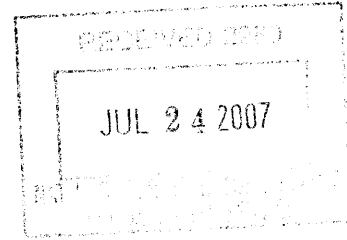


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name Riverview Historic District

other names/site number \_\_\_\_\_

2. Location

street & number Roughly bounded by West 12<sup>th</sup> and 13<sup>th</sup> Street South; the rear lot lines of properties east of South Elwood Avenue West; West 14<sup>th</sup> Place South and South Riverside Drive; and, South Jackson Avenue West and the rear lot lines of properties west of South Indian Avenue West not for publication N/A  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.)

Bob Bechtel  
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 \_\_\_\_\_

\_\_\_ other (explain): \_\_\_\_\_

Elson H. Beall

9.6.07

for  
Signature of Keeper

\_\_\_\_\_  
Date of Action

---

---

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>140</u>	<u>47</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>140</u>	<u>47</u> Total

Number of contributing resources previously listed in the National Register 3

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>multiple dwelling</u>
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____
_____	Sub: _____

Current Functions (Enter categories from instructions)

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

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Tudor Revival  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Prairie School  
MODERN MOVEMENT: Art Deco

Materials (Enter categories from instructions)

foundation CONCRETE  
roof ASPHALT  
walls WOOD:weatherboard  
BRICK  
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.

XX 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 1911-1938  
\_\_\_\_\_  
\_\_\_\_\_

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

Significant Dates 1922  
1931  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Long, John, architect ; Goff, Bruce, architect  
Winkler, George, architect

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  
=====

Acreege of Property 30 Acres MOL

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

Zone	Easting	Northing	Zone	Easting	Northing		
A	<u>15</u>	<u>230720</u>	<u>4003830</u>	C	<u>15</u>	<u>230650</u>	<u>4003380</u>
B	<u>15</u>	<u>230700</u>	<u>4003500</u>	D	<u>15</u>	<u>230590</u>	<u>4003360</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.)

=====  
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

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

ARCHITECTURAL STYLES CONTINUED FROM PAGE 4: LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Colonial Revival

MATERIALS CONTINUED FROM PAGE 4:

foundation: STUCCO  
BRICK  
walls: SYNTHETICS:vinyl  
METAL:aluminum  
ASBESTOS

SUMMARY

The Riverview Historic District is located directly south of downtown Tulsa, Tulsa County, Oklahoma. The district is separated from the downtown area by the Inner Dispersal Loop (also known as the Broken Arrow Expressway) which was constructed in 1968. The district is predominately composed of two related additions, the Childers Heights and Norvell Park additions to the city of Tulsa. Both of these additions were platted in 1918 by Nola Childers Tracy using her father's Creek allotment land. On the extreme east and southeast edges of the district are portions of three other additions, the 1906 T.T.T., the 1909 Drew-Campbell and the 1907 Riverford additions. The boundaries for the district were drawn to include the majority of the area which retains its historic integrity and maintains the best, cohesive, residential character illustrating the original development.

The district is composed almost entirely of residential buildings. In the south central portion of the neighborhood, there is Riverside Studio. The studio was originally used as a music studio combined with residential quarters. Currently, the building functions as a theater. There is also one small commercial building located on the east side of South Houston Avenue. There are no religious or educational buildings within the district. There are also no other types of resource in the district, such as structures or objects. Total, the district contains 190 buildings. Of these, 143 are contributing resources, being both present during the period of significance and retaining their historic integrity. Overall, the district has a good degree of integrity with a seventy-five percent contributing rate. The remaining 47 buildings are considered noncontributing as they either do not maintain a sufficient amount of their historic character or they were constructed within the district after the period of significance.

Notably, the district contains three buildings which have previously been individually listed on the National Register of Historic Places. The McBirney Mansion, constructed in 1927-1928 and located at 1414 South Galveston Avenue West, was listed on the National Register on November 13, 1976 for its association with James H. McBirney, a leading Tulsa businessman, and for its architectural significance as a landmark example of the Tudor Revival style in Tulsa. The 1919 Clinton-Hardy House at 1322 South Guthrie Avenue West was listed on the National Register on

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 10

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

January 23, 1979 for its local architectural significance as an excellent example of the Adamesque subtype of the Colonial Revival style. The Riverside Studio, mentioned briefly above and located at 1381 South Riverside Drive, was listed on the National Register for its association with master Oklahoma architect Bruce Goff as part of the multiple property submission entitled "Bruce Goff Designed Resources in Oklahoma." The building was listed on June 14, 2001.

The period of significance for the Riverview Historic District begins in 1911 when the first extant property was constructed in the neighborhood. It extends to 1938, when the majority of the district, eighty-five percent, of the existing buildings had been erected. Of note within the district is the nine year period between 1922 and 1931. During this time frame, about 122 buildings were constructed, representing sixty-four percent of the district. After 1931, nine more houses were built in the area which maintain the historic design, style and rhythm of the earlier houses. There was a dearth of construction activity in the neighborhood after 1938 for several years. Between 1941 and 2003, a total of twenty-eight buildings were erected in the district. Many of these resources are apartment buildings, which although not matching the scale and design of the historic houses, do not significantly disrupt the original rhythm and residential character of the area.

DESCRIPTION

The Riverview Historic District includes the majority of the Childers Heights and Norvell Park additions to the city of Tulsa. Both of these additions were developed by Nola Childers Tracy. Tracy acquired the land following the death of her father, William Childers. Childers received the land as part of his Creek allotment in 1905. Tracy did not plat the land until 1918, after she reached the age of legal majority and had married Forrest Tracy. Of the two related plats, the Childers Heights Addition was platted slightly earlier in April 1918. Following the dominate pattern of residential development in Tulsa, the addition was largely platted in the grid pattern. This caused a visible jog in the streets between the downtown and southern residential area as the downtown streets all follow a diagonal pattern.

The Childers Heights Addition extended from north of West 13<sup>th</sup> Street to West 15<sup>th</sup> Street and South Elwood Avenue to South Denver Avenue. The three rows of four blocks each in the east three-quarters of the addition are all matching in dimensions. The majority of blocks are not quite square with no alleys. The far north section of blocks are slightly smaller but were joined on the north side by blocks in the Lindsey Third Addition. The far west row of blocks only numbers three. While the middle block of the western row of blocks matches the other blocks in the addition, the far northwest and far southwest blocks are slanted to accommodate a necessary street jog. In order to maximize the available land and conform with previously developed area streets, the blocks in this area had to depart from the grid pattern of development and make a slight diagonal shift in orientation. Block 4 of the Childers Heights Addition accommodates this necessary change by slanting the west side of the block which was then divided into two slightly unequal lots. Block 12, the largest block in the addition, was rectangular in shape except on the far south side.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 11

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

=====

Beginning about a fourth of the way from the south end, the southern side of the block makes a southeast oblique line to a near point equal with that of the southern lines of the addition's blocks to the east.

The far north and south portions of the Childers Heights Addition have been largely excluded from the Riverview Historic District. This includes all of blocks 2, 3, 13 and 14 and portions of block 1 and 15. Overall, these areas do not maintain their historic integrity sufficiently to contribute to the district's significance. Along the north side of the addition in blocks 2 and 3, many of the resources were demolished in the late 1960s related to the construction of the Inner Dispersal Loop. Notably, within Block 2 of the Childers Heights Addition and outside the boundaries of the district, was the historic Riverview Elementary School which was demolished in about 1975. Tracy deeded the land for the school to the Board of Education in late July 1918. This act served to not only to provide a convenient school for potential area residents but also directly enhanced the amenities available within the addition, ensuring its commercial success. Significantly, the school also provided the common name of the neighborhood and, therefore, this district. The south side of the addition, consisting of blocks 13, 14 and 15, has been adversely impacted by the erection of large, modern apartment buildings which do not maintain the dominate single family character of the area. All of the streets in the Childers Heights Addition follow the same pattern with every north-south and east-west road maintaining a complete course through the addition.

Platted just a few months after the Childers Heights Addition was the Norvell Park Addition to the city of Tulsa. Platted in June of 1918, this addition was originally named Horsley Hill Addition. Daniel B. Horsley, along with Lee Clinton, were named as guardians of Tracy's father's estate in 1914. In early 1918, in conjunction with another local attorney, Woodson E. Norvell, Horsley and Lee were appointed as agents in the development of Tracy's land. In mid-May of 1919, the name of the addition was changed by Tracy to the Norvell Park Addition. To make the most of an area confined by downtown Tulsa on the north and the Arkansas River on the west and south sides, the Norvell Park Addition does not adhere strictly to the grid pattern. As originally platted, the blocks along the east side of the addition, consisting of blocks 1, 9, 10 and 14, were all oddly shaped and of various sizes. The western blocks were more uniform, although the far west row of blocks were of varying shapes to conform with the existing roads. Notably, the streets of the addition deviate from the straight path of the adjacent roads in the Childers Heights Addition. The north-south roads are slanted at a slight angle. Both South Jackson and Indian streets slant in a straight line but South Houston Street has a perceivable jog to the west just less than half way down the 1200 block and again at the intersection with West 13<sup>th</sup> Street. Originally, all of the north-south streets in the addition extended completely to Riverside Drive. Of the east-west streets, West 12<sup>th</sup> and 13<sup>th</sup> streets extended fully through the addition but 14<sup>th</sup> Street terminated at South Houston Avenue.

Two years after the platting of the Childers Heights and Norvell Park additions, Nola Childers Tracy, along with her husband Forest R. Tracy, John D. Franklin, Tan K. and Paul Clinton, Jane H. and Fred S. Clinton, Juanita Rankin and Howard A. Parker, Lon R. and Myrtle C. Stansbery, J.D. and Effie E. Simmons, Harry Tinsley, M. and Lora M.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 12

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

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Hughes and Cleo C. and William S. Bailey, filed a "Plat of Resubdivision of Blocks 4-5 and 12 of Childers Heights Addition and Blocks 1-9-10 and 14 of Norvell Park Addition." While not apparently altering the blocks in the Childers Heights Addition and blocks 1 and 9 of the Norvell Park Addition, the replat changed the name of the dividing street between the additions from Norvell Road to Childers Avenue and combined the Norvell Park blocks 10 and 14 into one long block by vacating West 14<sup>th</sup> Street in the addition. In addition to owning some lots in the Childers Heights Block 4, the Tracys' owned all of the newly created Block 10 of the Norvell Park Addition. Five years later in 1925, Gertrude C. and Carl Pleasant and N.P. and Vivian R. Johnson filed the "Resubdivision of Block 10 of the Resubdivision of Blocks 1, 9, 10 and 14 of Norvell Park Addition" which changed the name of Childers Avenue to Houston Avenue and, to the direct west, the original Houston Avenue to Indian Avenue.

Also in 1920, Woodson E. and Norma L. Norvell filed the "Amended Plat of Blocks 11 and 12, Norvell Park, An Addition to Tulsa." Notably, this plat deviated extensively from the original neighborhood configuration. The new plat caused Blocks 11 and 12 to be combined through the abandonment of the majority of South Jackson Avenue. A small section of South Jackson Avenue, about 150 feet, continued past West 13<sup>th</sup> Street to terminate in a circular dead end. While the outside lots maintained their original design, the center lots were redesigned to accommodate the new street configuration. Ten years later, Ethel M. Cardiff filed "The Cardiff Re-Subdivision of a part of Blocks 11 and 12, Norvell Park Addition to Tulsa." Leaving the east section of lots alone, the new plat maintained the other north-south lines of the 1920 plat through easements while reducing the number of oblique lots around the South Jackson Avenue dead end. Additionally, all of the lots on the south portion of the re-subdivision were altered into diagonal lots to take advantage of their location along Riverside Drive.

Along the far east side of the Riverview Historic District are small portions of three other additions. The T.T.T. Addition, filed in May 1906 by George W. Adams, consisted of a four partial block area. Only the west half of Block 3 of the T.T.T. Addition is included within the district. The two blocks of the addition on the north side have been eradicated as part of the Inner Dispersal Loop and the majority of historic houses on the east side of blocks 3 and 4 have been correspondingly demolished. The portion of the T.T.T. Addition included in the district is systematically laid-out with even east-west lots. Notably, West 14<sup>th</sup> Street was not continued through the south part of the addition, creating an unusually long block on the east side of the district. To the immediate south of the T.T.T. is the Campbell Addition. Also known as the Drew-Campbell Addition, this plat was filed in 1909 by Emily Campbell. Also containing four blocks comprising a square plot of land, the two north blocks of the Campbell Addition are seamlessly attached to the south blocks of the T.T.T. Addition. The two south blocks are located between West 14<sup>th</sup> Place and 15<sup>th</sup> Street and match the dimensions of the plats to the west in the Childers Heights Addition. As with the outside portions of the T.T.T. Addition, redevelopment has adversely impacted much of the Campbell Addition with the historic houses replaced by large, modern commercial buildings. Maintaining a notable cohesion with the residential development to the west, that portion of the Campbell Addition that retains its historic integrity was included in the Riverview Historic District.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 13

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

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On the far southeast side of the Riverview Historic District is the Riverford Addition. Filed on May 22, 1906 by Thomas Wiswall, a copy of the original plat was not available at the Tulsa County Courthouse for unknown reasons. This small addition apparently consisted of two blocks between South Elwood and Guthrie avenues and West 15<sup>th</sup> and 16<sup>th</sup> streets. The east side of Block 1, the only portion of the addition included in the Riverview Historic District, was platted into lots which mimic the lots on the surrounding blocks. Block 1 of the Riverford Addition, however, was situated slightly south of the corresponding Block 4 of the Campbell Addition, creating a slight jog in West 15<sup>th</sup> Street. Additionally, West 16<sup>th</sup> Street does not extend through the block, resulting in the erection of a house, 1520 South Elwood Avenue, where the street would have cut through the block. Notably, as revealed on the 1915 Sanborn map, there were three houses constructed in the addition in the early to mid-1910s. However, none of the footprints of these houses match the existing resources. Additionally, as indicated by the Sanborn maps, the original plat of the addition allowed the east-west streets to only be 28 feet in width, likely the reason West 16<sup>th</sup> Street was not continued through. Generally, streets in the area all measured 60 feet wide.

Beginning with the T.T.T. Addition, several streets in the district have had their names changed. The pre-statehood T.T.T. Addition planned for West 13<sup>th</sup> Street to be called Sycamore Street. Both the 1909 Campbell and 1918 Childers Heights additions intended for West 14<sup>th</sup> Place to be called Walnut Street. The Childers Heights and Norvell Park plats were originally divided by Norvell Road. In 1920, Norvell Road became Childers Avenue and, in 1925, Houston Avenue. Directly related to this, the original Houston Avenue, situated one street to the west between Norvell Road and Jackson Avenue, was renamed Indian Avenue in 1925. As included on the 1918 and 1920 plats, Riverside Drive was simply called Boulevard. By 1925, the existing name had been applied to the street.

The Riverview Historic District is dominated by the Bungalow/Craftsman style with seventy-one examples. This represents thirty-seven percent of the buildings in the district. The Bungalow/Craftsman style flourished nationally for more than thirty years in the first four decades of the twentieth century. The style is characterized by low- to moderate-pitched, gabled roofs and wide, front-gabled porches supported by wooden columns on masonry piers. Decorative details common to the Bungalow/Craftsman style include exposed rafters, double and triple windows and triangular knee braces.

The second most popular style of houses in district is the Tudor Revival style. Thirty-seven resources, equaling nineteen percent, in the district were classified as being in this style. Although a common residential style for more than five decades beginning in 1890, the Tudor Revival style was particularly popular in Tulsa and nationwide in the 1920s and 1930. Typically brick, these one- and two-story houses usually have steeply-pitched, cross-gabled roofs and prominent exterior chimneys.

With nineteen examples, the Prairie School style had the third highest number of examples in the Riverview Historic District. Comprising eleven percent of the district, the Prairie School style was nationally popular from about 1900 to

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 14

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

1920. The style is typified 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.

Having just two examples less than the Prairie School style, the Colonial Revival style makes up nine percent of the Riverview buildings' architectural style. 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.

Each of the remaining styles in the Riverview District had ten or less examples. This includes No Distinctive Style (10), Contemporary (10), Minimal Traditional (6), Modern Movement (5), Classical Revival (3), Commercial Style (3), Ranch (3), Mission/Spanish Colonial Revival (2) and with just one example each Folk Victorian, International, Neo-Tudor Revival and Neo-French Revival. Combined, these styles represented forty-six buildings, equaling twenty-four percent of the district. Notably, many of these styles were found on historic buildings which are contributing resources to the district.

The boundaries of the district were drawn to include as much of the remaining, cohesive Riverview neighborhood as possible. This includes nearly all of the Childers Heights and Norvell Park additions, as well as portions of the T.T.T., Campbell and Riverford additions. The areas outside of district boundaries have been unsympathetically redeveloped, resulting in the overwhelmingly loss of their historic character. Just outside the district boundaries on the north side is the Inner Dispersal Loop. To the east of the boundary the majority of houses have been demolished and replaced by modern commercial buildings or adversely impacted by alterations. The west district boundary follows Riverside Drive, the historic road which followed the path of the Arkansas River in this section of Tulsa. The construction of large, modern, multiple dwellings have significantly altered the historic character of the area excluded by the west boundary.

A much large Riverview Historic District was identified as being National Register eligible in "The 1997 Tulsa Historic Preservation Resource Document." Extending south from the Inner Dispersal Loop to 21<sup>st</sup> Street, the proposed district went east from the Arkansas River to the Midland Valley Railroad Tracks. Due to large voids scattered about the neighborhood caused by construction of modern apartment and office buildings and demolition of historic buildings to create parking lots, the eligibility of this area as a whole was unlikely. The Riverview area was intensively surveyed in 2005 by the city of Tulsa. The survey identified four districts of varying sizes. The districts were separated by blocks void of historic resources, as well as historic divisions. Except for Riverview, which includes portions of five additions, the other three identified potential districts encompass only the majority of a single addition. Development periods also divided the proposed districts. For example, adjacent to the southeast corner of

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 15

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

the Riverview Historic District is the Stonebraker Heights Historic District. With an earlier plat date, building activity in the Stonebraker Heights Historic District peaked in the years 1913 to 1918. In contrast, the Riverview Historic District experienced its greatest surge in construction activity between 1922 and 1931.

The dates of construction for the Riverview Historic District were arrived at using a combination of Tulsa city directories and Sanborn Fire Insurance Maps. With the majority of building activity occurring after 1918, the city directories amply covered development of the neighborhood. From 1912 forward, the nearly yearly city directories were cross-referenced by address. The area was not as well represented in the Sanborn Fire Insurance maps. The majority of the Riverview area was not included on the 1915 map and only portions of the district were mapped as part of the 1939 update. The 1962 map more adequately covered the neighborhood but was of little help in accurately estimating the date of construction for the district properties.

ALTERATIONS

The Riverview Historic District maintains a fairly high contributing rate at seventy-five percent. Of the total 190 resources, 143 were classified as contributing, meaning they retained their overall historic character, as well as were present during the greatest development phase of the neighborhood. Notably, three contributing properties, consisting of two houses and a studio-residence combo, have already been listed on the National Register. The remaining forty-seven buildings, twenty-five percent, were categorized as noncontributing. Of these, twenty-eight or fifteen percent, were buildings constructed after 1938, leaving nineteen historic properties that have been sufficiently altered so as to lose their historic integrity.

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.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 16

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

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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.

DESCRIPTION OF RESOURCES

1. **1302 South Elwood Avenue West.** Ca. 1922. This contributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is glazed paneled with a metal storm door and half light sidelights. The full-width porch is uncovered except for a flat roof over the entryway supported by wrought iron supports. Other exterior features include two hipped dormers and a porte cochere on the north side. Decorative details include double windows and wide boxed eaves. To the rear, there is a detached, historic, brick garage.
2. **1306 South Elwood Avenue West.** Ca. 1919. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are decorative, six-over-three, hung. The wood door is glazed paneled with full-height sidelights. The full-width porch has a low-pitched, hipped roof over the entry supported by decorative, split, wood columns on wood piers. Other exterior features include an exterior, eave wall, brick chimney and an interior, stucco chimney. Decorative details include decorative corner trim, wide boxed eaves and triple windows. To the rear, there is a detached, historic, wood garage.
3. Justus Apartments. **1307 South Elwood Avenue West.** Ca. 1919. This contributing, two-story, brick, Commercial style, apartment building has a flat roof and a brick foundation. The aluminum windows are six-over-six, hung. The wood door is glazed paneled. The entry porch is inset and has a flat header supported by short brackets. Decorative details include a concrete name plate and horizontal banding along the upper wall.
4. **1312 South Elwood Avenue West.** Ca. 1919. 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 full-width porch has a low-pitched, hipped roof supported by square, wood columns on brick piers. Other exterior features include a brick, exterior chimney. Decorative details include wide boxed eaves, double windows and decorative wood shutters.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 17

Riverview Historic District

name of property

Tulsa County, Oklahoma

county and state

---

5. **1313 South Elwood Avenue West.** Ca. 1918. This noncontributing, two-story, weatherboard, Folk Victorian, is currently undergoing work. The single dwelling has an asphalt-covered, cross-gabled roof and a rock-faced concrete foundation. The metal windows are one-over-one, hung. The wood door is glazed paneled. The porch is wraparound with a flat roof supported by turned wood supports. Other exterior features include a brick, interior, ridge chimney. Decorative details include double windows, short boxed eaves and decorative, scrolled brackets. To the rear, is a new, large, three-car garage.
6. **1315 South Elwood Avenue West.** Ca. 1919. This contributing, two-story, asbestos-sided, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof with cross gables and a concrete foundation. The wood windows are one-over-one, hung. The wood door is slab. The entry porch has a front gable supported by wood supports. Other exterior features include a brick, interior, ridge chimney. Decorative details include gable returns, short boxed eaves and asphalt-clad awnings over the facade windows.
7. **1316 South Elwood Avenue West.** Ca. 1919. This contributing, one-story, vinyl-clad, Bungalow/Craftsman 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 been screened and has a front gable roof supported by full-height brick piers. Other exterior features include a brick, interior chimney. Decorative details include triangular knee braces, double windows and decorative wood shutters.
8. **1320 South Elwood Avenue West.** Ca. 1919. This contributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, clipped, side-gabled roof and a brick foundation. The wood windows are vertical, five-over-one and six-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principle roof and has three, short, wood, square columns on tall, brick piers. Other exterior features include a brick, exterior, gable wall chimney and a large, shed-roofed dormer. Decorative details include double and triple windows, broad eaves and gable returns.
9. **1323 South Elwood Avenue West.** Ca. 1919. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The partial porch has been screened and has a front-gabled roof supported by square, wood columns on decorative stone piers. Decorative details include double windows.
10. **1324 South Elwood Avenue West.** Ca. 1919. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 18

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

---

---

The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch is under the principle roof and is supported by full-height brick piers. Decorative details include triangular knee braces and exposed rafters.

11. **1325 South Elwood Avenue West.** Ca. 1918. This contributing, two-story, weatherboard, Prairie School style, multiple dwelling has an asphalt-covered, hipped roof and a rock-faced concrete. The wood windows are vertical, five-over-one, three-over-one and two-over-one, hung. The wood doors are glazed paneled. The double, full-width porch is under the principle roof and has short, wood, square columns on tall, narrow, brick piers and wood railings. Other exterior features include a brick, exterior chimney. Decorative details include broad eaves, exposed rafters and triple and ribbon windows. To the rear, there is a detached, wood, historic garage.
12. **1329 South Elwood Avenue West.** Ca. 1913. This noncontributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a permastone-clad foundation. The wood windows are one-over-one, hung. The entry porch has a front gable roof supported by wrought iron columns and wrought iron railings. Other exterior features include an enclosed porch on the side. Decorative details include triple windows, gable returns, asphalt-shingled shed awnings on facade windows, a permastone wainscoting and triple attic vent. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a loss of integrity.
13. **1401 South Elwood Avenue West.** Ca. 1919. This contributing, one-story, weatherboard, Classical Revival 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 full-width porch has a gabled roof supported by square, wood, tapered columns and a wood railing. Other exterior features include a shed-roofed dormer. Decorative details include double windows. To the rear, there is a detached, historic, wood garage.
14. **1402 South Elwood Avenue West.** Ca. 1926. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a stucco foundation. The wood windows are nine-over-one, hung. The wood door is glazed paneled. The full-width porch has been screened and has a front-gabled roof supported by full-height, stucco piers. Other exterior features include a stucco, exterior, eave wall chimney and a stucco, interior chimney. Decorative details include triangular knee braces, broad eaves and double and triple windows. To the rear, there is a detached, historic, wood garage.
15. **1405 South Elwood Avenue West.** Ca. 1911. This contributing, one-story, wood shingle,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 19

Riverview 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 one-over-one, hung. The wood door is paneled. The full-width porch is under the principle roof and has square, wood columns and a wood railing. Decorative details include triangular knee braces, exposed rafters, double windows and decorative wood shutters on the facade.

16. 1408 South Elwood Avenue West. Ca. 1922. This noncontributing, one-story and two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a painted, brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The partial porch has been screened in and has a front gable roof supported by short, square, massive columns on tall, massive, brick piers. Other exterior features include a second-story, hipped roof addition and a side rear addition. Decorative details include broad eaves, a cupola on the porch topped by a Rooster weathervane, double windows and gable returns. The house is noncontributing due to a lack of integrity.
17. **1409 South Elwood Avenue West.** Ca. 1915. This contributing, one-story, weatherboard, 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 paneled with a glazed slab storm door. The partial porch has a shed roof supported by tapered, wood, square columns and a wood railing. Decorative details include exposed rafters and double windows.
18. **1412 South Elwood Avenue West.** Ca. 1926. This contributing, one-story, weatherboard, 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 paneled. The partial porch has a front gable roof supported by triple, wood, square columns on stucco piers and a wood railing. Decorative details include exposed rafters, triangular knee braces and double windows. To the rear, there is a detached, historic, wood garage.
19. **1415 South Elwood Avenue West.** Ca. 1911. This contributing, two-story, weatherboard and wood shingle, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The metal windows are eight-over-eight and four-over-four, hung. The wood door is glazed paneled. The full-width porch has a flat roof supported by square, narrow, wood supports. Other exterior features include a large shed-roofed dormer and an enclosed side porch. Decorative details include double windows. To the rear, there is a detached, historic, wood garage.
20. **1416 South Elwood Avenue West.** Ca. 1922. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 20

Riverview Historic District

name of property

Tulsa County, Oklahoma

county and state

---

---

foundation. The wood windows are decorative, six-over-one, hung. The wood door is glazed paneled. The nearly full-width porch is uncovered except for a flat roof over the entryway supported by square brick columns on brick piers. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include triangular knee braces, double and triple windows and gable trusses. To the rear, there is a detached, historic, wood garage.

21. **1417 South Elwood Avenue West.** Ca. 1912. This noncontributing, one-story, asbestos-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has been partially enclosed with fixed windows and vertical siding. The porch is under the principle roof and four round, wood columns remain. Other exterior features include a brick, interior, slope chimney and a shed-roofed dormer. Decorative details include triangular knee braces, exposed rafters and double and triple windows. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to a lack of integrity.
22. **1418 South Elwood Avenue West.** Ca. 1919. 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 one-over-one, hung. The wood door is glazed paneled. The partial porch has a front gable roof supported by brick piers. Other exterior features include a brick, interior, slope chimney. Decorative details include triangular knee braces, double windows and decorative wood shutters. To the rear, there is a detached, historic, wood garage.
23. **1423 South Elwood Avenue West.** Ca. 1912. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a rock-faced concrete. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has been partially enclosed with asbestos siding and shorter, one-over-one, hung windows. The porch is under the principle roof and has two remaining tapered, wood columns on brick piers and a brick wall. Other exterior features include an interior, brick, slope chimney, a shed-roofed dormer and an attached, rear, garage addition. Decorative details include double and ribbon windows, exposed rafters and triangular knee braces.
24. **1424 South Elwood Avenue West.** Ca. 1923. This contributing, two-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are six-over-six, hung. The wood door is glazed paneled. The entry porch has a hipped roof supported by narrow, wood, square supports. Other exterior features include a brick, exterior chimney, side entry porch and side partial porch. Decorative details include broad boxed eaves and double windows. To the rear, there is a

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 21

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

detached, historic, wood garage.

25. 1431 South Elwood Avenue West (318 14<sup>th</sup>). Ca. 1915. This noncontributing, one-story, wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a rock-faced concrete foundation. The aluminum windows are eight-over-eight, hung. The wood door is glazed paneled with a glazed slab storm. The nearly full-width porch has a front-gabled roof supported by tapered, wood, square columns on painted, decorative, stone piers and a wood railing. Other exterior features include a shed-roofed, vinyl-clad, second story addition and side entry. Decorative details include exposed rafters and triangular knee braces. There is a carport to the rear. To the rear, there is a vinyl-clad, front-gabled toy house. The house is noncontributing due to a lack of integrity.
26. **1434 South Elwood Avenue West.** Ca. 1919. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling 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 with a metal screen. The full-width porch is under the principle roof and has triple, stepped, brick piers. Other exterior features include a brick, interior, slope chimney. Decorative details include triangular knee braces and double windows. To the rear, there is a detached, new, wood garage.
27. **1435 South Elwood Avenue West.** Ca. 1916. This contributing, one-story, asbestos-clad, Classical Revival style, single dwelling has an asphalt-covered, hipped roof and stucco foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has a low-pitched, hipped roof supported by tapered, wood, square columns on stucco piers. Other exterior features include a hipped roof dormer and two rear additions. Decorative details include broad boxed eaves and double and ribbon windows.
28. **1436 South Elwood Avenue West.** Ca. 1922. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a painted, decorative, stone foundation. The wood windows are one-over-one, hung. The wood door is slab with a wrought iron, glazed slab storm door. The nearly full-width porch has a front gable roof supported by tapered, wood, square columns on painted, brick piers and a wood railing. Other exterior features include a brick, interior, slope chimney. Decorative details include triangular knee braces and double and triple windows.
29. **1437 South Elwood Avenue West.** Ca. 1918. This contributing, one-and-one-half story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a painted, brick foundation. The aluminum windows are six-over-six, hung. The metal door is glazed paneled with a glazed slab storm door. The full-width porch has a front-gabled roof supported by tapered, wood, square, paneled

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 22

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

columns on painted, brick piers and a decorative wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double and triple windows, triangular knee braces and wood shingles in the porch gable.

30. **1440 South Elwood Avenue West.** Ca. 1922. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a painted, decorative, stone 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 short, square, columns on stucco piers and a wood railing. Other exterior features include brick, interior chimneys. Decorative details include triangular knee braces and double windows.
31. **1443 South Elwood Avenue West.** Ca. 1918. This contributing, two-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, four-over-one, six-over-six and seven-over-one, hung. The wood door is glazed paneled with full-height, multi-light sidelights. The full-width porch has a low-pitched, hipped roof supported by square, wood columns on brick piers. Decorative details include double and triple windows, wide boxed eaves and decorative wood shutters.
32. **1444 South Elwood Avenue West.** Ca. 1922. This contributing, two-sided, asbestos-sided, 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 full-width porch has a low-pitched, hipped roof supported by tapered, wood columns on painted, brick piers. Other exterior features include a brick, interior, slope chimney. Decorative details include broad eaves, metal window awnings on facade and double windows. To the rear, there is a detached, historic, wood garage.
33. **1448 South Elwood Avenue West.** Ca. 1922. 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 fifteen-over-one and six-over-one, hung with metal storms. The full-width porch has a hipped roof supported by fluted, round, Classical, wood columns. An enclosed entry room has been constructed under the porch. Other exterior features include a painted, brick, interior, ridge chimney. Decorative details include broad boxed eaves, triple windows and decorative wood shutters. The house is noncontributing due to a lack of integrity.
34. **1504 South Elwood Avenue West.** Ca. 1931. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are six-

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 23

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

- 
- 
- over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The entry porch has a cloth, balloon awning. Other exterior features include a brick, interior, ridge chimney. Decorative details include double windows, minimal eave overhang and decorative wood shutters. To the rear, there is a detached, historic garage.
35. **1508 South Elwood Avenue West.** Ca. 1918. This contributing, one-and-one-half-story, weatherboard and 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. The partial wraparound porch has a front-gabled roof supported by tapered, wood, square columns on stone piers. Other exterior features include a stone chimney. Decorative details include triangular knee braces, exposed rafters, a triple multi-light fixed attic window and triple windows.
36. **1510 South Elwood Avenue West.** Ca. 1916. This contributing, two-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are four-over-one and six-over-one, hung and six- and eight-lite casement. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by short, narrow, square columns on tall, stucco, tapered piers. Other exterior features include a stucco chimney. Decorative details include exposed rafters, double and ribbon windows and false beams.
37. **1516 South Elwood Avenue West.** Ca. 1931. This noncontributing, one-story, patterned stucco, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are vertical, seven-over-one, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by tapered, patterned stucco, square columns on short, patterned stucco piers. Other exterior features include a second story addition, a brick exterior eave wall chimney and a wood chimney on the rear. Decorative details include triangular knee braces, dentils and double windows. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to a lack of integrity.
38. **1518 South Elwood Avenue West.** Ca. 1931. This contributing, two-story, brick, Tudor Revival style, single dwelling is set back on the lot and has a steeply-pitched, asphalt-covered, cross-gabled roof and a brick foundation. The door is not visible from the street due to the siting of the house and landscape. The metal windows are six-over-six and eight-over-eight, hung and sixteen-lite fixed. The entry porch is inset with square wood supports. Other exterior features include a brick, exterior, eave wall chimney and an enclosed, rear porch. Decorative details include minimal eave overhang and clinker bricks.
39. **1520 South Elwood Avenue West.** Ca. 1930. This contributing, one-story, brick, Tudor Revival style, single

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 24

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

dwelling is set back on the lot and has a steeply-pitched, asphalt-covered, side-gabled roof and a brick foundation. The wood windows are nine-over-one, hung. The door is not visible from the street. The partial porch has a shed roof over the entry area supported by square, wood columns on brick piers. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include minimal eave overhang and clinker bricks.

40. 1219 South Frisco Avenue West. Ca. 1999. This noncontributing, one-story, brick, Neo-Tudor Revival style, single dwelling has an asphalt-covered, hipped roof with cross hips and a brick foundation. The aluminum windows are nine-over-nine, hung. The wood door is paneled. The entry porch is covered by a front-gabled, brick archway. Other exterior features include a double, attached, brick garage with paneled overhead doors. The house is noncontributing due to a lack of integrity.
41. **1223 South Frisco Avenue West.** Ca. 1922. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof with square, wood columns and a wood railing. Other exterior features include two brick, interior, slope chimneys. Decorative details include ornamental verge boards, triangular knee braces and wide eaves.
42. **1227 South Frisco Avenue West.** Ca. 1924. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, gambrel and a concrete foundation. The wood windows are eight-over-one, hung. The wood door is glazed paneled with a glazed slab storm door and an eyebrow hood above. The full-width porch is uncovered. Other exterior features include an exterior, brick gable wall chimney and an interior, slope, brick chimney. Decorative details include double windows and a ornamental wood window box.
43. **1231 South Frisco Avenue West.** Ca. 1919. 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 sixteen-over-one, hung. The wood door is slab with lights and a metal screen door. The full-width porch is under the principle roof and has massive brick columns on flared, brick piers. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include exposed rafters, false half-timbering in the gable end and triple windows. For a description of the rear garage/apartment see 419 West 13<sup>th</sup> Street South.
44. **1301 South Frisco Avenue West.** Ca. 1926. This contributing, two-story, brick, Tudor Revival style, single



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 25

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

dwelling has a steeply-pitched, asphalt-covered, front-gabled roof and a brick foundation. The aluminum windows are six-over-six, hung. The wood door is glazed paneled. The entry porch has a front-gabled, brick, enclosed entry with a cloth, balloon awning above the round arched doorway. Other exterior features include a brick exterior gable wall chimney, a brick interior slope chimney and two large, shed-roofed, stucco-clad dormers. Decorative details include minimal eave overhang, decorative brickwork and double windows. To the rear, there is a detached, historic, wood garage.

45. The Grecian. 1304 South Frisco Avenue West. Ca. 1968. This noncontributing, three-story, brick, Modern Movement, apartment building has an asphalt-covered, low-pitched, hipped roof and a brick foundation. The metal windows are one-over-one, hung with decorative metal screens. The wood doors are paneled. The full-width, brick, arched porch has a low-pitched, hipped roof supported by wrought iron railings and supports. Other exterior features include overhead, paneled, garage doors. Decorative details include double windows, minimal eave overhang and a decorative fountain on the east side. The building is noncontributing due to insufficient age.
46. **1307 South Frisco Avenue West.** Ca. 1928. This contributing, two-story, brick and stucco, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, five-over-one, hung. The wood door is glazed paneled. The full-width porch has a low-pitched, hipped roof over part of it, supported by short, tapered, square, wood columns on tall brick piers. Other exterior features include an interior, ridge, brick chimney and an attached, metal carport. Decorative details include double and triple windows and broad eaves. To the rear, there is a detached, historic, wood garage.
47. **1311 South Frisco Avenue West.** Ca. 1922. 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 six-over-one, hung. The wood door is paneled with a glazed slab storm door. The full-width porch has a flat roof over part of it, supported by full-height, stucco piers. Other exterior features include a stucco, interior, slope chimney and an attached, metal carport. Decorative details include broad eaves and double windows. To the rear, there is a detached, historic, wood garage.
48. **1312 South Frisco Avenue West.** Ca. 1922. This contributing, two-story, weatherboard, 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 wood door is glazed paneled. The full-width porch has a low-pitched, hipped roof, with a second floor balcony, supported on the outside by tapered, wood, square, paneled columns on brick piers and, on the inside, by square, narrow supports on brick piers. Other exterior features include a brick, exterior chimney and a hipped-roof dormer. Decorative details include broad eaves, decorative wood

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 26

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

brackets and double windows.

49. **1315 South Frisco Avenue West.** Ca. 1931. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung with metal storms. The entry porch has a shed roof supported by two, wood, square columns. Other exterior features include a brick, exterior, eave wall chimney and a side entry. Decorative details include minimal eave overhang and double windows. To the rear, there is a detached, historic, wood garage.
50. **1316 South Frisco Avenue West.** Ca. 1926. This contributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The full-width porch has a brick wall and a hipped roof supported by full-height, brick piers. Other exterior features include two brick, exterior, eave wall chimneys. Decorative details include broad eaves, double windows and metal window awnings. See below for description of rear garage/apartment.
51. **Garage/Apartment at 1316 South Frisco Avenue West.** Ca. 1926. This contributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are four-over-one, hung. The two overhead garage doors are paneled. A second floor entry is located on the side with the entry porch having wood stairs and a shed roof. Decorative details include broad eaves and triple windows.
52. **1317 South Frisco Avenue West.** Ca. 1929. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are eight-over-eight, hung and double, eight-lite, casement. The wood door is glazed paneled. The partial porch has a front-gabled roof, brick full-height piers and arched openings. Other exterior features include a stone, exterior, eave wall chimney. Decorative details include double and triple windows, minimal eave overhang and wood shingles in the gable ends. To the rear, there is a detached, historic, brick garage.
53. **1323 South Frisco Avenue West.** Ca. 1931. This contributing, two-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is plank with a small arched light. The door is recessed within an enclosed, arched, brick entryway. Other exterior features include two brick, exterior chimneys with chimney pots. Decorative details include an ornamental plaque in the window headers flanking the facade chimney and short boxed eaves. See below for description of rear garage/apartment.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 27

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

---

---

54. **Garage/Apartment at 1323 South Frisco Avenue West.** Ca. 1931. This contributing, two-story, brick, No Distinctive style, garage/apartment has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, three-over-one, hung. The garage doors are metal, overhead. The pedestrian entry is located on the side.
55. 1324 South Frisco Avenue West. Ca. 1950. This noncontributing, one-story, brick, Ranch style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The metal windows are double, four-lite, casement with transoms. The partial porch has a hipped roof supported by wrought iron supports. Decorative details include a large fixed picture window, broad eaves, double and ribbon windows and decorative wood shutters. To the rear, there is a detached, historic, brick garage.
56. The Savoy. 1401 South Frisco Avenue West. Ca. 1958. This noncontributing, one-story, brick, Modern Movement style, apartment building has an asphalt-covered, hipped roof and a brick foundation. The metal windows are one-by-one, sliding. The wood doors are slab with metal storm doors. The full-width porch is inset and has white, wrought iron supports. Decorative details include broad eaves and cloth window awnings. The building is noncontributing due to insufficient age.
57. The Savoy. 1403 South Frisco Avenue West. Ca. 1958. This noncontributing, one-story, brick, Modern Movement style, apartment building has an asphalt-covered, hipped roof and a brick foundation. The metal windows are one-by-one, sliding. The wood doors are slab with metal storm doors. The full-width porch is inset and has white, wrought iron supports. Decorative details include broad eaves and cloth window awnings. The building is noncontributing due to insufficient age.
58. **1404 South Frisco Avenue West.** Ca. 1923. This contributing, two-story, brick, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The wraparound porch has a cross-gabled roof supported by full-height brick columns and a decorative brick wall. Other exterior features include a brick, exterior chimney and a front-gabled dormer. Decorative details include double windows. To the rear, there is a detached, historic, brick garage.
59. **1410 South Frisco Avenue West.** Ca. 1924. This contributing, one-story, aluminum-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-one and four-over-one, hung. The wood door is paneled. The wrap-around porch is under the principle roof and has short, tapered, wood, square columns on brick piers and a brick wall.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 28

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

Other exterior features include a brick, exterior, gable wall chimney. Decorative details include triple windows, triangular knee braces and exposed rafters. See below for description of rear garage/apartment.

60. **Garage/Apartment at 1410 South Frisco Avenue West.** Ca. 1930. This contributing, two-story, aluminum-sided, Bungalow/Craftsman style, garage/apartment has an asphalt-covered, hipped roof and a concrete foundation. The metal windows are six-over-six, hung. The double-car garage door is wood, paneled, overhead. The apartment entry is located on the side. Decorative details include exposed rafters.
61. **1411 South Frisco Avenue West.** Ca. 1922. This contributing, two-story, vinyl-clad, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are twelve-over-one, hung. The wood door is glazed paneled. The entry porch has a front-gabled roof supported by tapered, round, Classical, wood columns. Other exterior features include a brick chimney and an enclosed side porch. Decorative details include gable returns.
62. **1415 South Frisco Avenue West.** Ca. 1926. This contributing, two-story, wood shingle, Tudor Revival style, single dwelling has an steeply-pitched, asphalt-covered, front-gabled roof and a brick foundation. The aluminum windows are six-over-six, hung. The wood door is paneled with a glazed slab storm door and a open, pedimented surround. The entry porch is uncovered. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include minimal eave overhang and decorative wood shutters. To the rear, there is a detached, historic, wood shingle garage.
63. **1416 South Frisco Avenue West.** Ca. 1922. 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 vertical, four-over-one and two-over-one, hung. The wood door is glazed paneled with a metal storm door. The full-width porch has a front-gabled roof supported by short, square, tapered, wood columns on brick piers and a wood railing. Other exterior features include a brick interior slope chimney, a brick interior ridge chimney and a porte cochere. Decorative details include double windows, exposed rafters and triangular knee braces. To the rear, there is a detached, historic, wood garage.
64. **The Terrace. 1418 South Frisco Avenue West.** Ca. 1983. This noncontributing, three-story, wood-clad, Contemporary style, apartment building has an asphalt-covered, side-gabled roof and a brick foundation. The aluminum windows are six-over-six and four-over-four, hung. The metal doors are paneled. The first floor garage doors are paneled, overhead. Decorative details include bay windows with shed roofs. The building 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 29

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

- 
65. The Terrace. 1420 South Frisco Avenue West. Ca. 1983. This noncontributing, three-story, wood-clad, Contemporary style, apartment building has an asphalt-covered, side-gabled roof and a brick foundation. The aluminum windows are six-over-six and four-over-four, hung. The metal doors are paneled. The first floor garage doors are paneled, overhead. Decorative details include bay windows with shed roofs. The building is noncontributing due to insufficient age.
66. **1419 South Frisco Avenue West.** Ca. 1938. This contributing, two-story, aluminum-sided, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The aluminum windows are six-over-six, hung. The wood door is paneled with full-height sidelights. The partial porch has a front-gabled roof supported by brackets. Other exterior features include a rear addition. Decorative details include metal window awnings and decorative wood shutters.
67. **1425 South Frisco Avenue West.** Ca. 1929. This contributing, one-story, wood shingle, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The aluminum windows are nine-over-one, hung. The wood door is glazed paneled. The partial porch is under the principle roof and has been screened. Other exterior features include a brick, exterior, gable wall chimney and an enclosed side porch. Decorative details include false half-timbering, triple windows and decorative wood shutters. To the rear, there is a detached, historic, wood shingle garage.
68. 1302 South Guthrie Avenue West. Ca. 1922. This noncontributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are eight-over-one, hung. The wood door is glazed paneled and has new decorative sidelights. The partial porch has been enclosed with wood and windows. The porch has a flat roof supported by full-height, brick piers. Other exterior features include a brick chimney. Decorative details include wide boxed eaves. To the rear, there is a detached, historic, brick garage. The house is noncontributing due to a lack of integrity.
69. **1303 South Guthrie Avenue West.** Ca. 1923. This contributing, one-and-one-half-story, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are vertical, three-over-one, hung. The round arched, wood door is slab with a diamond-shaped light and a screen door. The entry porch is uncovered. Other exterior features include a brick, exterior, gable wall chimney, a side entry, an enclosed side porch with arched openings and a nonhistoric side patio. Decorative details include double windows and minimal eave overhang. See 514 West 13<sup>th</sup> Street South for description of rear garage/apartment.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 30

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

- 
70. **1311 South Guthrie Avenue West.** Ca. 1926. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-six and four-over-four, hung. The wood door is glazed paneled with a glazed slab storm door and a flat, Classical surround. The entry porch is uncovered. Other exterior features include a brick chimney and a one-story, sun room with a wrought iron balcony on the side. Decorative details include double and triple windows. To the rear, there is a detached, historic, brick garage.
71. **Patrick Kerr House. 1312 South Guthrie Avenue West.** Ca. 1921. This contributing, two-story, stucco-clad, Prairie School style, single dwelling has a clay tiled, hipped roof and a stucco foundation. The wood windows are decorative, fourteen-over-one and ten-over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The full-width porch has a flat roof over part of it, supported by full-height, stucco piers. Other exterior features include two stucco, exterior chimneys and a hipped-roof dormer and a porte cochere. Decorative details include broad boxed eaves, decorative wood brackets, ornamental tile work and triple windows. To the rear, there is a detached, historic, stucco garage.
72. **1315 South Guthrie Avenue West.** Ca. 1919. This contributing, two-story, weatherboard, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The full-width porch extends into a porte cochere. The porch has a cross-gabled roof supported by tapered, wood, square columns on painted, brick piers. Other exterior features include a hipped-roof dormer and a brick chimney. Decorative details include broad, boxed eaves and double windows. To the rear, there is a detached, historic, wood garage.
73. **Clinton-Hardy House. 1322 South Guthrie Avenue West.** Ca. 1919. George Winkler, architect. National Register Listed 1/23/79. This contributing, two-story, vinyl-sided, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are twelve-over-one, hung. The wood door is paneled and has a projected, pedimented, Classical surround. The full-width porch is uncovered and has short, brick piers and a wrought iron railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double windows and a wrought iron balconet. To the rear, there is a detached, historic, wood garage.
74. **1325 South Guthrie Avenue West.** Ca. 1929. This contributing, two-story, stone, Tudor Revival style, single dwelling has an asphalt-covered, hipped roof with cross gables and a stone foundation. The wood windows are six-over-six and four-over-four, hung. The wood door is plank. The partial porch has a recessed entry sheltered by a cloth awning. Other exterior features include two stone, exterior, chimneys. Decorative details include double, triple and ribbon windows and minimal eave overhang. To the rear, there is a detached,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 31

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

=====  
historic, stone garage.

75. **Minshall House. 1402 South Guthrie Avenue West.** 1918. This contributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one and four-over-one, hung with metal storms. The wood door is glazed paneled. The full-width porch has a low-pitched, hipped roof supported by full-height brick piers and a balustraded railing. Other exterior features include a matching full-width side porch, a brick exterior chimney and a brick interior slope chimney. Decorative details include double and triple windows, wide boxed eaves and a small, arched, vent. See below for description of rear garage/apartment.
76. **Garage/Apartment at 1402 South Guthrie Avenue West.** Ca. 1922. This contributing, two-story, brick, Prairie School style, garage/apartment has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-one, hung. The wood overhead garage doors are paneled. Other exterior features include two brick, interior, slope chimneys with decorative concrete tops. Decorative details include dentils.
77. **Nellie Shields Jackson House. 1403 South Guthrie Avenue West.** 1924. This contributing, two-story, vinyl-sided, Colonial Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The nearly full-width porch has short brick piers, wood railing and a front gable over the entry supported by fluted, round, Classical columns. Other exterior features include a brick, exterior, gable wall chimney and a side entry. Decorative details include gable returns. To the rear, there is a detached, new, wood garage.
78. **1407 South Guthrie Avenue West.** Ca. 1919. 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 vertical, three-over-one and five-over-one, hung. The wood door is paneled. The full-width porch extends into a porte cochere and has a balcony area on the roof. The porch has a half-gabled roof supported by nonhistoric, white, wrought iron supports. Other exterior features include a brick, exterior chimney. Decorative details include triangular knee braces, broad eaves and double windows. To the rear, there is a detached, historic, wood garage.
79. **1411 South Guthrie Avenue West.** Ca. 1938. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are eight-over-eight, hung. The wood door is paneled with a glazed slab storm door. The entry porch has a flat roof supported by a wrought iron support. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include decorative wood shutters. To the rear, there is a detached, historic, asbestos-sided

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 32

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

---

---

garage.

80. 1415 South Guthrie Avenue West. Ca. 1996. This noncontributing, one-story, brick and wood, Contemporary style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The aluminum windows are six-over-six, hung with three-lite transoms. The wood door is glazed paneled. The partial porch is on the side and has a shed roof supported by square, wood supports. Other exterior features include a wood, exterior, gable wall chimney. Decorative details include triple windows and vertical wood siding. The house is noncontributing due to insufficient age.
81. 1419 South Guthrie Avenue West. Ca. 1996. This noncontributing, one- and two-story, brick and composite board, Contemporary style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The aluminum windows are nine-over-six, hung. The metal door is glazed paneled. The partial porch is on the side and has full-height brick supports. Decorative details include decorative wood shutters and gable returns. The house is noncontributing due to insufficient integrity.
82. **1420 South Guthrie Avenue West.** Ca. 1942. This contributing, one-story, brick, Minimal Traditional style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The aluminum windows are four-over-four and six-over-six, hung. The wood door is glazed paneled. The entry porch is uncovered. Other exterior features include a brick chimney. Decorative details include minimal eave overhang and double windows. To the rear, there is a detached, historic, brick garage.
83. 1421 South Guthrie Avenue West. Ca. 1997. This noncontributing, two-story, brick and vinyl-sided, Contemporary style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The aluminum windows are four-over-four, six-over-six and eight-over-eight, hung. The wood door is glazed paneled with a glazed slab storm door. The full-width porch is under the principle roof and has square, wood columns and a wood railing. Other exterior features include a vinyl-clad, exterior, gable wall chimney and three front-gabled dormers. Decorative details include minimal eave overhang. The house is noncontributing due to insufficient age.
84. 1224 South Galveston Avenue West. Ca. 1928. This noncontributing, one-and-one-half-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The windows are wood, one-over-one, hung and metal, sliding. The wood door is glazed paneled with a metal storm door. The full-width porch has been partially enclosed. The hipped porch roof with a cross gable has a single, tapered, wood, square column on a stucco piers. Other exterior features include a stucco, exterior, eave wall chimney and a rear, two-story addition. Decorative details include double windows and



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 33

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

---

wood shingles on the gable end. The house is noncontributing due to a loss of integrity.

85. **1226 South Galveston Avenue West.** Ca. 1928. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a rock-faced concrete foundation. The wood windows are two-over-two, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by tapered, wood, square columns and a wood railing. Other exterior features include a brick, exterior, eave wall chimney and an interior, brick, slope chimney. Decorative details include triple windows and exposed rafters. See below for description of rear property.
86. **1226½ South Galveston Avenue West.** Ca. 1930. This contributing, one-story, weatherboard, Minimal Tradition, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The partial porch is inset. Decorative details include double windows.
87. **1228 South Galveston Avenue West.** Ca. 1928. This contributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is slab with a metal storm door. The full-width porch has been screened and has a front-gabled roof supported by square, wood columns and a wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include gable returns and double windows.
88. **1232 South Galveston Avenue West.** Ca. 1928. This contributing, three-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, front-gabled roof and a rock-faced concrete foundation. The wood windows are nine-over-one, hung. The wood door is paneled with a glazed slab storm door. The full-width porch is screened and has a low-pitched, hipped roof supported by square, wood columns on painted brick piers. Other exterior features include two hipped-roof dormers. Decorative details include broad, boxed eaves.
89. **1302 South Galveston Avenue West.** Ca. 1926. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof with cross gables and a stone foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled with full-height sidelights. The full-width porch has a hipped roof with a cross gable supported by round, Classical, wood columns. Decorative details include broad boxed eaves, a double window with a stained glass transom and decorative wood shutters. 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 34

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

- 
- 
90. **1307 South Galveston Avenue West.** Ca. 1929. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled with a metal storm door and a pedimented surround. The entry porch is uncovered. Other exterior features include two shed-roof dormers. Decorative details include minimal eave overhang and double windows. To the rear, there is a detached, brick, historic garage.
91. **1311 South Galveston Avenue West.** Ca. 1929. This contributing, two-story, stucco-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are one-over-one, hung and ten-lite casement. The wood door is slab with lights and has a brick surround that is attached to the chimney. The entry porch is uncovered. Other exterior features include a brick, exterior, eave wall chimney and a side entry. Decorative details include wide boxed eaves and double and triple windows. The rear garage apartment is described below.
92. **Garage/Apartment at 1311 South Galveston Avenue West.** Ca. 1929. This contributing, two-story, wood and stucco, Bungalow/Craftsman style, garage/apartment has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are one-over-one, hung. The two garage doors are paneled, overhead. Decorative details include wide eaves.
93. **1312 South Galveston Avenue West.** Ca. 1929. This noncontributing, one-and-one-half-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The partial porch has been enclosed with sliding glass doors. Decorative details include stucco on the gable ends and double windows. The house is noncontributing due to a lack of integrity.
94. **1315 South Galveston Avenue West.** Ca. 1941. This contributing, one-story, brick, Minimal Traditional style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are eight-over-eight, hung and fixed. The wood door is slab with lights and a glazed slab storm door. The entry porch has a shed roof supported by narrow, square, wood supports. Other exterior features include an attached, vinyl-clad, single car garage and a brick, interior, slope chimney. Decorative details include minimal eave overhang, double windows and decorative wood shutters.
95. **1319 South Galveston Avenue West.** Ca. 2000. This noncontributing, two-story, stucco, Contemporary style, single dwelling has an asphalt-covered, front-gabled roof and a stucco foundation. The aluminum windows are fixed, four-lite and twelve-lite. The wood door is paneled. The entry porch is uncovered. Other exterior features include a below-grade, integral, double garage with wood, swinging doors. Decorative details include

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 35

Riverview Historic District

name of property

Tulsa County, Oklahoma

county and state

short eaves and double windows. The house is noncontributing due to insufficient age.

96. 1320 South Galveston Avenue West. Ca. 2000. This noncontributing, one-story, brick, Contemporary style, single dwelling has an asphalt-covered, steeply-pitched, hipped roof with cross hips and a brick foundation. The metal windows are six-over-six, hung. The wood door is slab with a glazed slab storm door. The partial porch is under the principle roof and has a narrow, wood, square support. Other exterior features include an attached, double car garage with two wood, swinging doors. Decorative details include triple windows, metal finials and short eaves. The house is noncontributing due to insufficient age.
97. 1324 South Galveston Avenue West. Ca. 2003. This noncontributing, one-story, stucco, Neo-French style, single dwelling has a stucco foundation and an asphalt-covered, hipped roof with cross hips and gables. The metal windows are fixed. The metal door is paneled. The entry porch has full stucco walls and a slightly arched opening. Other exterior features include an attached two-story garage on the west side. Decorative details include short boxed eaves and double and triple windows. The house is noncontributing due to insufficient age.
98. **1405 South Galveston Avenue West.** Ca. 1929. This contributing, two-story, stone, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a stone foundation. The wood windows are casement. The wood door is slab with lights. The entry porch is uncovered. Other exterior features include a stone, exterior, gable wall chimney. Decorative details include double and triple windows and a port hole window. To the rear, there is a detached, stone, historic garage.
99. **Bird House. 1411 South Galveston Avenue West.** Ca. 1924. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are eight-over-one, hung. The wood door is paneled with a flat, Classical surround. Other exterior features include a brick chimney and a side entry. Decorative details include triple windows, cloth awnings and a concrete coping. To the rear, there is a detached, brick, historic garage.
100. 1413-1415 South Galveston Avenue West. Ca. 1983. This noncontributing, two-story, stucco, Contemporary style, multiple dwelling has a flat roof and a stucco foundation. The wood windows are fixed. The wood doors are paneled. The wraparound around porch is uncovered with tall stucco walls. Other exterior features include two double garages with overhead doors and wide, stucco, exterior chimneys. The house is noncontributing due to insufficient age.
101. **McBirney Mansion. 1414 South Galveston Avenue West.** Ca. 1927-1928. John Long, architect. Listed on

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 36

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

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National Register 11/13/76. This contributing, three-story, brick, Tudor Revival, single dwelling has a slate, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung and casement. The wood door is slab with lights. The entry porch has stone walls, an arched entry and stone columns. Other exterior features include two brick, exterior, eave wall chimneys with chimney pots and a rear addition. Decorative details include false half-timbering, clinker bricks and double and ribbon windows. See below for description of rear garage/apartment

102. **Garage/Apartment at 1414 South Galveston Avenue West.** Ca. 1928. This contributing, two-story, brick, Tudor Revival style, garage/apartment has an asphalt-covered, side gabled roof and a brick foundation. The wood windows are eight-over-eight and six-over-six, hung. The wood pedestrian door is glazed paneled. The two metal garage doors are overhead, paneled. Decorative details include false half-timbering.
103. **1421 South Galveston Avenue West.** Ca. 1953. This noncontributing, one-story, brick, Ranch style, single dwelling has an asphalt-covered, hipped roof with cross hips and a brick foundation. The wood windows are two-over-two, hung. The wood door is glazed paneled. The entry porch is inset and has a single, white, wrought iron support. Other exterior features include an attached, double car garage with overhead, glazed, paneled doors and a brick, interior, slope chimney. Decorative details include a large picture window, double windows and broad overhanging eaves. The house is noncontributing due to insufficient age.
104. **1202 South Houston Avenue West.** Ca. 1938. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are vertical, three-over-one, hung. The wood door is paneled with a metal storm door. The partial porch has a front-gabled roof supported by square, wood columns. Other exterior features include a brick chimney and a side addition. Decorative details include exposed rafters.
105. **1206 South Houston Avenue West.** Ca. 1929. This contributing, one-story, weatherboard, Bungalow/Craftsman 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 slab with a metal storm door. The partial porch is under the principle roof and has a single, wood, square columns on a stucco pier. Decorative details include false beams, double windows and decorative wood shutters.
106. **1210-1212 South Houston Avenue West.** Ca. 1929. This contributing, one-story, vinyl-sided, Minimal Traditional style, multiple dwelling has an asphalt-covered, side-gabled roof and a rock-faced concrete foundation. The wood windows are one-over-one, hung. The wood doors are glazed paneled. The partial porch has a flat roof supported by wrought iron supports. Decorative details include minimal eave overhang

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 37

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

and decorative wood shutters.

107. 1216 South Houston Avenue West. Ca. 1960. This noncontributing, two-story, brick, Modern Movement style, apartment building has an asphalt-covered, hipped roof and a brick foundation. The aluminum windows are one-over-one, hung. The wood doors are paneled. The double partial porches are inset and have narrow supports. Decorative details include wide boxed eaves and decorative wood shutters. The building is noncontributing due to insufficient age.
108. 1217 South Houston Avenue West. Ca. 1974. This noncontributing, one-story, cinder block, No Distinctive Style, commercial building has an asphalt-covered, hipped roof and a concrete foundation. The metal windows are sliding. The wood door is slab with a diamond light. The entry porch has a shed roof. Decorative details include short eaves, exposed rafters and a triple window. The building is noncontributing due to insufficient age.
109. 1222 South Houston Avenue West. Ca. 1926. This noncontributing, two-story, stone, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a stone foundation. The metal windows are one-over-one, hung. The wood door is slab. The full-width porch has a low-pitched, hipped roof with a cross gable supported by wrought iron supports. Other exterior features include three hipped roof dormers and a second story addition. Decorative details include double and triple windows and gable returns. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a lack of integrity.
110. **1224 South Houston Avenue West.** Ca. 1926. This contributing, two-story, weatherboard, Bungalow/Craftsman 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 slab with lights. The full-width porch has a hipped roof supported by tapered, wood columns on brick piers. Decorative details include double windows. To the rear, there is a detached, wood, historic garage.
111. **1303 South Houston Avenue West.** Ca. 1931. This contributing, one-and-one-half-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, clipped, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is slab with lights. The partial porch is inset with brick columns. Other exterior features include a brick, exterior, eave wall chimney and a brick interior chimney. Decorative details include false half-timbering, double windows and decorative wood shutters. To the rear, there is a detached, wood, historic garage.
112. 1304 South Houston Avenue West. Ca. 1931. This noncontributing, two-story, brick, Bungalow/Craftsman

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 38

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

- 
- style, single dwelling has a brick foundation and an asphalt-covered, hipped roof with cross gables. The wood windows are six-over-six, hung. The wood door is glazed paneled. The full-width porch has a hipped roof supported by tapered brick columns on brick piers. Other exterior features include a brick interior ridge chimney and a brick exterior chimney attached to a wood one-story addition. Decorative details include double windows and a wood shingles in the gable end. To the rear, there is a detached, wood, historic garage. The house is noncontributing due to a lack of integrity.
113. **1307 South Houston Avenue West.** Ca. 1926. This contributing, one-story, weatherboard, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are nine-over-one, hung. The wood door is slab with a decorative glazed slab storm door. The entry porch has a front-gabled roof supported by brackets. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include triple and double windows. To the rear, there is a detached, wood, historic garage.
114. **1308 South Houston Avenue West.** Ca. 1927. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has a metal-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 partial porch has a front-gabled roof supported by wrought iron supports. Other exterior features include a nonoriginal, attached, single car garage on the side which has been converted to living space. Decorative details include double windows and minimal eave overhang.
115. **1311 South Houston Avenue West.** Ca. 1953. This noncontributing, one-story, stone, Modern Movement style, single dwelling has an asphalt-covered, side-gabled roof and a stone foundation. The wood windows are two-over-two, hung. The wood door is slab with lights. The partial porch has a front-gabled roof supported by wrought iron supports and vinyl-clad side walls. Other exterior features include a below-grade, single car garage with an overhead, glazed paneled door and a wood, pedestrian, slab door. The house is noncontributing due to insufficient age.
116. **1315 South Houston Avenue West.** Ca. 1924. This noncontributing, one-story, stone and weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a stone foundation. The wood windows are one-over-one, hung. The wood door is paneled. The entry porch is uncovered and has a wrought iron railing. Decorative details include double windows. The house is noncontributing due to a lack of integrity.
117. **1316 South Houston Avenue West.** Ca. 1929. This contributing, two-story, vinyl-clad, Colonial Revival

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 39

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

---

style, single dwelling has a brick foundation and an asphalt-covered, hipped roof with a cross gable. The wood windows are six-over-one and four-over-one, hung. The wood door is glazed paneled. The partial porch has a flat roof supported by double, wood, round, Classical columns and a balcony above with a wrought iron railing. Other exterior features include a brick, exterior, eave wall chimney, a brick interior chimney and a one-story, enclosed porch on the side. Decorative details include double and triple windows and short boxed eaves. See below for description of the rear garage apartment.

118. **Garage/Apartment at 1316 South Houston Avenue West.** Ca.1935. This contributing, two-story, vinyl-clad, No Distinctive style, garage/apartment has an asphalt-covered, side gabled roof and a concrete foundation. The wood windows are six-over-one and one-over-one, hung with metal storms. The wood garage doors are double, overhead. The pedestrian entry is located on the side and is accessed by wood stairs. Other exterior features include a hipped dormer. Decorative details include double windows.
119. **1319 South Houston Avenue West.** Ca. 1924. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The aluminum windows are six-over-six, hung. The wood door is glazed paneled. The full-width porch has a front-gabled roof supported by tapered, wood, square columns on brick piers and a decorative brick wall. Decorative details include double and triple windows and gable returns. To the rear, there is a detached, wood garage.
120. **1322 South Houston Avenue West.** Ca. 1928. This contributing, two-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is slab with lights and a glazed slab storm door. The partial porch is inset and has brick walls and an arched opening. Other exterior features include two brick, interior, ridge chimneys with chimney pots and an attached, single car garage with a wood, swinging door. Decorative details include clinker bricks and double windows.
121. **1323 South Houston Avenue West.** Ca. 1948. This noncontributing, one-story, vinyl-clad, Minimal Traditional style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are eight-over-eight, hung. The wood door is glazed paneled with a glazed slab storm door. The entry porch has a shed roof supported by a square, wood support and a wood railing. Other exterior features include a rear addition. Decorative details include decorative wood shutters and a brick wainscoting. The house is noncontributing due to a lack of integrity.
122. **1332 South Houston Avenue West.** Ca. 1929. This contributing, one-story, brick, Tudor Revival style,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 40

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

=====

single dwelling has a brick foundation and an asphalt-covered, hipped roof. The wood windows are one-over-one, hung with metal storms. The wood door is paneled with a glazed slab storm door. The full-width porch has a clipped, front-gabled roof over part of it, supported by wrought iron columns on brick piers. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include triple windows. To the rear, there is a detached, brick, historic garage.

123. **1406 South Houston Avenue West.** Ca. 1926. This contributing, one-story, brick, Tudor Revival style, single dwelling has a brick foundation and an asphalt-covered, hipped roof with cross gables. The wood windows are six-over-one, hung. The wood door is glazed paneled with a glazed slab storm door. The partial porch has a parapeted entry and a shed roof supported by multiple, short, wood columns on brick piers. Other exterior features include a porte cochere, a hipped roof dormer and a brick, interior, ridge chimney. Decorative details include short boxed eaves. To the rear, there is a detached, brick, historic garage.
124. **1410 South Houston Avenue West.** Ca. 1981. This noncontributing, two-story, aluminum-sided, Contemporary style, multiple dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The aluminum windows are fixed. The metal doors are slab with a decorative glazed slab storm door. The entry porch has a shed roof supported by brackets. To the front of the building is a detached, flat-roofed carport and a concrete parking area. The property is noncontributing due to insufficient age.
125. **1201 South Indian Avenue West.** Ca. 1923. This contributing, one-story, weatherboard, 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 slab with a metal storm door. The partial porch has a front-gabled roof supported by square, wood columns on brick piers. Decorative details include triangular knee braces, double windows and a wider wood wainscoting.
126. **1205 South Indian Avenue West.** Ca. 1923. This contributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are vertical, five-over-one, four-over-one and two-over-one, hung. The wood door is slab with a metal storm door. The entry porch is uncovered. Decorative details include triangular knee braces and double and triple windows.
127. **1209 South Indian Avenue West.** Ca. 1924. This noncontributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof with cross gables and a brick foundation. The wood windows are one-over-one, hung and multi-paned fixed. The wood door is glazed paneled. The wraparound porch has been enclosed with siding and windows. The low-pitched, hipped porch



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 41

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

---

---

roof's tapered, wood, square columns on brick piers remain. Decorative details include gable returns and ribbon windows. To the rear, there is a detached, historic, wood garage with a carport. The house is noncontributing due to a lack of integrity.

128. **1212 South Indian Avenue West.** Ca. 1923. This contributing, one-story, weatherboard, 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 partial porch has a front-gabled roof supported by square, wood columns on brick piers and a turned, wood railing. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include gable trusses, triangular knee braces and double and triple windows.
129. **1213 South Indian Avenue West.** Ca. 1923. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are vertical, five-over-one, four-over-one and two-over-one, hung. The partial porch is under the principle roof and has a single, full-height stucco pier. Other exterior features include a front-gabled dormer. Decorative details include gable returns and double and triple windows. To the rear, there is a detached, historic, wood garage.
130. **1216 South Indian Avenue West.** Ca. 1923. 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 six-over-six, hung. The wood door is glazed paneled with a glazed slab, wrought iron storm door and a pedimented surround. The full-width porch has a decorative wood railing and a low-pitched, hipped roof supported by short, tapered, massive, square columns on brick piers on the outside and narrow, square, wood supports on brick piers on the inside. Decorative details include wide boxed eaves, wood brackets, double windows and decorative wood shutters.
131. **1217 South Indian Avenue West.** Ca. 1923. This contributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The windows are wood, vertical, five-over-one and two-over-one, hung and metal, multi-light casement. The wood door is paneled with a glazed slab storm door. The entry porch is uncovered. Other exterior features include two brick, interior, slope chimneys. Decorative details include triangular knee braces, double and triple windows and decorative wood shutters.
132. **1220 South Indian Avenue West.** Ca. 1923. This contributing, one-story, vinyl-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, clipped, side-gabled roof and a concrete foundation. The

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 42

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

aluminum windows are six-over-six, hung. The wood door is glazed paneled. The full-width porch has a shed roof supported by tall, tapered, square, wood columns on brick piers. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double windows, boxed eaves and decorative corner brackets. To the rear, there is a detached, historic, vinyl garage.

133. **1223 South Indian Avenue West.** Ca. 1922. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The windows are vertical, four-over-one, and two-over-one, hung. The wood door is paneled with a wood screen door. The entry porch is uncovered but has a brick surround around the entry and brick wing walls. Other exterior features include a brick, interior, ridge chimney. Decorative details include gable trusses, double and triple windows and triangular knee braces. To the rear, there is a detached, historic, vinyl garage.
134. **1224 South Indian Avenue West.** Ca. 1923. This noncontributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has a concrete foundation and an asphalt-covered, hipped roof with cross hips. The aluminum windows are six-over-six, hung. The wood door is glazed paneled and has narrow sidelights. The partial porch has been enclosed with siding and windows. Other exterior features include a brick interior ridge chimney, an eyebrow dormer and a two-story rear addition. Decorative details include double windows. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to a lack of integrity.
135. **1225 South Indian Avenue West.** Ca. 1925. This noncontributing, two-stories, vinyl-clad, 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 glazed paneled with double, multi-paned sidelights. The full-width porch has a shed roof over the center supported by tapered, wood, square columns on brick piers and a brick wall. Other exterior features include a shed-roofed dormer and two brick, interior, ridge chimneys. Decorative details include triple windows and false beams. The property is noncontributing because it was moved into the Riverview Historic District after 1962 and, thus, the period of significance.
136. **1303 South Indian Avenue West.** Ca. 1928. This contributing, two-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The entry porch is inset and has brick walls and an arched opening. Other exterior features include a brick, exterior chimney and a brick, interior chimney. Decorative details include minimal eave overhang and double windows. To the rear, there is a double car, detached, historic, wood garage.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 43

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

- 
137. **1304 South Indian Avenue West.** Ca. 1923. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is slab with a metal storm door. The entry porch has a front-gabled roof supported by round, wood columns and a wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double and triple windows and gable returns. To the rear, there is a detached, historic, wood garage.
138. **1308 South Indian Avenue West.** Ca. 1924. This contributing, one-story, asbestos-clad, 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 slab. The partial porch has a front-gabled roof supported by square, wood columns and a low, wood railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double and triple windows and exposed rafters. To the rear, there is a detached, historic, wood garage.
139. **1309 South Indian Avenue West.** Ca. 1931. This noncontributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are twelve-over-twelve, hung. The metal door is glazed paneled. The arched entry porch has been enclosed, along with the adjacent partial porch. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double windows, false half-timbering and minimal eave overhang. To the rear, there is a detached, stucco garage. The house is noncontributing due to a lack of integrity.
140. **1310 South Indian Avenue West.** Ca. 1923. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one, hung. The wood door is paneled with a fanlight and a metal storm door. The partial porch has a front-gabled roof supported by wrought iron supports and a wrought iron railing. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include double windows. To the rear, there is a detached, historic, wood garage.
141. **1311 South Indian Avenue West.** Ca. 1929. This contributing, one-and-one-half-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is plank with a round light and metal straps. The entry porch is uncovered. Other exterior features include a decorative, brick with stone chimney with chimney pots and a screened partial porch. Decorative details include minimal eave overhang and double and triple windows.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 44

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

- 
142. **1315 South Indian Avenue West.** Ca. 1934. This contributing, two-story, brick, Colonial Revival style, single dwelling is set to the back of the lot. The building has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is slab. The entry porch has a front-gabled roof supported by decorative, wood columns. Other exterior features include a secondary front entry. Decorative details include minimal eave overhang, double windows, metal awnings and double windows.
143. **1316 South Indian Avenue West.** Ca. 1924. This contributing, one-story, vinyl-sided, Bungalow/Craftsman style, 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 paneled with a fanlight and a metal storm door. The partial porch has a front-gabled roof supported by square wood columns and a wood railing. The porch has been screened. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include double windows. To the rear, there is a detached, historic garage.
144. **1320 South Indian Avenue West.** Ca. 1923. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are nine-over-one, hung with metal storms. The wood door is paneled with a glazed slab storm door. The partial porch is under the principle roof and has square, wood columns and a wood railing. Other exterior features include a brick, exterior chimney. Decorative details include double and triple windows and exposed rafters. To the rear, there is a detached, historic, wood garage.
145. **1323 South Indian Avenue West.** Ca. 1931. This contributing, one-and-one-half-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, flared, cross-gable roof and a brick foundation. The wood windows are six-over-over, hung. The wood door is glazed paneled. The entry porch has arched openings and brick walls. Other exterior features include an adjacent partial porch with wrought iron railings and a brick, exterior, gable wall chimney. Decorative details include metal awnings on the porches and windows, minimal eave overhang and double windows. To the rear, there is a detached, historic, wood garage.
146. **1324 South Indian Avenue West.** Ca. 1923. This contributing, one-story, 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. The wood door is glazed paneled. The partial porch has a front-gabled roof supported by square, wood columns and a wrought iron railing. Other exterior features include a brick, interior chimney and a brick, exterior, gable wall chimney. Decorative details include exposed rafters and double and triple windows. To the rear, there is a detached, historic, wood garage.
147. **1327 South Indian Avenue West.** Ca. 1931. This contributing, one-story, brick, Tudor Revival style, single

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 45

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

---

---

dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is plank with lights and metal strap work. The partial porch has arched, brick walls. Other exterior features include a brick, exterior, gable wall chimney and a vinyl-clad rear addition. Decorative details include double windows, metal awnings and minimal eave overhang. To the rear, there is a detached, double car, historic, vinyl-sided garage.

148. 1328 South Indian Avenue West. Ca. 1923. This noncontributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The aluminum windows are six-over-six, hung. The wood door is paneled with a fanlight and a glazed slab storm door. The partial porch has a hipped roof supported by square, wood columns. Other exterior features include a large, wood-shingle, second story addition. Decorative details include triangular knee braces and double windows. To the rear, there is a detached, historic, wood garage. The house is noncontributing due to a lack of integrity.
149. **1331 South Indian Avenue West.** Ca. 1931. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The entry porch has arched openings and brick walls. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include minimal eave overhang, double windows and cloth awnings. To the rear, there is a detached, historic, vinyl-clad, double car garage.
150. 1332 South Indian Avenue West. Ca. 1924. This noncontributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are six-over-one, hung. The wood door is paneled with a fanlight and a glazed slab storm door. The partial porch has been infilled with brick and windows. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include double and triple windows and exposed rafters. To the rear, there is a detached, vinyl, three car garage. The house is noncontributing due to a lack of integrity.
151. **1335 South Indian Avenue West.** Ca. 1929. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are vertical, three-over-one, hung. The wood door is glazed paneled. The full-width porch has multiple, brick archways on the north side and is uncovered on the south with a secondary French door entry. Other exterior features include a brick, exterior, gable wall chimney. Decorative details include minimal eave overhang. To the rear, there is a detached, historic, brick garage.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 46

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

- =====
152. 1336 South Indian Avenue West. Ca. 1926. This noncontributing, one-story, vertical wood, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The aluminum windows are sliding. The wood door is slab with a decorative glazed slab storm door. The entry porch is uncovered. Other exterior features include two nonhistoric, brick, exterior, eave wall chimneys. Decorative details include ribbon windows. The house is noncontributing due to a lack of integrity.
153. **1339 South Indian Avenue West.** Ca. 1928. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-six, nine-over-six and six-over-four, hung. The wood door is slab. The partial porch has a metal roof supported by poles and a wrought iron railing. Other exterior features include a composite masonry, exterior, eave wall chimney with chimney pots. Decorative details include clinker bricks, double windows, a triple arched window and minimal eave overhang. To the rear, there is a detached, historic, brick garage.
154. **1211 South Jackson Avenue West.** Ca. 1928. This contributing, one-story, brick, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are vertical, four-over-one, hung. The wood door is glazed paneled. The partial porch has a front-gabled roof supported by full-height, brick piers and a low brick wall. Other exterior features include a brick, exterior chimney. Decorative details include vinyl siding in the gable ends, double windows and exposed rafters. To the rear, there is a detached, historic, garage.
155. **1215 South Jackson Avenue West.** Ca. 1928. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are four-over-one, hung. The wood door is slab with a metal storm door. The partial porch has a front-gabled roof supported by wrought iron supports on low brick walls. Other exterior features include two brick chimneys. Decorative details include false half-timbering. To the rear, there is a detached, historic, wood garage.
156. **1219 South Jackson Avenue West.** Ca. 1929. This contributing, one-story, brick, Tudor Revival style, single dwelling has an asphalt-covered, steeply-pitched, cross-gabled roof and a brick foundation. The wood windows are six-over-one, hung. The wood door is glazed paneled. The partial porch has been screened. The porch is inset and has full-height, brick piers. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include stucco on the gable ends, minimal eave overhang, metal awnings and double windows. See below for description of rear garage/apartment.
157. 1219½ South Jackson Avenue West. Ca. 1946. This noncontributing, one-story, vinyl-sided, No Distinctive

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 47

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

style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. There are no windows or pedestrian doors visible from the street. The remaining garage door is paneled, overhead. The other garage opening has been boarded. Decorative details include minimal eave overhang. The building is noncontributing due to a lack of integrity.

158. **1221 South Jackson Avenue West.** Ca. 1926. This contributing, one-story, brick, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are vertical, five-over-one, hung. The wood door is slab with a glazed slab wrought iron storm door. The partial porch has a front-gabled roof supported by narrow, round columns on brick piers and a brick wall. Other exterior features include side partial porch, a brick, exterior, gable wall chimney and a brick, interior, slope chimney. Decorative details include corbeled chimney tops and double and triple windows. See 733 West 13<sup>th</sup> Street South for description of rear garage/apartment.
159. Hemphurst Hall. **1329 South Riverside Drive.** Ca. 1930. This contributing, two-story, brick, Tudor Revival style, apartment building has a flat roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is slab and has a stone surround. The entry porch is uncovered. Other exterior features include enclosed and screened partial porches. Decorative details include double windows, parapeted roofline and false half-timbering.
160. Hemphurst Arms. **1333 South Riverside Drive.** Ca. 1930. This contributing, two-story, brick, Tudor Revival style, apartment building has a flat roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is glazed paneled and has a stone surround. The entry porch is uncovered. Other exterior features include enclosed partial porches. Decorative details include a crenelated roofline, diamond-paned double window with a stone keystone header, double windows and metal awnings.
161. Hemphurst Castle. **1337 South Riverside Drive.** Ca. 1930. This contributing, two-story, brick, Tudor Revival style, apartment building has a brick foundation and a flat roof with a cross gable and hip. The wood windows are one-over-one, hung. The wood door is glazed slab with a stone surround. The entry porch is uncovered. Other exterior features include enclosed partial porches and a second, arched, glazed paneled entry. Decorative details include false half-timbering, double windows, stone headers and window surrounds and a bay window.
162. Hemphurst Lodge. **1341 South Riverside Drive.** Ca. 1930. This contributing, two-story, brick, Tudor Revival style, apartment dwelling has a brick foundation and a flat roof with a cross gable. The wood windows are one-over-one, hung. The wood door is glazed paneled. The entry porch is uncovered. Other

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 48

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

=====

exterior features include enclosed partial porches and a round arched, second, glazed paneled entry. Decorative details include false half-timbering, a crenelated roofline, double windows and metal awnings.

163. **Hemphurst Manor. 1345 South Riverside Drive.** Ca. 1931. This contributing, three-story, brick, Tudor Revival style, apartment building has a brick foundation and a flat roof with a cross gable and hip. The wood windows are one-over-one, hung. The wood door is glazed paneled with a stone surround. The entry porch is uncovered. Other exterior features include enclosed partial porches and below-grade, single car garages with overhead, paneled, wood doors. Decorative details include double and triple windows, a stone window surround, false half-timbering, clinker bricks and a crenelated roofline.
164. **Hemphurst Terrace. 1349 South Riverside Drive.** Ca. 1931. This contributing, three-story, brick, Tudor Revival style, apartment building has a brick foundation and a flat roof with cross gables. The wood windows are one-over-one, hung with metal storms. The wood door is glazed paneled with a stone surround. The entry porch is uncovered. Other exterior features include screened partial porches and below-grade, single car garages with wood, paneled overhead doors. Decorative details include double windows, stone window surround, clinker bricks, false half-timbering and a crenelated roofline.
165. **1365 South Riverside Drive.** Ca. 1935. This contributing, two-story with a basement, stone, Tudor Revival style, single dwelling has a stone foundation and an asphalt-covered, hipped roof with cross hips. The wood windows are one-over-one, hung. The wood door is slab with small lights and a wood screen door. The entry porch has a metal awning and stone wing walls. Other exterior features include two crenelated, projected towers and a secondary, uncovered, entry porch. Decorative details include triple windows and fixed picture windows. To the rear, there is a detached, historic, stone garage.
166. **1373 South Riverside Drive (1342 South Indian Street West).** Ca. 1935. This contributing, two-story, vinyl-clad, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are eight-over-one and six-over-one, hung. The wood door is glazed paneled with matching sidelights and a pedimented surround. The entry porch is uncovered. Other exterior features include a brick, exterior, gable wall chimney and one-story side porches. Decorative details include decorative wood shutters and gable returns. See below for description of rear garage/apartment.
167. **1373½ -1375 South Riverside Drive.** Ca. 1935. This contributing, one-story, vinyl-sided, No Distinctive style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are six-over-six, hung. The wood door is slab with lights and a metal storm door. The partial porch is uncovered. Other exterior features include the paneled, overhead, garage door. Decorative details include



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 49

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

=====

gable returns and decorative wood shutters.

168. **Riverside Studio. 1381 South Riverside Drive.** Ca. 1929. Bruce Goff, architect. National Register Listed 06/14/01. This contributing, two-story, stucco, International style, theater has a flat roof and a stucco foundation. The metal windows are fixed. The wood door is slab with three long, narrow, vertical lights. The partial porch is uncovered. Decorative details include a stepped window pattern and a large, multi-pane, round window.
169. **316 West 13<sup>th</sup> Street South.** Ca. 1922. This contributing, two-story, brick, Commercial style, apartment building has a flat roof and a brick foundation. The metal windows are one-over-one, hung. The wood door is slab. The entry porch has a flat roof supported by round, wood, Classical columns and pilasters. Other exterior features include two brick, exterior chimneys and a wood cornice. Decorative details include dentils on the porch and double and triple windows.
170. **324 West 13<sup>th</sup> Street South.** Ca. 1924. This contributing, two-story, brick, Commercial style, apartment building has a flat roof and a brick foundation. The metal windows are one-over-one, hung. The wood door is paneled. The entry porch has a flat roof supported by round, wood, Classical columns and pilasters. Other exterior features include two brick, exterior chimneys and a wood cornice. Decorative details include dentils on the porch and double and triple windows.
171. **411 West 13<sup>th</sup> Street South.** Ca. 1926. This noncontributing, one-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete block foundation. The wood windows are nine-over-one, hung. The wood door is paneled. The partial porch has been enclosed with siding and fixed windows. Decorative details include triangular knee braces, exposed rafters and double and triple windows. The building is noncontributing due to insufficient integrity.
172. **419 West 13<sup>th</sup> Street South.** Ca. 1925. This contributing, two-story, weatherboard, No Distinctive style, garage/apartment has an asphalt-covered, hipped roof and a concrete foundation. The aluminum windows are six-over-six, hung. The wood door is slab. Other exterior features include two paneled, overhead, garage doors and a wood balcony on the north elevation. Decorative details include broad eaves and double windows.
173. **514 West 13<sup>th</sup> Street South.** Ca. 1938. This contributing, two-story, brick, No Distinctive style, garage/apartment is to the rear of 1303 South Guthrie Avenue West. The building has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, three-over-one, hung. The wood doors are slab. The original double car garage opening has been infilled with a smaller, overhead garage door, a

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 50

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

pedestrian door and some siding. Decorative details include a minimal eave overhang.

174. **616 West 13<sup>th</sup> Street South.** Ca. 1928. This contributing, two-story, stucco-clad, Mission/Spanish Colonial Revival style, single dwelling has a clay tile, hipped roof and a stucco foundation. The metal windows are casement. The round arched, wood door is slab with a decorative glazed slab storm door. The high stucco wall and garage block much of the facade. Other exterior features include two stucco chimneys, a double car below-grade garage with painted glazed paneled doors and a terrace area.
175. **637 West 13<sup>th</sup> Street South.** Ca. 1929. This contributing, two-story, brick, No Distinctive style, garage/apartment has an asphalt-covered, hipped roof and a brick foundation. The wood windows are vertical, three-over-one, hung. The wood doors are paneled. The historic garage opening has been filled with stone and six-over-six, metal, hung windows. Other exterior features include a second floor partial porch with wood supports and metal awnings. Decorative details include minimal eave overhang.
176. **643 West 13<sup>th</sup> Street South.** Ca. 1929. This contributing, one-story, weatherboard, 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 half sidelights. The full-width porch has a wood railing and a hipped roof with a cross gable over the center, supported by paneled, wood, square columns on low brick piers. Decorative details include exposed rafters, triple windows and flared gables. To the rear, there is a detached, wood, historic garage.
177. **647 West 13<sup>th</sup> Street South.** Ca. 1929. This contributing, one-story, weatherboard, 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. The full-width porch has a front-gabled roof supported by square, wood columns. Other exterior features include a brick, interior, ridge chimney and a brick, exterior, eave wall chimney. Decorative details include double windows and exposed rafters.
178. **703-707 West 13<sup>th</sup> Street South.** Ca. 1983. This noncontributing, two-story, vinyl-sided, No Distinctive style, multiple dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The aluminum windows are one-over-one, hung. The wood doors are paneled with metal storm doors. The entry porches have small front-gabled hoods and wrought iron railings. Other exterior features include two attached, flat-roofed, metal carports, one on the east side and one on the southwest. The front building, which does not appear on the 1962 Sanborn, is attached to a two-story garage/apartment. The garage/apartment has a pedestrian entry located on the side of the second floor which is accessed via wood stairs. The two garage doors are metal, overhead, paneled. Decorative details include full-height, projected windows. The building is

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 51

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

---

noncontributing due to insufficient age.

179. **729 West 13<sup>th</sup> Street South.** Ca. 1925. This contributing, one-story, asbestos-sided, Bungalow/Craftsman 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 partial porch has a hipped roof supported by square, wood supports. Other exterior features include a brick, interior, slope chimney and a shed-roofed, rear addition. Decorative details include double windows.
180. **733 West 13<sup>th</sup> Street South.** Ca. 1930. This contributing, two-story, brick, Bungalow/Craftsman style, garage/apartment is to the rear of 1221 South Jackson Avenue West. The building has an asphalt-covered, gabled roof and a brick foundation. The wood windows are vertical, five-over-one, hung. The wood door is glazed paneled. The entry porch is uncovered. Other exterior features include a double, below-grade, garage with overhead doors and an attached, flat-roofed carport in front of one door. Decorative details include double windows and boxed eaves.
181. **617 West 14<sup>th</sup> Street South.** Ca. 1941. This noncontributing, one-story, brick, Minimal Traditional style, multiple dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung. The wood doors are slab with lights and paneled, both with a glazed slab storm door. The partial porch on the east side is inset with a single, round, Classical, wood columns. The partial porch on the west side is new with a wood railing and a shed roof supported by wood supports. Other exterior features include a shed-roofed, below-grade garage area with two wood, glazed, paneled, overhead, garage doors. Decorative details include vinyl siding in the gable ends, minimal eave overhang and double windows. The house is noncontributing due to a lack of integrity.
182. **626-636 West 14<sup>th</sup> Street South.** Ca. 1982. This noncontributing, two-story, wood-sided, Contemporary style, multiple dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The aluminum windows are one-over-one, hung. The wood doors are glazed paneled. The entry porches are inset and have wrought iron railings. Other exterior features include a square, wood chimney on the rear. Decorative details include full-height, projected, triple windows. The building is noncontributing due to insufficient age.
183. **640 West 14<sup>th</sup> Street South.** Ca. 1920. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-six, hung with metal storms. The wood door is paneled with a glazed slab storm door and a flat-roofed, wood, Classical surround. The entry porch is uncovered. Other exterior features include a one-story sun porch on east side, two interior brick slope chimneys ornamented with stone quoins and a stone, exterior, gable wall

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 52

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

---

---

chimney. Decorative details include stone quoins, gable returns, double and ribbon windows and a balconet over the entry. See below for description of rear garage/apartment.

184. **Garage/Apartment at 640 West 14<sup>th</sup> Street South.** Ca. 1920. This contributing, one-and-one-half story, brick, No Distinctive style, garage/apartment has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are one-over-one, hung. The wood pedestrian door, located on the north elevation, is slab. The entry porch is uncovered. The three-car garage has three paneled, overhead doors. Decorative details include stone quoins.
185. **314 West 14<sup>th</sup> Place South.** Ca. 1924. This contributing, one-story, weatherboard, Classical Revival 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 full-width porch has a low-pitched, hipped roof supported by square, wood columns on brick piers. Other exterior features include a hipped-roof dormer. Decorative details include small wood brackets and double windows.
186. **615 West 14<sup>th</sup> Place South.** Ca. 1948. This noncontributing, one-and-one-story, painted brick and aluminum, Colonial Revival style, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The metal windows are fixed, thirty-light. The wood door is paneled with a fanlight. The entry porch has a front gabled roof and a wrought iron railing. Other exterior features include a brick, interior chimney and an attached, two-car garage with a metal, paneled, overhead door. The house is noncontributing due to insufficient age.
187. **617 West 14<sup>th</sup> Place South.** Ca. 1953. This noncontributing, one-story, painted brick and composite board, Ranch style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The metal windows are fifteen-light casement with five light sides. The wood door is paneled with a glazed slab storm door. The entry porch is inset and has wrought iron railings. Other exterior features include an attached, single car garage with a glazed paneled, wood, overhead door. The house is noncontributing due to insufficient age.
188. **311 West 15<sup>th</sup> Street South.** Ca. 1923. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are eight-over-one, hung. The wood door is slab with four lights and a decorative glazed slab storm door. The full-width porch has a hipped roof with a cross gable and square, wood supports. Other exterior features include an interior, ridge, brick chimney. Decorative details include wood shingles on the gable end, exposed rafters, ornamental woodwork on the porch and double and triple windows.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 53

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

- 
189. **315 West 15<sup>th</sup> Street South.** Ca. 1923. This contributing, one-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, cross-gabled roof and a stucco foundation. The wood windows are vertical, five-over-one and ten-lite casement. The double, wood doors are glazed paneled. The partial porch has a flat roof supported by a tapered, wood, square column on a stucco-clad pier. Other exterior features include a brick, interior, ridge chimney. Decorative details include triangular knee braces, exposed rafters and double windows.
190. **319 West 15<sup>th</sup> Street South.** Ca. 1923. This contributing, two-story, weatherboard, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are nine-over-one, hung. The wood door is slab with six square lights and a glazed slab storm door. The full-width porch has a front-gabled roof supported by full-height brick piers and a brick wall, both ornamented with stucco, recessed, ornaments. 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 8 Page 54

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

---

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SUMMARY

The Riverview Historic District, located in Tulsa, Tulsa County, Oklahoma, is eligible for the National Register of Historic Places under Criterion C for its architectural significance as an excellent, representative collection of houses and apartment houses constructed from 1911 to 1938. Dominated by the Bungalow/Craftsman style, other popular architectural styles in the district included the Tudor Revival, Prairie School and Colonial Revival. Although predominately a middle class neighborhood, the district also contains a number of larger, better-appointed homes built by many of the leading citizens of Tulsa. This includes the Clinton-Hardy House, the Bird House, the Kerr House and the magnificent McBirney Mansion. Situated in immediate proximity to downtown Tulsa, the neighborhood has also experienced limited pockets of redevelopment that resulted in the erection of modern apartment buildings. Overall, these buildings do not interfere with the district's ability to convey its significance. Importantly, the construction of multiple family housing in the district was not a new phenomena. Along the northeast and southwest boundaries of the district, several historic apartments buildings were erected during the district's period of significance. In addition to their historic association with the majority single family homes, the historic apartments are compatible in design and architectural styles with the neighborhood-at-large.

The period of significance for the district extends from 1911 to 1938. This span of time encompasses the majority of the development of the neighborhood. It was during this time that eighty-five percent of the existing houses in the district were constructed. Building activity in the neighborhood ceased for several years after this and only a scattering of buildings were built each decade since that time to the present.

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.<sup>1</sup>

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.

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<sup>1</sup> 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 55

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

---

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.”<sup>2</sup>

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.”<sup>3</sup>

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.<sup>4</sup>

America’s involvement in World War II proved to be a major redeeming event for Tulsa, as well as the nation as a

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

<sup>3</sup>Ibid., 208-209. See also Debo, Tulsa, 88 and 97-99.

<sup>4</sup> 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 56

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

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 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.<sup>5</sup>

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.<sup>6</sup>

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.<sup>7</sup>

ARCHITECTURAL SIGNIFICANCE

The Riverview Historic District is architecturally significant as an excellent representation of popular domestic architectural styles built in Tulsa between 1911 and 1938. The dominate architectural style in the district is the Bungalow/Craftsman style. With just over half the number of buildings as the Bungalow/Craftsman style, the Tudor

<sup>5</sup>Ibid., 170-180.

<sup>6</sup>Ibid., 181.

<sup>7</sup>Ibid., 242-245.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 57

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

Revival style was the second most preferred style within the district. Although having fewer examples, the Prairie School and Colonial Revival styles were present in the area in notable numbers as well. Predominately a single family, middle class neighborhood, the Riverview Historic District includes several outstanding examples of dwellings constructed for the upper class. Additionally, the area contains several historic, multiple family dwellings that enhance the overall architectural significance of the district by representing a related type of property that gained in popularity in Tulsa during the latter part of the period of significance.

Comprising thirty-seven percent of the district, there were seventy-one buildings in the Riverview Historic District that were classified as being in the Bungalow/Craftsman style. 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. Within the Riverview Historic District, one-story Bungalows were much more common than the related two-story Craftsman version of the style.

With thirty-seven versions, the Tudor Revival style was the next more popular style in the neighborhood, representing nineteen percent of the district. Although this style of home was found nationally from about 1890 to 1940, it emerged with a vengeance on the Tulsa housing market in the mid- to late-1920s to essentially take the place of the formerly ubiquitous Bungalow/Craftsman style. Characterized by steeply-pitched, cross-gabled roofs, Tudor Revival style homes were generally built of brick with dominant chimneys on the facade. The eave line of these buildings also frequently made a discernible break from the earlier popular styles. As with the Minimal Tradition style that eclipsed it, the Tudor Revival style of the 1920s and 1930s typically featured a minimal eave overhang.

Composing significantly less of the district, just ten percent, the Prairie School style was used in describing nineteen buildings. 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. In contrast to the slightly later Tudor Revival style, the typical roof of a Prairie School style house was usually hipped with broad eaves. The low-pitched, single story, hipped porch roof frequently was supported by tapered wood columns on brick piers.

Having just slightly fewer representations in the district was 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

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 58

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

and Adam.<sup>8</sup>

The district also contained a number of other styles that had a very limited number of representations. This included the period styles of Classical Revival with three; the Mission/Spanish Colonial Revival with two; the International style with one; and, the Commercial style with three. Only one house was classified as being in an earlier style. The Folk Victorian Perryman House, reportedly moved to its current location at 1313 South Elwood Avenue West from its original site in downtown Tulsa, was the only property classified in an architectural style popular from an earlier time period. Other styles present in the district from latter phases of architectural development include the Modern Movement style which had five examples; the Ranch style with three; the Contemporary style with ten; and, the Neo-Tudor Revival and Neo-French Revival with one each. An additional ten properties, nearly all secondary buildings located to the rear of the property, were classified as having No Distinctive Style. These buildings possess few identifying architectural features and very limited decorative details.

Overwhelmingly populated by modest, Bungalow/Craftsman and Tudor Revival homes, the Riverview Historic District was for the most part a typical, middle class, Tulsa neighborhood. Highlighting the area, however, are several unique buildings. Topping the list of notable houses in the district is the McBirney Mansion, addressed as 1414 South Galveston Avenue West. The large, splendid Tudor Revival style home with servants quarters was prominently located on the majority of a block that remained undeveloped. In the front yard of the house built between 1927 and 1928, were several springs which reportedly were used by Washington Irving when he toured this section of the United States in the nineteenth century. The house, designed by the Kansas City architect John Long, is an outstanding, opulent example of the Tudor Revival style, a fact which was recognized in 1976 when the building was individually listed on the National Register of Historic Places. The house was additionally recognized for its association with James H. McBirney, a leading businessman in Tulsa during the first half of the twentieth century.

Although not as grand, the Bird House located at 1411 South Galveston West is a fine example of a brick, Colonial Revival style house in the district. This home was built for Caroline Bird by her brother, James H. McBirney, in about 1924 and is located just to the northeast of the McBirney Mansion. A more austere example of the Colonial Revival style in the neighborhood is the Clinton-Hardy House at 1322 South Guthrie Avenue West. This originally weatherboard, Adamesque example of the style was designed by George Winkler and erected in 1919 for Lee Clinton. Notably, the presence of the Clinton House attracted much attention to the newly platted Childers Heights Addition. Previously, Tulsa's upper class tended to construct their commodious dwellings on the north side of downtown or to the near southeast.

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<sup>8</sup>Virginia 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 59

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

=====  
The construction of the Clinton-Hardy House in the Riverview area was not a completely altruistic move on Clinton's part. Clinton, along with Daniel Horsley and Norvell E. Woodson, were designated by Nola Childers Tracy in early January 1918 as agents for development of her land inherited from her father that was part of his Creek allotment. Described as an Osage Princess and "...one of the wealthiest Indian girls in Oklahoma....," Nola Childers' mother was Osage and her father was Creek. Born in about 1899, Childers was orphaned in 1914 and married Forrest R. Tracy in June of 1917. Clinton and Horsley were named as Childers guardians in 1914, as well as the guardians of her father's estate. In addition to her "...Osage estate....," Childers "...inherited from her father 160 acres of land now surrounded by the city of Tulsa." The additions formed from this land became the Childers Heights and Norvell Park additions to the city of Tulsa. As her agents, Clinton and Horsley shared in the ten percent net commission of the gross amount generated by the sale of lots in these additions. According to court records, between January 1918 and September 1918, the total gross amounted to about \$100,000.<sup>9</sup>

Notably, the delay in construction activity in the district was likely caused by the above arrangement. In September 1918, Tracy abruptly closed the offices which had been conducting the real estate business without notice to Woodson Norvell. Norvell then brought suit against Tracy, Lee Clinton and Daniel Horsley for legal services in the amount of \$110,000. In December 1918, Tracy entered into a contract with Norvell in order to have the current suit dismissed and prevent Norvell from making any more claims against Tracy, her estate and her guardians. Along with a promissory note in the amount of \$10,000 from E. Constantin and Constantin Refining Company, Tracy agreed to give Norvell thirty-six lots or parcels of land in the Horsley Hills Addition. In early January 1919, Tracy deeded Norvell the remainder of the addition for the sum of \$42,500, divided into \$7,500 cash and four promissory notes for \$8,500. However, it was Tracy who filed the change of name for the addition in May of 1919 from Horsley Hills to Norvell Park. In August 1919, Tracy filed an instrument in the Office of the County Clerk which asserted she was the owner of the property and her intent to cancel the December deed giving the land to Norvell. As such, in November 1919, Tracy filed suit against Norvell, alleging fraud on the part of Norvell in procuring the original January 1918 contract and the December 1918 settlement. With the local court upholding the contract and settlement, Tracy appealed the case to the Oklahoma Supreme Court which affirmed the Tulsa County judgement in late March 1921. According to allegations made by Norvell in a subsequent law suit between him and Tracy concerning the foreclosure of the mortgages for the January 1919 land sale, "...that, because of the motion and the pending action, he was unable to sell any of the lots at their value at any time after the filing of the notice, August 9, 1919, until the coming down of

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<sup>9</sup>Tracy v. Norvell, (Oklahoma Supreme Court Cases, The Oklahoma State Courts Network), <<http://www.oscn.net/applications/oscn/deliverdocument.asp?citeid=35314>>, accessed 6 October 2006. See also The Daily Oklahoman, (Oklahoma City, Oklahoma), 23 June 1917.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 60

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

the mandate April 21, 1921...”.<sup>10</sup>

With any clouds on the titles to land in the area lifted, construction activity quickly surged in the district. One of the more notable building erected during the first year of major development was the Patrick Kerr House, located at 1312 South Guthrie Avenue West. Built in 1922, this handsome, stucco-clad, Mission style house features a clay-tiled, hipped roof and a full-width, single story porch partially covered by flat-roof supported by massive, stucco columns. In addition to the windows which feature an unusual decorative pane pattern, the house features several eye-catching, ornamental, blue tile wall decorations.

Featuring an architectural style that gained popularity during the latter part of the 1920s are the six apartment buildings located off of Riverside Drive. Built in the early 1930s, these coordinating Tudor Revival style apartment buildings were originally named, in order from east to west, Hemphurst Terrace, Hemphurst Manor, Hemphurst Lodge, Hemphurst Castle, Hemphurst Arms and Hemphurst Hall. These buildings are striking examples of the Tudor Revival style as applied to multiple dwellings. The buildings are not identical but share many similar features and an overall design. The proposed construction of these buildings was directly related to the filing of the June 1930 Cardiff Re-Subdivision of Blocks 11 and 12 of Norvell Park. The newly created lots along the south side of the district were ideal to contain one of these buildings. The change in the lots also allowed for the buildings to front onto Riverside Drive. With an uninterrupted view of the Arkansas River, this was a picturesque location for development of speculative housing.

The Hemphurst buildings, however, were not the first apartment buildings in the district. Located along the far northeast edge of the district are three brick, Commercial style apartment houses. Although more utilitarian in design and style, these buildings are also good examples of the multiple family dwellings that were increasingly constructed in Tulsa’s residential developments as the community continued to expand at an unprecedented rate in the 1920s.

Overall, the Riverview Historic District contains an outstanding collection of homes that represents the residential architectural development of Tulsa in the second, third and fourth decades of the twentieth century. As was typical of Tulsa’s neighborhoods developed during this time frame, the district was dominated by the Bungalow/Craftsman style with a strong showing of Tudor Revival style houses. Also apparent in visible numbers were the Prairie School and Colonial Revival styles. 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

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<sup>10</sup>Ibid. See also Tracy v. Norvell, (Oklahoma Supreme Court Cases, The Oklahoma State Courts Network), < <http://www.oscn.net/applications/oscn/deliverdocument.asp?citeid=40676>>, accessed 6 October 2006.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 61

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

=====

even the houses classified as the same style are not identical. Further diversifying this largely middle class neighborhood are the sumptuous houses of Tulsa's elite, including the McBirney Mansion and Bird, Clinton-Hardy and Kerr houses. The scattered pockets of multiple family dwellings in the district also contribute to the composite evolution of domestic architecture in the district. In sum, the Riverview Historic District is an unduplicatable expression of period, middle and upper class, residential architecture in Tulsa.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9,10 Page 62

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

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GEOGRAPHICAL DATA CONTINUED FROM PAGE 7:

UTM References:	Zone	Easting	Northing
E.	15	230600	4003600
F.	15	230330	4003600
G.	15	230330	4003510
H.	14	769850	4003780
I.	15	230130	4003880
J.	15	230120	4003890
K.	15	230080	4003960
L.	15	230270	4003960
M.	15	230260	4003890

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9,10 Page 63

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

N.	15	230340	4003880
O.	15	230550	4003840
P.	15	230550	4003900
Q.	15	230620	4003900
R.	15	230660	4003830

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of West 13<sup>th</sup> Street South and South Frisco Avenue West, go north along South Frisco Avenue West to the north lot line of 1219 South Frisco Avenue West, then go west along the north lot line of South Frisco Avenue west to the east line of the block for the properties on the east side of the 1200 block of South Frisco Avenue West, then go southeast along this line to West 13<sup>th</sup> Street South, then go east along West 13<sup>th</sup> Street South to the rear lot lines of the properties east of South Elwood Avenue West, then go south along the rear lot lines of the properties east of South Elwood Avenue West to West 15<sup>th</sup> Street South, then go west along West 15<sup>th</sup> Street South to South Elwood Avenue West, then go south along South Elwood Avenue West to the south lot line of 1520 South Elwood Avenue West, then go west along the south lot line of 1520 South Elwood Avenue West to the rear lot lines of the properties west of South Elwood Avenue West, then go north along the rear lot lines of the properties west of South Elwood Avenue West to West 14<sup>th</sup> Place South, then go west along West 14<sup>th</sup> Place South to South Galveston Avenue West, then go south along South Galveston Avenue West to Riverside Drive, then go southwest along Riverside Drive to the northwest lot line of 1329 Riverside Drive, then go northeast along the northwest lot line of 1329 Riverside Drive to the rear lot lines of the apartments north of Riverside Drive, then go southeast along the rear lot lines of the apartments north of Riverside Drive to the rear lot lines of the properties west of South Indian Avenue West, then go north along the rear lot lines of the properties west of South Indian Avenue West to West 13<sup>th</sup> Street South, then go west along West 13<sup>th</sup> Street South to South Jackson Avenue West, then go northeast along South Jackson Avenue West to West 12<sup>th</sup> Street South, then go northeast along West 12<sup>th</sup> Street South to South Houston Avenue, then go south along South Houston Avenue to the south lot line of 1215 South Houston Avenue West, then go east along the south lot line of 1215 South Houston Avenue to the north lot line of 1224 South Galveston Avenue West, then go east along the north lot line of 1224 South Galveston Avenue West to South Galveston Avenue West, then go south along South Galveston Avenue West to West 13<sup>th</sup> Street South, then go east along West 13<sup>th</sup> Street South to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries includes the area which maintains its historic integrity and original, 1911-1938, residential character.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_ Page 64

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

=====

The following applies to all the nomination photographs:

Name of District: Riverview Historic District  
County and State: Tulsa County, Oklahoma  
Name of photographer: Cynthia Savage  
Date of photographs: 4 April 2006  
Location of Negative: TIFF File

The individual photographs have been labeled with the following information:

Block Description  
Riverview Historic District  
Tulsa County, Oklahoma  
Direction Camera is pointing  
Photograph Number