

Additional material - not real nomination

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED
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DATE ENTERED
1-30-79
JAN 20 1979

**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

Cosden Building

AND/OR COMMON

Mid-Continent Building

2 LOCATION

STREET & NUMBER

409 S. Boston

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Tulsa

VICINITY OF

1

STATE

CODE

COUNTY

CODE

Oklahoma

40

Tulsa

143

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

X OCCUPIED

AGRICULTURE

MUSEUM

X BUILDING(S)

X PRIVATE

UNOCCUPIED

X COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

X YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Reading and Bates

STREET & NUMBER

300 First Place

CITY, TOWN

STATE

Tulsa

VICINITY OF

Oklahoma

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Office of the County Clerk

STREET & NUMBER

500 Civic Center

CITY, TOWN

STATE

Tulsa

Oklahoma

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Oklahoma Comprehensive Survey/Tulsa Historic Preservation Office Inv.

DATE

1978/1977-1978

FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR

SURVEY RECORDS Tulsa Historic Preservation Office, 411 S. Denver

CITY, TOWN

STATE

Tulsa

Oklahoma

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 Cosden Building, completed in 1918, is a fifteen story, reinforced concrete office building. The north and west (streetfront) elevations are faced with terra-cotta and feature cast iron canopies. Arcaded iron casement windows on the first and second stories are topped by vertical bands of double hung wood framed windows.

Basically Sullivanesque in shape, the building is ornamented with antiquarian Venetian Gothic terra-cotta motifs. Part of the overhanging mantel, with its open tracery, was removed in 1930 because of falling masonry.

The terra-cotta facade is anchored to the structure only at the ground floor level and displays considerable cracking, crazing and spalling.

The west elevator lobby retains its original Georgian marble walls and floors and vaulted plaster ceiling. A bank, formerly located on the ground floor, completely modernized its facilities in the 1950's and raised the floor level, thus making the west entry impassable.

Upper floors have been largely remodeled, but retain original drinking fountains and hardware. Josh Cosden's wood paneled office retains its wood burning fireplace and solid silver hardware. Cosden's penthouse has been substantially altered and no longer retains its integrity.

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 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 1918

BUILDER/ARCHITECT Hoyt-Price-Barnes, Kansas City

STATEMENT OF SIGNIFICANCE

The Cosden Building was constructed on the site of the first Tulsa schoolhouse, a mission school established in 1884 on Creek Indian Nation land. The fifteen story building, completed in 1918, was Tulsa's first skyscraper. It was one of the earlier reinforced concrete structures in the United States. The basic design was Sullivanesque, but a Venetian Gothic terra-cotta skin was applied to the structure. This applied ornamental facade is not supported by the structure, but is nominally tied to the structure at the ground floor. The Cosden Building was a gesture toward progressive design in a young city, and an interpretation of the "commercial cathedrals" of the age. The 1921 History of Tulsa, Oklahoma proclaimed that in "beauty of design" it was only surpassed by the Woolworth Building in New York.

The Cosden Building is the cornerstone of Boston Avenue's older financial and corporate office buildings. Cosden and his million dollar building symbolized earlier oil boom attitudes and Tulsa's spirit of flamboyant growth.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

History of Tulsa, Oklahoma, Vol. I, by Clarence B. Douglas, S. J. Clark Publishing Company, 1921
 The Tulsa Spirit, published by the Tulsa Chamber of Commerce, December 1917, Vol. III, No. 4
 Round the World, Reading and Bates "in-house" magazine, No. 1, 1978, "R & B Buys Building in Downtown Tulsa"

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

QUADRANGLE NAME Tulsa

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 15 23110,0 400,482,0
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

See Abstract of Title.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME/TITLE Jan Jennings Sparks, director, and staff

ORGANIZATION Tulsa Historic Preservation Office

DATE 30 June 1978

STREET & NUMBER 411 S. Denver

TELEPHONE (918) 585-2681

CITY OR TOWN Tulsa

STATE Oklahoma 74103

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 P. Rosefree M.D. DATE 12-12-78

FOR NPS USE ONLY

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

Sharon A. ...

DATE 2-1-79

KEEPER OF THE NATIONAL REGISTER

ATTEST: Marela ...
CHIEF OF REGISTRATION

DATE 1-31-79

PH0693855

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED DEC 19 1978
DATE ENTERED FEB 1 1979

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

Cosden Building

AND/OR COMMON

Mid-Continent Building

2 LOCATION

STREET & NUMBER

409 South Boston Ave

NOT FOR PUBLICATION

CITY, TOWN

Tulsa

CONGRESSIONAL DISTRICT

VICINITY OF

1

STATE

Oklahoma

CODE

40

COUNTY

Tulsa County

CODE

143

3 CLASSIFICATION

CATEGORY :

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Reading and Bates

STREET & NUMBER

300 First Place

Oklahoma 74103

CITY, TOWN

Tulsa

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Clerk's Office, Tulsa County Court House

STREET & NUMBER

500 South Denver

CITY, TOWN

Tulsa

STATE

Oklahoma 74103

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Tulsa Historic Preservation Office Inventory

DATE

1977-1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Tulsa Historic Preservation Office (411 S. Denver)

CITY, TOWN

Tulsa

STATE

Oklahoma 74103

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

Ground was broken at the southeast corner of Fourth Street and Boston Avenue for the Cosden Building in April of 1917. Built by Josh Cosden as his office building and penthouse residence, it was completed in 1918. The fifteen story building is Sullivanesque in shape with antiquarian Venetian Gothic terra-cotta motifs. Part of the overhanging mantle, with its open tracery, was removed in 1930.

The cast iron canopies over the north and west entrances led to Gothic interiors with Georgia marble walls and floors. Only the west elevator lobby retains its original appearance. The north entrance was modernized during the 1950's and is now closed.

Cosden had a clear view of his refinery across the river to the west from his opulent fourteenth floor corner office. The paneled walls, silver hardware and fireplace still remain.

Cosden's penthouse, which he called his "bungalow", burned in August of 1922 with a loss estimated at over one hundred thousand dollars. Among the items destroyed were a twenty-five thousand dollar pipe organ-piano and a twenty-five thousand dollar painting. Cosden rebuilt.

Starting again was not unfamiliar to a man who has been described as "a lightning rod for triumphs and tragedies." A cyclone leveled his first efforts with an Oklahoma refining plant he had personally financed. In the same year a fire destroyed the rebuilt plant. His persistence and his personal labor in the primitive oil field conditions finally paid off. Cosden turned the 1909 calamities into the world's largest independent refinery by 1913.

A favorite Tulsa oil tale is that of the twelve million dollar deal Cosden put together in the Hotel Tulsa lobby. It took Cosden only an hour and forty-five minutes to negotiate the biggest oil transaction of his career.

Four years later, architects completed plans for Cosden's skyscraper. A year after its completion Cosden was thirty-nine years old, worth in excess of fifty million dollars and had been dubbed "the prince of petroleum" by the press.

After his scandalous divorce and remarriage, Cosden and his bride left an unforgiving Tulsa society for New York's elite "Four Hundred." They were accepted by the New York society and acquired land, houses, yachts and a private railroad car, once entertaining the Prince of Wales on their Long Island estate.

Living was easy until the crash in 1924 when once again Cosden lost and rebuilt his oil fortune in Texas, bankrolled by Vincent Astor. The press renamed him "Game Josh, the rubberball of the oil industry."

(Continued in addenda page 1)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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DATE ENTERED	FEB 1 1979

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The Great Depression of the thirties ruined him again, but this time poor health would not allow Cosden to make yet another come-back. By 1940 his company went into receivership; his private property was sold at public auction; and Josh Cosden died four days later.

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 1918

BUILDER/ARCHITECT Hoyt-Price-Barnes, Kansas City

STATEMENT OF SIGNIFICANCE

The Cosden Building is significant both architecturally and historically as the structure most closely associated with oilman Josh Cosden. The fifteen story building was Tulsa's first reinforced concrete building and first skyscraper.

The building, with its fine terra-cotta facade, is a million dollar interpretation of the "commercial cathedrals" of the age. The 1921 History of Tulsa, Oklahoma proclaimed that in "beauty of design" it was surpassed only by the Woolworth Building in New York.

Josh Cosden (dubbed the "Prince of Petroleum" by the press) founded the Cosden (later the Mid-Continent) Oil Company. Worth over fifty million dollars by the age of thirty-nine, he built the Cosden Building to provide both office space and his penthouse residence.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

History of Tulsa, Oklahoma, Vol. I, by Clarence B. Douglas, S.J. Clark Publishing Company, 1921
 The Tulsa Spirit, published by the Tulsa Chamber of Commerce, December 1917, Vol. III, No. 4
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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Tulsa

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 15 2311010 4004820
 ZONE EASTING NORTHING
 C
 E
 G

B
 ZONE EASTING NORTHING
 D
 F
 H

VERBAL BOUNDARY DESCRIPTION

Block 137, Lot 6, Original Townsite

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Jan Jennings, Director; and staff Edited by Kent Ruth 405/884/5456
 ORGANIZATION DATE

Tulsa Historic Preservation June 1978
 STREET & NUMBER TELEPHONE

411 S. Denver 918/585/2681
 CITY OR TOWN STATE

Tulsa 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

DATE

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
ATTEST:	DATE
KEEPER OF THE NATIONAL REGISTER	DATE
CHIEF OF REGISTRATION	DATE

EXHIBIT "A"

Original Master Plan Delineation

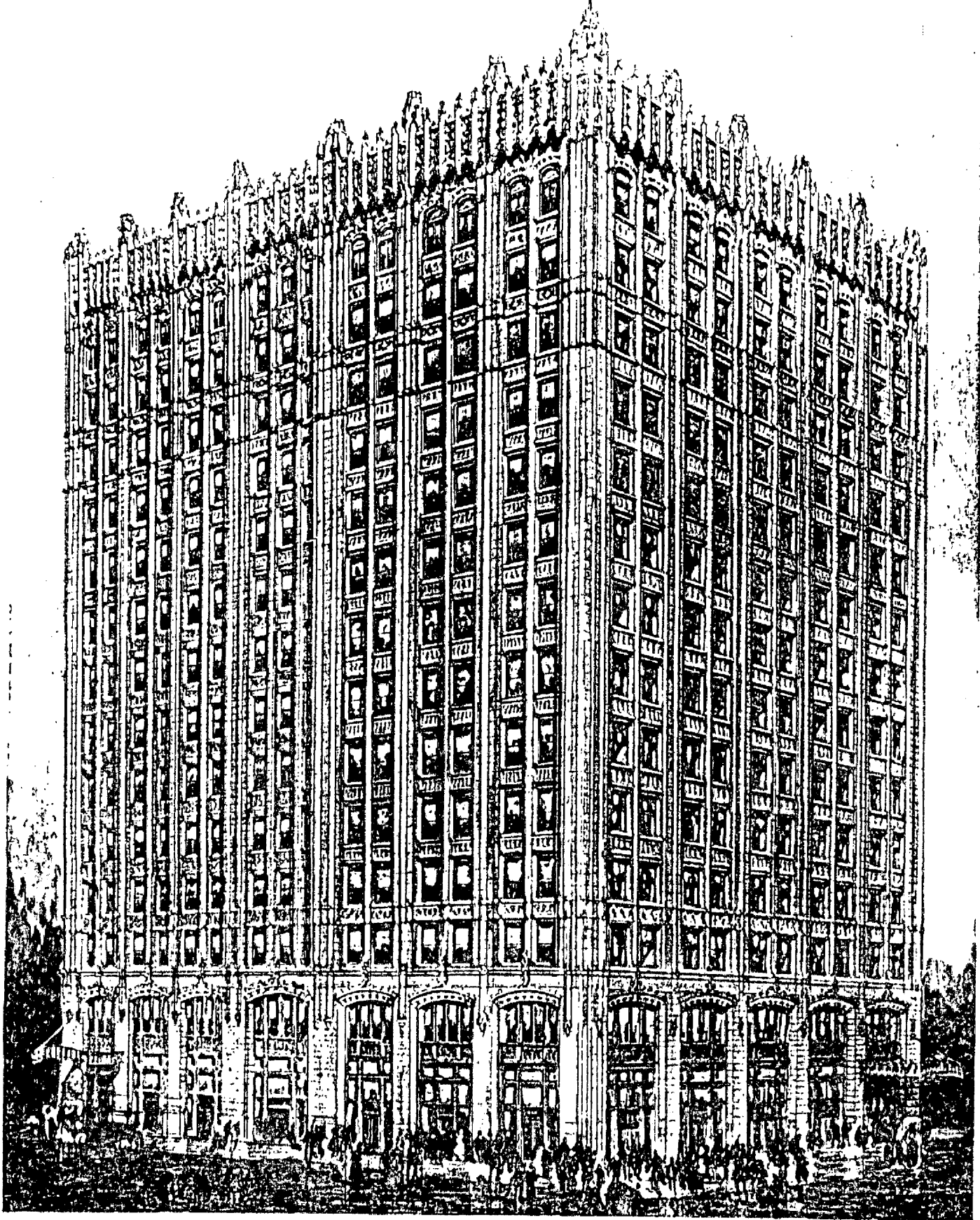
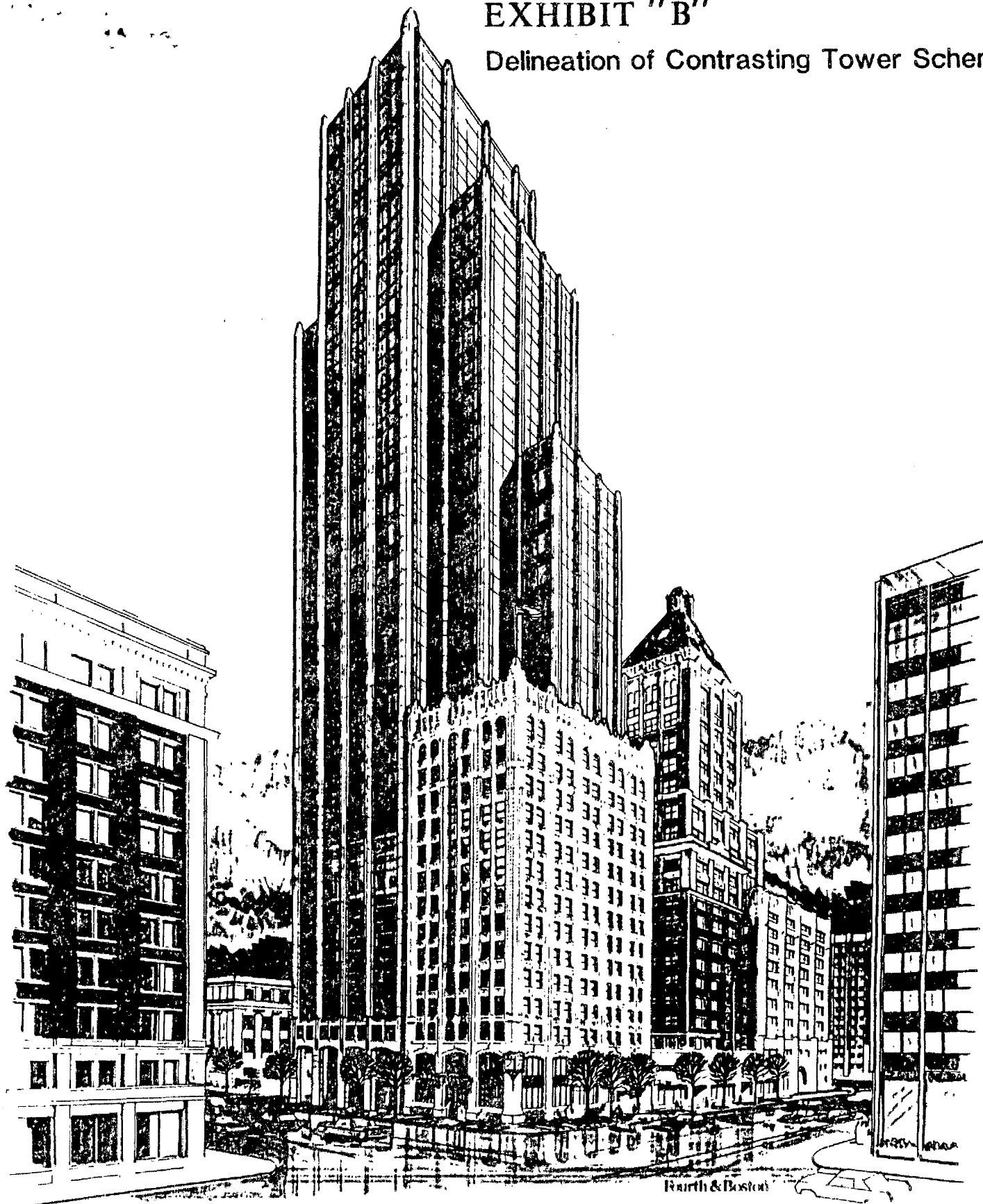


EXHIBIT "B"

Delineation of Contrasting Tower Scheme

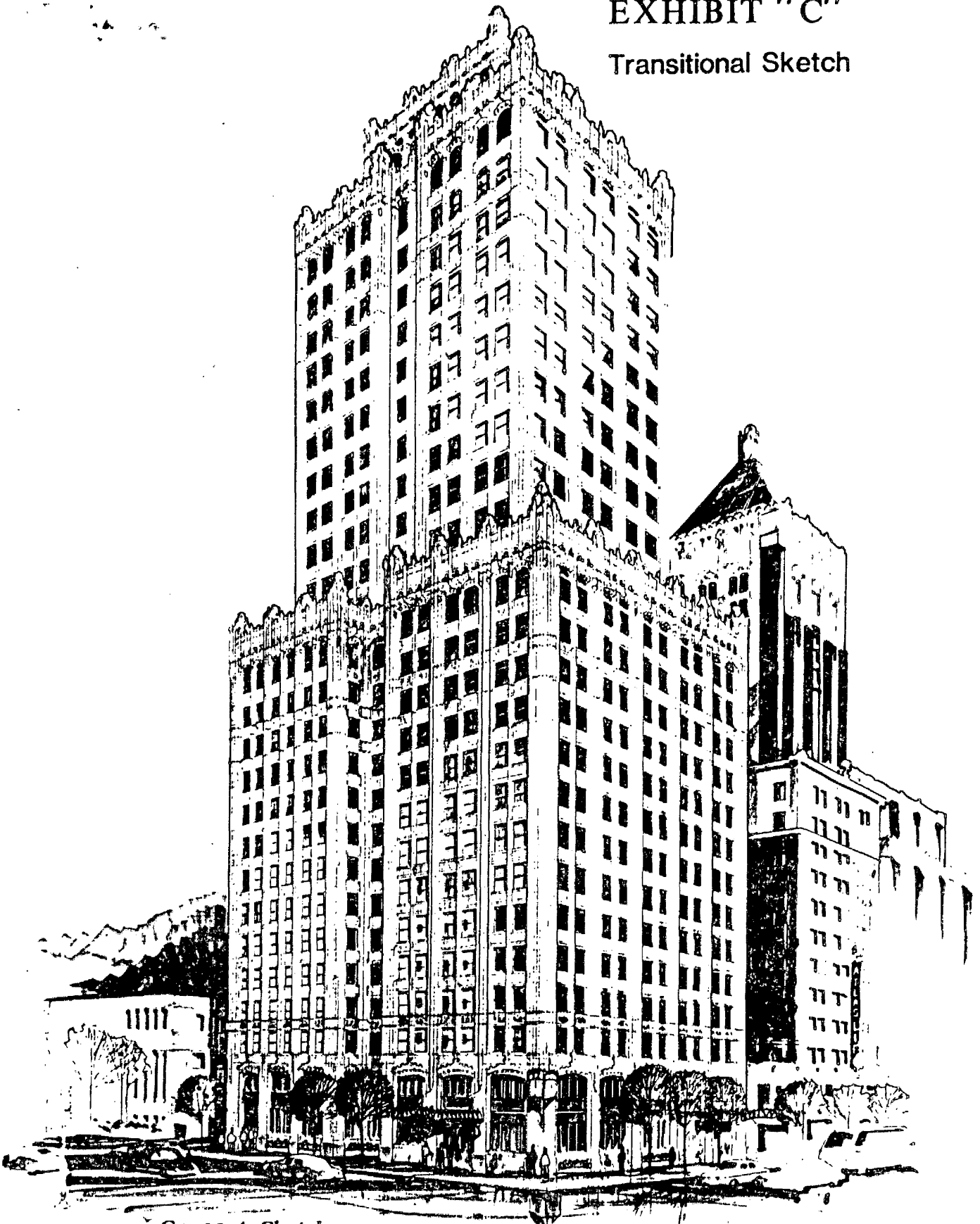


Reading & Bates Corporation
Office Tower

HFB, Inc. Architects - Engineers - Planners

EXHIBIT "C"

Transitional Sketch



Concept Sketch
**Reading & Bates Corporation
Office Tower**

HFB, Inc. Architects · Engineer · Planners

Fourth & Boston