

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. Name of Property

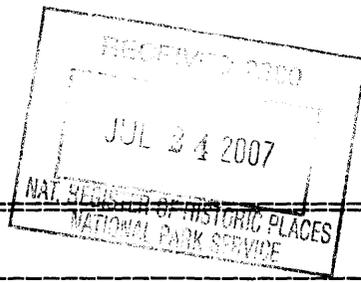
historic name Carlton Place Historic District

other names/site number _____

2. Location

street & number Bounded by West 14th Street South, the alley east of South Carson Avenue West, West 15th Street South and South Carthage Avenue West

city or town Tulsa not for publication N/A
state Oklahoma code OK county Tulsa vicinity N/A
zip code 74119 code 143



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.)

Bob Beckman

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

Edson H. Beall

9-6-07

other (explain):

for

Signature of Keeper

Date of Action

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=====
5. Classification
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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>23</u>	<u>16</u> buildings
<u>0</u>	<u>0</u> sites
<u>1</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>24</u>	<u>16</u> Total

Number of contributing resources previously listed in the National Register 0

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>
<u>DOMESTIC</u>	Sub: <u>secondary structure</u>
_____	Sub: _____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	Sub: <u>multiple dwelling</u>
<u>DOMESTIC</u>	Sub: <u>secondary structure</u>
_____	Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Prairie School
Bungalow/Craftsman
No Distinctive Style

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls WOOD:weatherboard
WOOD:shingle
other _____

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

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8. Statement of Significance
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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)

Community Planning
and Development

Period of Significance 1909-1923

8. Statement of Significance (Continued)

Significant Dates 1915

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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: _____

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10. Geographical Data
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Acreage of Property 5 Acres MOL

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

Zone	Easting	Northing	Zone	Easting	Northing		
A	<u>15</u>	<u>230860</u>	<u>4003700</u>	C	<u>15</u>	<u>230960</u>	<u>4003500</u>
B	<u>15</u>	<u>230970</u>	<u>4003700</u>	D	<u>15</u>	<u>230850</u>	<u>4003500</u>

N/A 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.)

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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

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Additional Documentation
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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)

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

name Less than 50 Owners: See Attached List

street & number _____ telephone _____

city or town _____ state ____ zip code _____

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MATERIALS (CONTINUED FROM PAGE 4):

foundation: STUCCO
BRICK
walls: SYNTHETICS:vinyl
ASBESTOS

SUMMARY

The Carlton Place Historic District, located in Tulsa, Tulsa County, Oklahoma, is a small residential district located less than a mile south of downtown Tulsa. The district covers one-and-one-half blocks of the original three block Carlton Place Addition, filed in the Tulsa County Courthouse on September 13, 1909. The historic buildings in the east half of the original addition have been demolished with large parking lots and commercial buildings taking their place; as such, none of the historic residential character of that portion of the addition remains. However, the extant part of the neighborhood forms a cohesive group of predominately Prairie School and Bungalow/Craftsman style homes, built between 1910 and 1915.

The district contains a total of thirty-nine buildings and one object. The buildings are all residential in nature, with the majority being single family homes. There are no historic commercial or religious buildings within the district; one house in the district is currently used as an office. The lone object in the district is the remaining entry gate located on the north side of the district at West Fourteenth Street and South Carson Avenue. Of the total forty resources, twenty-four are contributing and sixteen are noncontributing. Notably, nearly half of the noncontributing resources are garage/apartments or rear properties constructed after the period of significance or sufficiently modified so as to lose their historic integrity. Within the Carlton Place Historic District, there are no resources individually listed on the National Register of Historic Places.

The period of significance for the district extends from 1909 to 1923. The period of significance begins when the plat of the addition was filed and, presumably, the entry gate was erected. Construction began immediately within the neighborhood as three of the extant houses were constructed by 1910. Overwhelmingly, the main properties of the district, the houses along Carson Avenue, were constructed by 1915. The period of significance extends beyond this, however, to include several of the rear garage/apartments built shortly after this which blend stylistically with the dominant resources in the district and retain their historic integrity. The period of significance does not extend past 1923 as only three district properties were built after this time. All of these resources are rear properties and two are stylistically classified as Minimal Traditional, an architectural style which rose to prominence in Tulsa and nationally more than a decade after the majority of houses in the Carlton Place Historic District were constructed. The other property lacks any significant distinguishing features and is classified as having No Distinctive style.

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DESCRIPTION

The Carlton Place Historic District is composed of one-and-one-half blocks of the Carlton Place Addition. Notably, both the west and east blocks of the addition were originally half the size of the middle block so the remaining area constituting the historic district are equal size, rectangular blocks. Notably, the west block was the only block not divided by an alleyway; the middle block had a brick-lined alley which remains extant and the east block was divided by an alley which also served as the dividing line between the Carlton Place Addition and the adjoining Bayne Addition on the east side. The Carlton Place blocks are nearly double the length of the blocks to the immediate north, west and south. The blocks were designed to front the properties onto Carson Avenue with no major buildings facing onto the east-west streets of West 14th and 15th streets. The lots within both remaining blocks are evenly distributed to create a discernible rhythm. The setback of the properties between the two blocks is slightly different. This is attributable to the difference in elevation of the two sides of the street. The west side is on noticeably higher ground than the east side, causing the buildings to be set farther away from the street. While the east side houses have small, flat front yards, the west side buildings have a low concrete retaining wall adjacent to the concrete sidewalk and the yards rising above with a variety of landscaping methods used to maintain the slope.

The primary street in the district is the north-south South Carson Avenue. Notably, Carson Avenue begins only at 11th Street; as such, unlike the majority of surrounding streets, it does not continue north into downtown Tulsa. Originally, the other north-south street in the district, Carthage Avenue, was named Perryman Avenue, after the Perryman family that owned much of the surrounding land prior to its development as part of the city of Tulsa. The name of the street was changed in about 1930 to Carthage Avenue. Carthage Avenue extends from West 13th Street to only West 15th Street. The street is also smaller than the other area streets, measuring only fifteen feet wide, compared to the sixty feet of the other north-south streets and the forty feet of the east-west streets. Although there were historically single family dwellings located on Carthage Avenue, they were only located on the west side of the street and the majority of properties, especially between 14th and 15th streets, have been demolished.

The entrances to the addition from the north originally had large, brick entry gates. Currently, only one entry gate is extant. Located just off Fourteenth Street and Carson Avenue, the tall, red brick markers have tall concrete bases and are capped with flat, decorative, concrete tops. Immediately below the concrete tops, on both sides of each marker, are two concrete tablets, the top one horizontal and the lower one vertical. The upper tablet simply has a centrally located "M." The "M" likely stands for Magee, the name of the original developer of the neighborhood. Below this, the vertical tablet reads "09," representing the year the addition was platted. Extending off the side of the markers and over the sidewalk on both sides of the street are decorative, black, wrought iron arches, held aloft by shorter, slender, red brick columns.

The district is dominated by the Prairie School style of architecture. Of the thirty-nine buildings in the district, twenty

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are classified as Prairie School style. The Prairie School style was nationally popular from about 1900 to 1920. The style is typified in the Carlton Place Historic District by simple, two-story, square plans topped by low-pitched, hipped roofs 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. Different textured wall materials, such as a the combination of weatherboard and wood shingle found on seven houses in the district, was also a common feature of Prairie School houses.

Also representing a major architectural style in the district are the ten Bungalow/Craftsman style houses. This style of home, extremely compatible with the Prairie School style, flourished nationally from about 1905 to 1930. The typically one-story homes with front-gabled roofs are also identified by their full-width or partial, front-gabled porch roofs supported by tapered wood columns on brick or stone piers. Decorative details common to the Bungalow/Craftsman style include exposed rafters, double and triple windows and triangular knee braces. The third most prevalent style in the district was No Distinctive Style. The buildings, usually garage/apartments, in this style are functional in design and lack distinguishing architectural features and decorative elements. Other styles present in the district in nominal numbers are the Colonial Revival (1), Classical Revival (1) and Minimal Traditional (2).

The boundaries of the district conform to the original boundaries of the Carlton Place Addition, excluding the area which no long retains its historic integrity. Although the area to the immediate north retains a predominate residential character, it is outside the original Carlton Place Addition in an addition which was platted in 1906. The Friend Addition originally extended north of 13th Street but the construction of the Inner Dispersal Loop (also known as the Broken Arrow Expressway) in 1968 resulted in the demolition of the other blocks of the addition. However, prior to this in the late 1920s/early 1930s, the single family residences which predominated in the teens, had given way to multi-family, brick, Commercial style apartment buildings which set it apart from the single family character of the Carlton Place Historic District. As mentioned previously, the area to the east of the Carlton Place Historic District, which was originally part of the addition, has been adversely affected by more recent redevelopment efforts, resulting in large black-topped parking lots and modern office buildings. The area to the west of the district has also been radically changed with few remaining historic properties of the Carlton Place's period. Additionally, this area does not maintain the block pattern evident in the Carlton Place Historic District. West 15th Street is the natural south boundary for the district, being not only the historic southern limits of the addition but also a four-lane thoroughfare which serves as a visual and physical barrier between residential developments in this section of Tulsa.

The properties in the Carlton Place Historic District were dated using a combination of the available city directories and Sanborn Fire Insurance Maps. Although the directories prior to 1912 do not include a criss-cross listing of the streets, the properties dated to 1910 were referenced by the name of the owner. The Carlton Place area was not included on the 1911 Sanborn Fire Insurance Map. However, the 1915 map did include the area, revealing that the addition was essentially fully developed by that time.

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ALTERATIONS

The Carlton Place Historic District retains a good degree of integrity with a sixty percent contributing rate. Of the total forty resources, only sixteen are considered noncontributing. Nearly half of the noncontributing buildings are garage/apartments or rear dwellings which are secondary to the houses along Carson Avenue. Notably, there has been no new construction on Carson Avenue since the end of the period of significance.

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 style 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.

RESOURCE DESCRIPTIONS

1. **Entry Gate at South 14th Street South and South Carson Avenue West.** Ca. 1909. This contributing, concrete and red brick, entry gate consists of two identical markers set on the sidewalk on the south side of the intersection of West 14th Street and South Carson Avenue. Each marker has a tall concrete foundation, a brick

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column and a concrete top. The inside section of each marker is a massive, brick column which is taller than the adjacent columns. A recessed, shorter middle section connects to a slightly taller, thin column adjacent to the sidewalk. On the other side of the concrete sidewalk is a matching thin column. Over the sidewalk and connecting the two thin columns is a wrought iron archway. Just below the top of the concrete cap on the massive, inside column are two concrete plaques. The upper, horizontal plaque has a projected "M" on it. Immediately below this, is a vertical plaque which reads simply "09."

2. 1401 South Carson Avenue West. Ca. 1915. This noncontributing, two-story, Colonial Revival style, weatherboard, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The house was probably originally in the Prairie School style with the full-width porch roof being removed. The aluminum windows are nine-over-one and eight-over-one, hung. The wood door is glazed paneled and has a Classical surround. The full-width porch is uncovered. Other exterior features include a shed-roof dormer on the south side, two brick, exterior chimneys and an interior, brick, slope chimney. Decorative details include a pedimented door surround and decorative wood shutters. The detached rear apartment is described below. The house is noncontributing due to a lack of integrity.
3. 214 West 14th Street. Ca. 1930. This noncontributing, two-story, asbestos-clad, No Distinctive style, multiple dwelling has a hipped roof and a concrete foundation. The wood windows are one-over-one and nine-over-one, hung. Some of the windows have been boarded. The east door is metal slab and the west door is wood paneled with a metal screen door. The entry porches have small, asphalt-covered hoods. Other exterior features include a brick, interior, slope chimney.
4. 1402-1404 South Carson Avenue West. Ca. 1910. This noncontributing, weatherboard, two-story, Classical Revival style, multiple dwelling has an asphalt-covered hipped with cross gables roof and a painted, rock-faced concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed, paneled. The nonoriginal full-facade porch has a low-pitched, hipped roof supported by three, Classical style, wood columns. Other exterior features include a brick chimney and a second floor door which now opens onto nothing. Originally a single dwelling, a secondary, second floor entrance was added in the 1930s on the south side via a wood stairway. Decorative details include wide boxed eaves, dentils and double windows. To the rear is a detached, wood garage/apartment described below. The house is noncontributing due to alterations.
5. Garage/Apartment 1402-1404 South Carson Avenue West. Ca. 1920. This noncontributing, one-story, weatherboard, No Distinctive style, single dwelling was converted from the historic garage. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door, located on the east side, is glazed paneled. The entry porch is uncovered. The historic garage openings on the north side have been infilled with windows. Decorative details include exposed rafters. The

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building is noncontributing due to insufficient age and integrity.

6. **1406 South Carson Avenue West.** Ca. 1910. This contributing, two-story, Bungalow/Craftsman style, weatherboard and wood shingle, single dwelling has an asphalt-covered, cross-gabled roof and a stone foundation. The wood windows are twelve-over-one and six-over-one, hung. The wood door is glazed paneled with an aluminum storm door. The full-width porch has a low brick wall and a front-gable over the north side supported by wood columns on stone piers. Other exterior features include a stone, exterior, eave wall chimney. Decorative details include triangular knee braces, exposed rafters and triple and ribbon windows. There is an addition on the rear. The rear garage/apartment is described under its current legal address, 1407 South Carthage Avenue West.
7. **1407 South Carson Avenue West.** Ca. 1912. This contributing, two-story, Bungalow/Craftsman style, weatherboard, single dwelling has an asphalt-covered, side-gabled roof and a stone foundation. The wood windows are vertical, six-over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The full-width porch is under the principle roof. The porch has a decorative wood railing and double and triple wood columns on stone piers. On the second floor, there is a small double front-gabled dormer creating a porch area with a decorative wood railing that matches the porch. Other exterior features include a composite masonry, exterior eave wall chimney and a brick, interior, slope chimney. Decorative details include exposed rafters, double and triple windows, triangular knee braces and decorative wood trusses in the gable ends. To the rear, is a detached garage/apartment described below.
8. **Garage/Apartment at 1407 South Carson Avenue West.** Ca. 1915. This contributing, two-story, weatherboard and wood shingle, Prairie School style, garage/apartment has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are decorative, five-over-one, hung. The wood door is glazed paneled. The partial entry is located on the south side, on the second floor. Other exterior features include a brick, interior, slope chimney and wood garage doors. Decorative details include exposed rafters and triangular knee braces.
9. **1410 South Carson Avenue West.** Ca. 1913. This noncontributing, two-story, Prairie School style, asbestos-clad, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are one-over-one, hung. The double wood door is glazed paneled. The full-width porch has been enclosed. Other exterior features include a brick, exterior chimney on the south side. Decorative details include ribbon windows and wide overhanging eaves. The house is noncontributing due to insufficient integrity. The rear garage/apartment is described under its current legal address, 1411 South Carthage Avenue West.

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10. 1411 South Carson Avenue West. Ca. 1912. This noncontributing, two-story, Bungalow/Craftsman style, weatherboard, single dwelling has an asphalt-covered, side-gabled roof and a stone foundation. The wood windows are vertical, six-over-one, hung. The wood door is glazed paneled and has a glazed slab storm door with a wrought iron front. The full-width porch is under the principle roof. The porch has a wood railing, brick foundation and double and triple wood columns on stone piers. Other exterior features include a nonoriginal front-gabled dormer clad with vertical siding and a brick, exterior, eave wall chimney on the north side. Decorative details include triangular knee braces and double and triple windows. To the rear, is a detached, vinyl-clad garage/apartment described below.
 11. Garage/Apartment at 1411 South Carson Avenue West. Ca. 1911. This noncontributing, two-story, vinyl-clad, No Distinctive style, garage/apartment has an asphalt-covered, cross-gabled roof and a concrete foundation. The vinyl windows are six-over-six, hung. The wood door is paneled. The double car garage doors are overhead, glazed, paneled. Decorative details include wide, boxed eaves. The building is noncontributing due to a lack of integrity.
 12. 1414 South Carson Avenue West. Ca. 1911. This noncontributing, two-story, Bungalow/Craftsman style, wood, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The aluminum windows are six-over-one, hung and fixed. The wood door is glazed paneled with a glazed slab storm door. The full-width porch has been enclosed with wood and fixed, metal windows. Decorative details include triangular knee braces. The house is noncontributing due to a loss of integrity.
 13. **1415 South Carson Avenue West.** Ca. 1912. This contributing, two-story, Prairie School style, weatherboard, single dwelling 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 a low wood railing and a hipped roof supported by three, square, wood columns. Other exterior features include a stone, exterior, chimney on the north side and a hipped dormer with double windows. Decorative details include wide overhanging eaves.
 14. **1417 South Carson Avenue West.** Ca. 1913. This contributing, one-story, wood and asbestos shingled, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled with a wood screen door. The full-width porch has a wood railing and narrow wood columns set on stone piers. Other exterior features include a painted, stone chimney and two stone, interior, slope chimneys with decorative stone tops. Decorative details include double and triple windows, wood brackets and decorative wood shutters. The detached, one-story apartment to the rear is described below.

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15. Rear dwelling at 1417 South Carson Avenue West. Ca. 1930. This noncontributing, one-story, asbestos-clad, Minimal Traditional style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The metal windows are one-over-one, hung. The wood door is glazed paneled. The entry porch is uncovered. Decorative details include decorative wood shutters and gable returns. The building is noncontributing due to insufficient age.
16. **1418 South Carson Avenue West.** Ca. 1913. This contributing, one-story, wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The full-width porch has a dropped, front-gabled roof supported by tapered wood columns on stone piers. The porch is uncovered on the south side. Other exterior features include two nonoriginal, interior, brick, slope chimney and a rear addition. Decorative details include triangular knee braces and exposed rafters. To the rear, is a detached, wood garage.
17. **1421 South Carson Avenue West.** Ca. 1912. This contributing, two-story, weatherboard and wood shingle, 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 slab. The full-width porch has a low brick railing with decorative brick work and a hipped roof supported by short, wood, square, decorative columns on brick piers. Other exterior features include a painted, brick, exterior chimney on the north side. Decorative details include double windows, cloth window awnings and wide, boxed, overhanging eaves. To the rear, is a detached, garage apartment, described below.
18. **1421½ South Carson Avenue West.** Ca. 1923. This contributing, two-story, weatherboard and wood shingle, Prairie School style, garage apartment has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one, hung with metal storms. The two front, garage doors are wood, overhead with rectangular lights. There is a paneled, overhead, single car, garage door on the east side. The pedestrian door is wood, glazed, paneled. The entry porch is located on the second floor of the south side. Decorative details include cloth window awnings and boxed, overhanging eaves.
19. **1422 South Carson 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 brick foundation. The wood windows are twelve-over-one, hung. The wood door is glazed paneled with a metal storm door. The full-width porch has a low-pitched, hipped roof supported by two evenly spaced sets of double, square, wood columns on the low brick porch wall. Other exterior features include a red brick, exterior, chimney and a rear,

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one-story, addition on the south side. Decorative details include boxed, wide, overhanging eaves with exposed rafters. There is a detached, wood garage to the rear.

20. **1425 South Carson Avenue West.** Ca. 1913. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a painted, concrete block foundation. The wood windows are eighteen-over-one and nine-over-one, hung. The wood door is paneled with a glazed slab storm door. The full-width porch has been screened on the south side. The double, square wood columns on stone piers remain in place. Other exterior features include a stone, exterior, gable wall chimney. Decorative details include triangular knee braces, exposed rafters and double windows.
21. **1426 South Carson Avenue West.** Ca. 1910. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped with cross gables roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is paneled with a glazed slab storm door. The full-width porch has a hipped roof with cross gable roof supported by Classical, wood columns. Decorative details include double windows, wide boxed eaves and wood shingles on the porch gable.
22. **1432 South Carson Avenue West.** Ca. 1911. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a rock-faced concrete foundation. The wood windows are twenty-over-one and fifteen-over-one, hung. The wood door is glazed paneled with full-height sidelights. The full-width porch has a low-pitched, hipped roof supported by four, square, tapered, wood columns and a low wood railing. Other exterior features include a hipped dormer. Decorative details include triple windows and wide boxed eaves. The garage/apartment is described under its current legal address, 1432½ South Carthage Avenue West.
23. **1433 South Carson Avenue West.** Ca. 1913. This contributing, one-story, wood shingle and weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one, hung with metal storms. The wood door is glazed paneled with a glazed slab storm door. The full-width porch is only covered on the north side. The porch has decorative wood railings and tapered, wood, square columns on stone piers. Other exterior features include a stone, exterior, gable end chimney with a decorative stone top and a stone, interior, slope chimney. Decorative details include exposed rafters, triangular knee braces, false half-timbering and double windows.
24. **1435 South Carson Avenue West.** Ca. 1913. This contributing, two-story, wood shingle and stucco, 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. The full-width porch has a low-

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pitched, hipped roof supported by shingle-clad columns on a shingle-covered porch wall. Other exterior features include a red brick, exterior chimney on the south side. Decorative details include exposed rafters, wide overhanging eaves and double and triple windows.

25. **1436 South Carson Avenue West.** Ca. 1915. This contributing, two-story, stucco, Prairie School, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are decorative, nine-over-one, hung. The wood door is glazed paneled. The full-width porch has a low wood railing and a low-hipped roof supported by double and triple, decorative wood columns on stucco piers. Other exterior features include on the south side a stucco, exterior, eave wall chimney with an ornamental stucco top. Decorative details include exposed rafters, decorative brackets and double windows. The rear garage/apartment is described below.
26. **Garage/Apartment at 1436 South Carson Avenue West.** Ca. 1914. This contributing, two-story, stucco-clad, Prairie School style, garage/apartment has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are decorative, nine-over-one, hung. The wood pedestrian door is glazed paneled. The overhead garage door is wood, paneled. Other exterior features include a brick, interior, ridge chimney. Decorative details include exposed rafters and double windows.
27. **1437 South Carson Avenue West.** Ca. 1913. This contributing, two-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a foundation covered by vinyl siding. The aluminum windows are six-over-one and nine-over-one, hung. The wood door is glazed paneled. The full-width porch has a hipped roof supported by decorative, stucco columns and a low stucco porch wall. Other exterior features include a red brick, exterior chimney on the south side and a hipped dormer. Decorative details include wide, boxed eaves and double and triple windows.
28. **1440 South Carson Avenue West.** Ca. 1913. This contributing, two-story, vinyl-sided and wood shingle, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a rock-faced concrete foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The full-width porch, formerly enclosed, has a hipped roof supported by stucco-clad columns and a wood railing. The remaining entry area has been screened. Other exterior features include a hipped dormer. Decorative details include exposed rafters, wide overhanging eaves and double windows.
29. **1441 South Carson Avenue West.** Ca. 1913. 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 nine-over-one, hung with metal screens. The wood door is glazed paneled. The full-width porch has been enclosed

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with twenty-lite, fixed windows. A cloth awning extends off the porch over the entryway which has wrought iron railings and stone steps. Other exterior features include a hipped dormer enveloped in vinyl. Decorative details include wide, boxed eaves and double and triple windows. The rear garage apartment is described below. The house is noncontributing due to a loss of integrity.

30. Garage/Apartment at 1441 South Carson Avenue West. Ca. 1914. This noncontributing, two-story, vinyl-clad, Prairie School style, garage/apartment has an asphalt-covered, hipped roof and a concrete foundation. The metal windows are six-over-six and eight-over-eight, hung and fixed. The wood door is paneled with a metal screen door. The full-width porch has a shed roof supported by wood supports over the entry and a wood railing. Other exterior features include skylights and a secondary, wood porch on the south side. Decorative details include triple windows and wide overhanging eaves. The building is noncontributing due to a loss of integrity.
31. **1444 South Carson Avenue West.** Ca. 1913. This contributing, one-story, asbestos-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are vertical, five-over-one and three-over-one, hung. The wood door is glazed paneled. The full-width porch has a low, wrought iron railing and low-pitched, hipped roof supported by narrow, tapered, wood columns on short brick piers capped with concrete tops. Other exterior features include a hipped-roof dormer. Decorative details include boxed eaves and double and triple windows.
32. **1448 South Carson Avenue West.** Ca. 1911. This contributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a stucco foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The entry porch is uncovered and has a wrought iron railing. Over the enclosed entryway, is a flat roof supported by decorative brackets. Flanking the entry are also decorative wood shutters. Other exterior features include an enclosed, wood shingle, sleeping porch and a front-gabled dormer on the south side, a large, brick, exterior, eave wall chimney on the north side and a rear, two-story addition. Decorative details include ribbon windows, double windows, a picture window and decorative brackets.
33. 1407 South Carthage Avenue West. Ca. 1914. This noncontributing, two-story, concrete block and wood-sided, No Distinctive Style, garage/apartment is located behind 1406 South Carson Avenue West. The building has an asphalt-covered, side-gabled roof and a concrete block foundation. The wood windows are two-over-two, hung with metal storms. The entry porch is located on the second floor and is uncovered. The wood pedestrian door is slab and located on the south side. The garage doors are double, wood, sliding. The building is noncontributing due to a lack of historic integrity.

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34. **1411 South Carthage Avenue West.** Ca. 1914. This contributing, two-story, vinyl-sided, Prairie School style, garage/apartment is located behind 1410 South Carson Avenue West. The building has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are one-over-one, hung. The wood pedestrian door is slab. The entry porch is located on the second floor of the north side and is accessed by wood stairs. Decorative details include wide, overhanging eaves.
35. **1413 South Carthage Avenue West.** Ca. 1930. This noncontributing, one-story, asbestos-sided, Minimal Traditional style, single dwelling is located behind 1414 South Carson Avenue West. Noted as a garage on the 1939 and 1962 Sanborn maps, the building 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 metal awning above it. Decorative details include double windows, metal window awnings and exposed rafters. The house is noncontributing due to insufficient age.
36. **1419 South Carthage Avenue West.** Ca. 1914. This noncontributing, two-story, weatherboard, Prairie School style, garage/apartment is located behind 1418 South Carson Avenue West. The building has an asphalt-covered, side-gabled roof and a concrete foundation. The windows are wood, one-by-one, sliding and metal, two-over-two, hung. Several windows have been boarded on the first floor and the second floor windows have all been shortened. The wood pedestrian door is glazed paneled. The entry porch is located on the south side and has metal, pipe railings. The overhead garage door is wood, paneled. Decorative details include exposed rafters. The building is noncontributing due to a loss of integrity.
37. **1426½ South Carthage Avenue West.** Ca. 1918. This contributing, two-story, weatherboard, Prairie School style, garage/apartment is located behind 1426 South Carson Avenue West. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one, hung. The wood pedestrian door is slab. The overhead garage door is metal paneled. Decorative details include exposed rafters.
38. **1432½ South Carthage Avenue West.** Ca. 1914. This noncontributing, two-story, weatherboard, Prairie School style, garage/apartment is located behind 1432 South Carson Avenue West. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows have been boarded. The garage door has been infilled with wood, one fixed window and two metal, one-by-one, sliding windows. Decorative details include wide, boxed eaves. The building is noncontributing due to a loss of integrity.
39. **1435 South Carthage Avenue West.** Ca. 1914. This noncontributing, two-story, stucco-clad, No Distinctive

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style, garage/apartment is located behind 1436 South Carson Avenue West. The building has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are decorative, nine-over-one, hung. The garage door has been filled with windows and a single, metal, slab door. Other exterior features include a stucco, interior, ridge chimney. Decorative details include wide, boxed eaves and exposed rafters. The building is noncontributing due to a loss of integrity.

40. **1439 South Carthage Avenue West.** Ca. 1918. This contributing, two-story, weatherboard and wood shingle, Prairie School style, garage/apartment is located behind 1440 South Carson Avenue West. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one, hung. The double garage doors are metal, paneled, overhead. Decorative details include wide, boxed eaves and exposed rafters.

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SUMMARY

The Carlton Place Historic District is eligible for the National Register of Historic Places under Criterion A for its association with the community planning and development of Tulsa, Oklahoma, during the time period of 1909 to 1923. The district is an excellent example of a small, close-in neighborhood which developed in response to the early years of the Tulsa oil boom. The discovery of oil in the Red Fork area in what is now present day Tulsa, spurred a radical explosion of the previously tiny community. Within years of the oil discovery, the areas closest to downtown Tulsa were quickly platted into residential additions with growth quickly flourishing in all directions. Although surrounded by other residential additions, the Carlton Place Historic District remained distinct, set apart by its rhythmic, cohesive buildings, long tree-lined streets and the striking entry gate on the north side.

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 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 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

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

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

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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

HISTORIC SIGNIFICANCE

On September 13, 1909, the Carlton Place Addition plat was filed at the Tulsa County Courthouse by the Magee Investment Company. According to the 1910 Tulsa city directory, the first year the firm was listed, the Magee Investment Company was composed of Carl C. Magee, president; Benjamin C. Conner, vice president; Percival E. Magee, secretary-treasurer; and, John C. Magee, manager. Both Carl and Percival were the sons of Reverend John C. Magee and were law partners in the firm of Magee, Magee and Conner. In 1911, Conner was no longer involved in the Magee Investment Company and the law office of Magee, Magee and Conner had apparently been dissolved. John C. Magee had also been promoted to vice president of the firm. By 1913, Percival was the firm's manager with Carl being listed only as a partner in the law firm of Hainer and Magee and John C. a notary public.⁴

As president of the development company and namesake of the addition, Carl C. Magee was the apparent primary in the development of the Carlton Place Addition. In his business transactions, Magee preferred to use "Carl" rather than his full given name of "Carlton." Magee had previously placed at least the 1907 Owen Addition, located northwest of the original townsite, on the Tulsa real estate market. Similar to the Carlton Place Addition, Magee used the Tulsa Addition Company, of which he owned the majority of stock, to establish the addition. Born in Iowa in 1873, Magee moved to Tulsa in about 1903. He remained in the community until 1919 when his wife's health required a move to New Mexico. Magee then became a newspaper man, an occupation he maintained for several years and which was responsible for his first rise to national prominence. In the mid-1920s, Magee aided in exposing the "Teapot Dome" scandal and contributed to the downfall of Albert B. Fall, Secretary of the Interior. Related to this and other politically-motivated legal difficulties, Magee also accidentally shot and killed a man, John B. Lassater, for which he

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

⁴Burkhart's Tulsa City Directory, (Available Oklahoma Historical Society Research Library, Oklahoma City, Oklahoma), 1909.

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was tried and acquitted in 1925-1926. Magee returned to Oklahoma, this time Oklahoma City, in 1927 and became editor of The Oklahoma News. In about 1933, Magee began work on a solution to the parking problem in Oklahoma City which he had been studying as chairman of the traffic committee of the Chamber of Commerce. With technical assistance provided by the engineering department at Oklahoma State University, the first parking meter was invented with Magee being given inventor status. The first meter was installed in Oklahoma City in July 1935 and quickly spread nationwide. Returning to the newspaper business for various periods, Magee was also president of both the Dual Parking Meter Company and Magee-Hale Park-O-Meter Company from 1935 to 1946. Magee died at the end of January 1946 at the age of 73.⁵

As a small addition of less than ten acres, the opening of the Carlton Place Addition did not merit noticeable attention in the Tulsa newspapers. The Magee Investment Company, however, did place small advertisements in the 1910 city directory for both the firm and addition. The ad for the addition read "Carlton Place is the choice residence district. Ask C.W. Singleton." Singleton was a real estate man located in the Alexander Building.⁶ The advertisements did not appear in any of the subsequent city directories. The addition, however, proved immediately popular with three of the extant houses being constructed by 1910. The following year, an additional four existing houses were occupied with four more being built in 1912. Nineteen-thirteen proved to a banner year for the addition's development with eleven of the remaining homes being constructed. Construction then fell to seven existing homes in 1914 and just three the following year. As revealed on the 1915 Sanborn Fire Insurance Map, the Carlton Place Addition was essentially complete within six years of its platting. Two other remaining properties, garage/apartments, were constructed in 1918, a third garage/apartment in 1920 and a fourth garage/apartment was built in 1923, the end of the period of significance. After this, only three properties, again secondary dwellings, were built in the neighborhood to the present time.

The Carlton Place Historic District is significant as an excellent example of a small, upper middle class neighborhood that developed during an important period in Tulsa's history. Tulsa's development during the first half of the twentieth century relied on the nearby discovery of oil and the location of many oil-related industries and businesses in the community. Although Carlton Place does not contain any of the mansions of the oil barons, it is an excellent

⁵Schofield v. City of Tulsa, (Oklahoma Supreme Court Cases, The Oklahoma State Courts Network, <<http://www.oscn.net/applications/oscn/DeliverDocument.asp?CiteID=49452>>, accessed 26 September 2006. See also The Daily Oklahoman, 1 February 1946 and H.G. Thuesen, "Reminiscences of the Development of the Parking Meter," (Reprint from The Chronicles of Oklahoma XLV:2 (Summer 1967), Available Parking Meter Vertical File, Oklahoma Historical Society Research Library, Oklahoma City, Oklahoma), 4.

⁶Hoffhine's 1910 Tulsa Directory. (Available Oklahoma Historical Society Research Library, Oklahoma City, Oklahoma).

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example of the close-in upper middle class neighborhoods that developed in response to the excellent, booming economic conditions in Tulsa during the 1910s.

That the neighborhood was for the upper middle class is evidenced by the construction of many of the garage/apartments at the same time as the main dwellings. These facilities were not originally intended as rental properties, as was common in other Oklahoma communities which experienced housing shortages in the 1920, 1930s and 1940s, but instead to shelter servants working for the families, as well as the increasingly popular means of personal transportation, the automobile. Notably, the Tulsa Street Railway Company had cars running along South Main Street, just three blocks east of Carson Avenue, from downtown to Seventeenth Street by 1910, providing ready transportation from businessmen locating in the Carlton Place Addition to their places of employment in downtown Tulsa. Thus, the automobiles in the neighborhood were luxury items rather than necessities.⁷

Previous to the 2005 survey of the Riverview neighborhood, the Carlton Place Historic District was included in the proposed Riverview Historic District. The results of the intensive-level survey indicated that the Carlton Place Historic District was one of four areas which retained sufficient integrity and historic significance to merit consideration for nomination to the National Register. The four proposed districts are separated by areas which have been redeveloped into modern commercial or apartment buildings and, particularly along the east side, large, black-topped parking lots.

Although the Carlton Place Historic District is smaller than the other Tulsa historic districts listed on the National Register, it is significant in the development of the community as a distinct, small, close-in residential neighborhood. The district is composed of the remaining half of the original three-block addition. From its origins, the addition was intended to stand out from its surroundings with the striking, elegant entry gates located on the north side. The south side did not require such grand edifices as, although the area to the immediate south was platted, construction in this section of town did not occur as rapidly as that of the Carlton Place Addition. The district reflects the tremendous growth of Tulsa in the second decade of the twentieth century. This was a critical era in Tulsa's history as the town evolved from its initial oil-boom days to begin its meteoric rise to prominence as the "Oil Capital of the World."

⁷Nina Lane Dunn, Tulsa's Magic Roots, (Tulsa, Oklahoma: The Oklahoma Book Publishing Company, 1979), 286-289.

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VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of West 14th Street South and South Carthage Avenue West, proceed east to the alley east of South Carson Avenue West, then go south along the alley to West 15th Street South, then go west along West 15th Street South to South Carthage Avenue West, then go north along South Carthage Avenue West to the point of beginning.

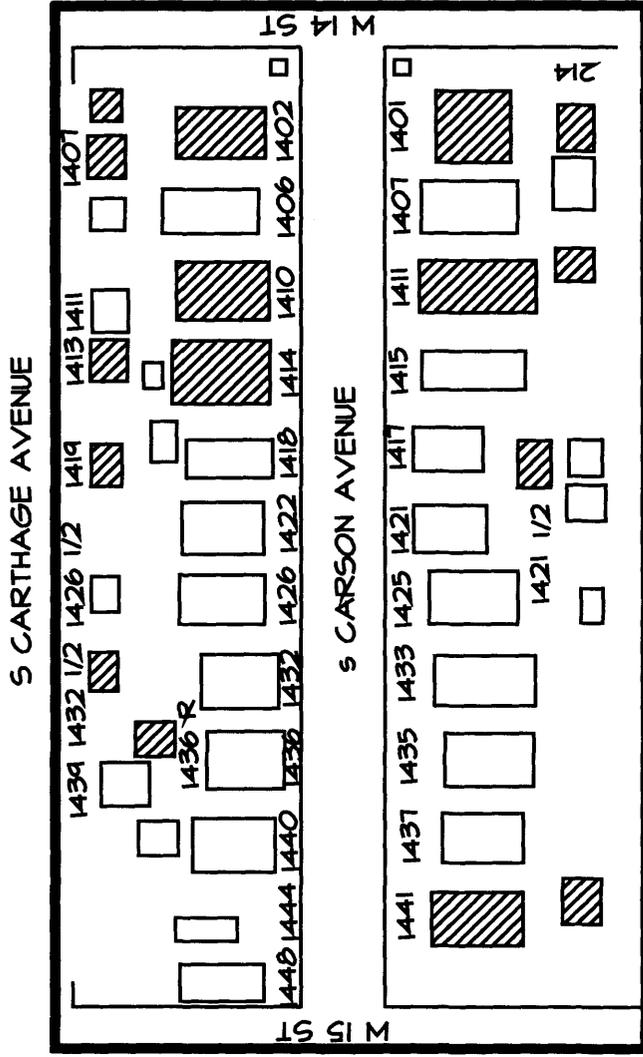
BOUNDARY JUSTIFICATION

The boundaries include the remaining one-and-one-half block area of the original three-block Carlton Place Addition which retains its historic integrity. This area is distinct from its surrounding blocks due to its prevalent single family residential character and compact period of development.



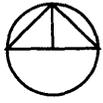
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CARLTON PLACE HISTORIC DISTRICT
TULSA, TULSA COUNTY, OKLAHOMA



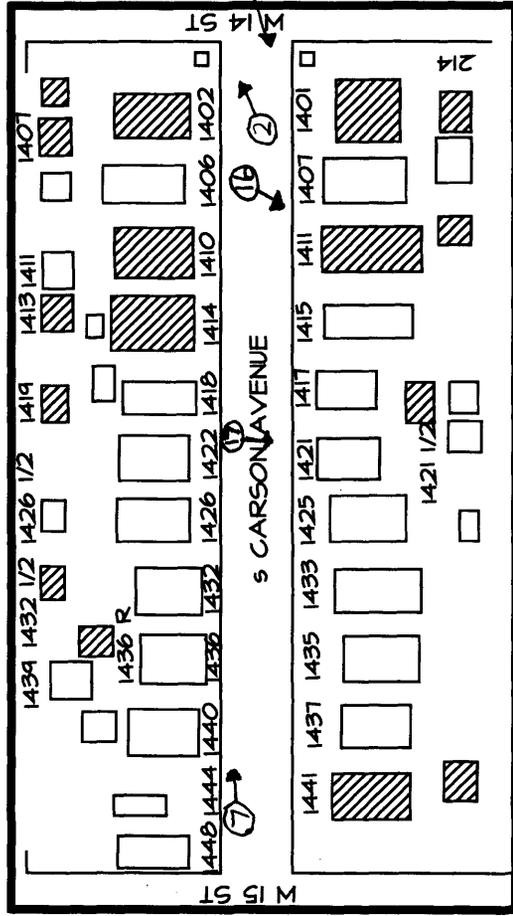


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CONTRIBUTING
NON-CONTRIBUTING



S CARTHAGE AVENUE



S 15th St

S CARSON AVENUE

S 21st St



CARLTON PLACE HISTORIC DISTRICT
PHOTO KEY
TULSA, TULSA COUNTY, OKLAHOMA