasible "adaptive use" for the 13-story structure, is an altogether pleasant serendipity.

I. S. "Ike" Mincks built the then Mincks Hotel in 1927-1928 to capitalize on the 1928 International Petroleum Exposition. A 1935 liquidation sale gave it new owners and a new name - the Adams Hotel. From the 1960s to date it has had several different owners - and uses. The present owners are both architects and veterans of several other successful preservation/restoration-to adaptive-use projects (including that of the old Tulsa City Hall, already in the National Register). They plan to retain the ornate exterior while reworking the some 67,500 square feet of interior space into 100 efficiency, one and two-bedroom apartments for Tulsans who want to live in the heart of the city.

A final note on the Adams' architectural significance. John Morris Dixon, himself an architect, puts it this way: "In few instances historically is a surface material so intrinsically a part of the American concept as in the landmarks, big and small, of the terra-cotta era. Restoration of the veneer on these buildings is, in effect, restoration of their architectural integrity." The Adams not only has such a terra-cotta facade. That facade is so well preserved it needs little or no restoration (cf. No. 7) to give the building "architectural integrity."

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Macklin, Beth, "Adams Hotel Due New Role," Tulsa World, May 16, 1978
 --- "Tulsa Architects 'Old Hands' at Preservation," Tulsa World,
 May 17, 1978

Miscellaneous newspaper stories, reference works

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES

A	1,5	23,1	2,2,9	11,0	0,4	18,5,0	B			
	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING				
C							D			

VERBAL BOUNDARY DESCRIPTION

see #7 J.F.T.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kent Ruth, Deputy

ORGANIZATION

Oklahoma Historical Society

DATE

June 1978

STREET & NUMBER

Historical Building

TELEPHONE

405/884-5456

CITY OR TOWN

Oklahoma City

STATE
Oklahoma

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Harry L. Deery, Jr.

DATE

9-8-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OF OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

William Johnson

KEEPER OF THE NATIONAL REGISTER

DATE 11/2/78
 MEMBER OF THE NATIONAL REGISTER

DATE

Nov 6, 1978