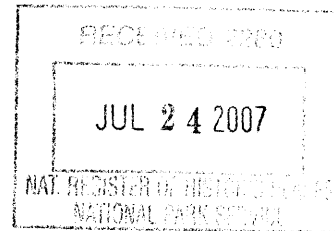


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name Buena Vista Park Historic District

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

2. Location

street & number Roughly bounded by West 18<sup>th</sup> Street South, rear lot lines of properties east of South Cheyenne Avenue West, West 21<sup>st</sup> Street South and Riverside Drive/South Carson Avenue West

not for publication N/A


city or town Tulsa vicinity N/A

state Oklahoma code OK county Tulsa code 143

zip code 74119

3. State/Federal Agency Certification

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

  
Signature of certifying official

7-23-07  
Date

Oklahoma Historical Society, SHPO  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau


4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Edson H. Beall
- See continuation sheet.
- determined eligible for the National Register \_\_\_\_\_
- See continuation sheet.
- determined not eligible for the National Register \_\_\_\_\_
- removed from the National Register \_\_\_\_\_

9.6.07

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

  
Signature of Keeper

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

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>24</u>	<u>5</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>24</u>	<u>5</u> Total

Number of contributing resources previously listed in the National Register 1

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<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 REVIVALS: Colonial Revival  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Prairie School  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation CONCRETE  
roof ASPHALT  
walls BRICK  
WOOD:weatherboard  
other \_\_\_\_\_  
\_\_\_\_\_

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

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8. Statement of Significance

=====

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

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

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

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

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

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

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

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance 1913-1933

\_\_\_\_\_

\_\_\_\_\_

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8. Statement of Significance (Continued)  
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Significant Dates \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

\_\_\_\_\_  
N/A  
\_\_\_\_\_

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

Architect/Builder \_\_\_\_\_ Barnett, Hayenes, Barnett, architects  
\_\_\_\_\_ Blair, John, architect

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

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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10. Geographical Data

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Acreage of Property 5 Acres MOL

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

	Zone Easting	Northing	Zone Easting	Northing
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1	<u>15</u>	<u>230930</u>	<u>4002850</u>	3	—	—	—
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2	—	—	—	4	—	—	—
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N/A See continuation sheet.

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

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

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11. Form Prepared By

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

organization Architectural Resources and Community Heritage Consulting date August 2006

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

city or town Pocasset state OK zip code 73079

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

=====

Property Owner

=====

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

name Less than 50 Owners: See Attached List

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_ zip code \_\_\_\_\_



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Buena Vista Park Historic District  
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SUMMARY

The Buena Vista Park Historic District is a small residential district located just over a mile south of downtown Tulsa. The district encompasses portions of three blocks of the Buena Vista Park Addition. Platted in 1908 by Charles A. Sanderson, the addition originally consisted of seven irregular shaped blocks. The shape of the blocks reflect the convergence of the grid pattern of land development with the reality of the Arkansas River. While the compass-oriented grid system dominates Tulsa's residential neighborhoods platted during this and subsequent periods, the diagonal presence of the Arkansas River along the southwest side of the property required accommodation. This resulted in the wedge-shaped blocks on the western edge of the addition which align on their east sides with the more prevalent rectangular-shaped blocks.

Although conceived in the early boom days of the first decade of the twentieth century, building activity in the addition was slow until the late teens and early 1920s. The single family homes constructed along South Cheyenne and Carson avenues in this area form an excellent collection of houses built for the upper middle and upper class during this time. Initiating a trend that would come to dominate along the river front portion of this area of Tulsa, are the three brick apartment buildings constructed off of Riverside Drive and Nineteenth Street between 1923 and 1924. Together, this buildings form a small, distinct pocket of period architecture which maintains a high degree of integrity.

There are a total of thirty resources in the Buena Vista Park Historic District. All of these resources are residential in nature. The majority of resources are houses with a scattering of garage/apartments. Of the thirty resources, twenty-five are considered contributing to the district, being both present during the period of significance and retaining their historic integrity. Notably, one of these, the James Alexander Veasey House at 1802 South Cheyenne Avenue West, was individually listed on the National Register of Historic Places in 1989 for its architectural significance as a local landmark example of the Colonial Revival style. A total of five resources are counted as noncontributing with three lacking sufficient historic integrity to contribute to the significance of the district and two being constructed after the end of the period of significance.

The period of significance for the district covers a twenty year span from 1913 to 1933. This time frame represents the development period for the district. The period of significance begins when the earliest extant house in the district, the Veasey House, was constructed. It extends to 1933 when all but two properties in the district were constructed.

DESCRIPTION

The Buena Vista Park Historic District is composed of the buildings along the 1800 and 1900 blocks of South Cheyenne Avenue West, the 1800 block of South Carson Avenue West and the 200 block of West 19<sup>th</sup> Street South

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which retain their historic integrity. The buildings in this area form a cohesive, historic group which sets itself apart from the surrounding modern apartment buildings which have proliferated in other portions of the historic addition. The district covers only portions of three blocks of the original Buena Vista Park Addition. Block 5, a mid-sized rectangular block, is situated on the northwest side of the district. The block contains a majority of single family residences, with a large, rectangular, modern apartment building covering the northwest portion of the block. Because the apartment building, constructed in about 1974, does not contribute to the significance of the district, it has been excluded from the district boundaries. The remaining portion of the Block 5 maintains its historic pattern of single family residential development.

Across South Cheyenne Avenue, is the historically longest block of the addition, Block 6. As originally conceived, Block 6 was a rectangle with even-sized lots on both sides. Originally, attached to the east side of the block was a large, square city park. By 1939, South Boulder Avenue had been continued through to West 21<sup>st</sup> Street and the large, curved Boulder Drive had further cut up the city park block. Around 1950, a portion of Boulder Avenue on the east side of the block was abandoned and the adjacent irregular shaped block remaining from the city park block was adjoined to the Buena Vista Park Block 6. Because the properties situated along the east side of Block 6 do not conform stylistically, functionally and age-wise to the majority of resources in the Buena Vista Park Historic District, this area was not included as part of the district. According to the Sanborn maps, there has never been any historic development in the far north lots of the west side of Block 6. Combined with the empty lots in exclusion from the district boundaries are the first two buildings on this section of the block. Both buildings were constructed after the period of significance and do not conform with the dominate stylistic trends of the district. The remaining section of Block 6 maintains a highly rhythmic, cohesive pattern of single family, historic development.

Only Block 7 of the Buena Vista Park Addition was replatted. Filed in 1917 by Lionel E. and Cynthia T. Aaronson, Aaronson's Subdivision of Block 7, Buena Vista Park Addition reshaped all of the lots on the block. The lots on the east side of the block were enlarged to each measure 140 feet long, except for lot 8 which was shortened on the south side to accommodate the original wedge shape of the block. The west side of the block was divided into six lots of various sizes and shapes. Lots 10 through 12 were located on the northwest side of the block and were subsequently occupied by the brick apartment buildings constructed in 1923-1924. In the 1950s, several modern, concrete apartment buildings were erected on both sides of the south portion of the block. As these buildings do not match the architectural period or style of the north side of the block, they have been excluded from the district boundaries.

The dominant street in the district is the north-south South Cheyenne Avenue. The majority of properties in the district are located off this street which extends south only to West 21<sup>st</sup> Street and north past downtown Tulsa. As with Boulder Avenue to the east, South Cheyenne Avenue jogs to the west at 18<sup>th</sup> Street. The other north-south street in the district, South Carson Avenue, jogs west at West 17<sup>th</sup> Place. Both jogs are physical remnants of the various sized and configured plats forming this section of Tulsa. South Carson Avenue ends within the district at West 19<sup>th</sup>

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Street. Carson Avenue extends north only to West 11<sup>th</sup> Street; thus, it does not extend through downtown Tulsa. West 19<sup>th</sup> Street, the only east-west street in the district with properties located on it, breaks at Riverside Drive; although the street continues on the west side of the river, the corresponding street is located north of the Buena Vista Park 19<sup>th</sup> street. West 19<sup>th</sup> Street also stops at South Cheyenne Avenue on the east side before picking up again east of South Cincinnati Avenue.

As originally platted, South Carson Avenue was called Myrtle Avenue, West 18<sup>th</sup> Street was Hickory Avenue and West 19<sup>th</sup> Street was May Avenue. By 1915, Myrtle and Hickory avenues had been renamed to their current names. West 19<sup>th</sup> Street, however, was not named according to the 1915 Sanborn Fire Insurance Map. Within two years, as recorded on the Aaronson's Subdivision plat, May Avenue had become West 19<sup>th</sup> Street.

The district is dominated by two architectural styles. With nine examples, the Colonial Revival style was the most popular in the neighborhood. As the dominant style of residential buildings nationwide in the first half of the twentieth century, the Colonial Revival style had many different subtypes. Character defining features of the style include an accentuated front door, symmetrical facade and paired windows, often ornamented with decorative wood shutters. While brick dominated the choice of building material for high-style houses and generally after 1920, weatherboard examples, such as the Veasey House, were also common.

The next most popular style in the Buena Vista Park Historic District with eight examples is the Prairie School style. The Prairie School style was nationally popular from about 1900 to 1920. The typical Prairie School style house was a two-story, square building topped by a low-pitched, hipped roof with broad, overhanging eaves. The facades are typically symmetrical with a full-width, single story front porch. The low-pitched, hipped porch roofs are usually supported by massive piers topped by wood columns.

With half the number of the Prairie School style, the Bungalow/Craftsman style was the third most used style in the district. Three other properties in the district were classified as having No Distinctive Style. Two examples each of the Italian Renaissance and Mission/Spanish Colonial Revival styles were found on related properties. Although not as elaborate, the garage/apartment at 1830 South Cheyenne Avenue was classified as the same style as the main property. The two Mission/Spanish Colonial Revival style properties in the neighborhood are both brick apartment buildings. With only one example each, the Classical Revival and Minimal Traditional styles were in a definite minority of district architectural styles.

Only seven buildings in the district have been altered by replacement siding. Four houses have been clad with asbestos siding and three with vinyl. Four other buildings were built of stucco. Of the total thirty, nine were built of weatherboard with an additional one using a combination of weatherboard and wood shingles. The remaining nine were all erected using brick for material.

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The boundaries for the district were drawn to include the majority of historic buildings in the area which retain their integrity and developed within the period of significance. All of the buildings in the district, including the brick apartment buildings, share a residential character, feeling and association that is typical of the period of development. The majority of buildings are good examples of the various architectural styles popular for residential construction between 1913 and 1933. The later apartment buildings in the larger neighborhood were excluded from the district due to their disparate style, building material, form and development era.

The properties in the Buena Vista Park Historic District were dated using a combination of criss-cross city directories and Sanborn Fire Insurance Maps. The criss-cross directories for Tulsa are available for most years from 1912 forward. There are no properties in the district constructed before 1912 so the lack of criss-cross directories for this early time period was not a problem. The 1911 Sanborn Fire Insurance Maps did not include this section of town, probably due to the lack of buildings in this newly developed area. Except for the southernmost portion of the district, the 1915, 1939 and 1962 Sanborn maps did include the district area.

ALTERATIONS

The Buena Vista Park Historic District retains a high degree of integrity with an eighty percent contributing rate. Of the total thirty resources, only five are considered noncontributing. Of these, three lack historic integrity and just two were erected after the period of significance.

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

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

Additions to the property impact the contributing/noncontributing status of the building depending largely on the

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

RESOURCE DESCRIPTIONS

1. **James Alexander Veasey House. 1802 South Cheyenne Avenue West.** National Register Listed 1989. Built 1913. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling was designed by Tulsa architect John Blair. The house has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are twelve-over-twelve and eight-over-eight, hung and multi-light casement. The wood door is paneled and the doorway is recessed in a round-arched vestibule. The vestibule is topped by a pediment supported by Tuscan columns. The entry porch is uncovered and features a long walk with a wrought iron railing. Other exterior features include a brick, exterior, eave wall chimney, a brick, interior, slope chimney and a front-gabled dormer. Decorative details include quoins, dentils, decorative wood shutters, keystones and gable returns. There is a detached, wood garage to the back.
2. **1812 South Cheyenne Avenue West.** Ca. 1915. This contributing, two-story, asbestos-sided, Bungalow/Craftsman style, single dwelling has an asphalt-covered, clipped, front-gabled roof and a brick foundation. The wood windows are nine-over-one, hung. The full-width porch is partially covered with a front-gabled roof supported by square, wood columns on a low brick wall. Other exterior features include a brick, interior, slope chimney. Decorative details include double and triple windows, triangular knee braces and decorative half-timbering.
3. **1814 South Cheyenne Avenue West.** Ca. 1915. This contributing, two-story, weatherboard and wood shingle, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a brick foundation. The wood windows are vertical, four-over-one and five-over-one, hung. The wood door is glazed paneled. The full-width porch has a decorative wood railing and a combination flat and front-gabled roof supported by triple and double, wood, columns on brick piers. The flat portion of the porch roof also serves as a balcony area on the second floor, accessed by double French doors with sidelights and a transom. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include triangular knee braces, double, triple and ribbon windows and exposed rafters. See below for description of rear property.

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4. 1814½ South Cheyenne Avenue West. Ca. 1938. This noncontributing, one-story, weatherboard, No Distinctive 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 entry porch has a flat roof supported by wood supports. Decorative details include triangular knee braces and exposed rafters. The building is noncontributing due to insufficient age.
  5. **1822 South Cheyenne Avenue West.** Ca. 1918. This contributing, two-story, stucco-clad, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are decorative, six-over-one, hung. The wood door is glazed paneled. The full-width porch has a flat roof supported by tall brick piers and a multi-height brick stone wall. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include wide boxed overhanging eaves and double windows. To the rear is a new garage.
  6. **1825 South Cheyenne Avenue West.** Ca. 1918. This contributing, two-story, brick, Prairie School style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are decorative, nine-over-one, hung. The wood door is glazed paneled. The partial porch is partially covered by a flat roof supported by brick columns. Other exterior features include a matching side porch, three front-gabled dormers and a front, brick, exterior, eave wall chimney. Decorative details include double windows, metal window awnings and gable returns. There is a rear, detached, brick, historic garage.
  7. **1826 South Cheyenne Avenue West.** Ca. 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 vertical, three-over-one, hung. The wood door is glazed paneled with a glazed slab storm door and a multi-light transom. The partial porch has a flat roof supported by wood brackets and wrought iron columns on short, concrete piers. Decorative details include double, triple and ribbon windows and brackets. There is a detached, historic garage to the rear.
  8. Crestview Manor. **1830 South Cheyenne Avenue West.** Ca. 1919. This contributing, three-story, stucco, Italian Renaissance style, single dwelling was designed by the architectural firm of Barnett-Haynes-Barnett of St. Louis, Missouri, for Robert McFarlin's daughter Pauline and her husband Frank Walter. The house has a ceramic tile, hipped roof and a brick foundation. The wood windows are six-over-six, hung. The wood door is glazed paneled. The partial porch has a flat roof supported by Classical, wood columns. Other exterior features include a matching porte cochere and a stucco, interior, ridge chimney. Decorative details include double and single wood brackets, wide boxed eaves and double and triple windows. See below for description of garage/apartment.

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9. **Garage/Apartment at 1830 South Cheyenne Avenue West.** Ca. 1919. This contributing, two-story, stucco, Italian Renaissance style, garage/apartment has a ceramic tile, hipped roof and a stucco foundation. The wood windows are six-over-six, hung. The wood door is glazed paneled with a cloth awning. The two overhead garage doors are wood, glazed paneled.
10. **1831 South Cheyenne Avenue West.** Ca. 1942. This noncontributing, one-story, asbestos-clad, Minimal Traditional style, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The single front window is a large, false divided, picture window. The wood door is slab with a small light and a glazed slab storm door. The entry porch has a shed roof supported by a single, wood, square support. Other exterior features include a single car, attached, front-gabled garage with a glazed, paneled, overhead door. Decorative details include no eave overhang. The house is noncontributing due to insufficient age.
11. **1835 South Cheyenne Avenue West.** Ca. 1916. 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 roof supported by stucco piers and a low, decorative, wood railing. Other exterior features include a stucco, exterior, eave wall chimney, side matching porch and double, French doors above the front porch. Decorative details include wide boxed eaves, wood brackets and triple windows. There is an historic wood garage to the rear.
12. **1904 South Cheyenne Avenue West.** Ca. 1920. This contributing, two-story, weatherboard, Colonial Revival style, single dwelling has a concrete foundation and an asphalt-covered, hipped roof with a cross gable. The wood windows are six-over-one and eight-over-one, hung. The wood door is glazed paneled and has side lights, decorative fan design in the transom area and a large, elaborate, round arched hood supported by supported by decorative brackets. The entry porch is uncovered. Other exterior features include a full-width side porch with a flat-roof supported by fluted, Classical, round columns, hipped roof dormers and two brick, exterior, eave wall chimneys. Decorative details include double windows, a Palladian window, decorative wood shutters and wide boxed eaves. To the rear, there is a detached, wood, historic garage.
13. **1905 South Cheyenne Avenue West.** Ca. 1922. 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 twelve-over-one. The wood door is glazed paneled. The full-width porch has tapered wood columns on brick piers supporting a front-gabled, enclosed sleeping porch. Other exterior features include a brick, exterior, eave wall chimney. Decorative details include wide eaves, double and ribbon

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windows, and decorative verge boards. There is a detached, wood, historic garage to the rear.

14. 1911 South Cheyenne Avenue West. Ca. 1922. This noncontributing, two-story, weatherboard, Colonial Revival style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has been partially enclosed and has a low-pitched roof supported by Classical, fluted columns. Other exterior features include a painted, brick, exterior chimney and a large cinder block addition. Decorative details include French doors and decorative wood shutters. To the rear, there is a new, concrete, garage. The house is noncontributing due to a loss of integrity.
15. **1912 South Cheyenne Avenue West.** Ca. 1920. This contributing, two-story, vinyl-sided, Colonial Revival 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 paneled with full-height sidelights. The entry porch has a round arched hood supported by Classical, fluted columns and wrought iron railings. Other exterior features include a brick, exterior, eave wall chimney and a side porte cochere. Decorative details include gable returns and double, triple and casement windows.
16. 1912½ South Cheyenne Avenue West. Ca. 1933. This noncontributing, one-story, weatherboard, No Distinctive 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 small, center diamond window. The partial front porch has a shed roof supported by square wood supports and a wood railing. Other exterior features include an attached garage with an overhead, paneled door. Decorative details include gable returns. The house is noncontributing due to insufficient age.
17. 1915 South Cheyenne Avenue West. Ca. 1922. This noncontributing, two-story, vinyl-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are one-over-one, hung. The wood door is paneled. The full-width porch has been partially enclosed and has a hipped roof with one extant short, tapered, wood column on a brick pier. On the porch roof is a small balcony area accessed by a nonoriginal French door. Other exterior features include a brick, interior, slope chimney. Decorative details include wide, boxed eaves and low brackets. There is a wood, historic garage to the rear. The house is noncontributing due to a lack of integrity.
18. **1917 South Cheyenne Avenue West.** Ca. 1922. This contributing, one-and-one-half story, painted brick, Classical Revival style, single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows re nine-over-one and six-over-one, hung. The three wood doors are double French. The full-



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width porch has Classical, wood columns. Other exterior features include a brick, exterior, gable wall chimney and a large shed-roofed dormer. Decorative details include shingles on the dormer and gable ends and double windows. See below for a description of the rear garage/apartment.

19. **Garage/Apartment at 1917 South Cheyenne Avenue West.** Ca. 1922. This contributing, two-story, brick, No Distinctive style, garage/apartment has an asphalt-covered, hipped roof and a brick foundation. The wood windows are one-over-one, hung. The two garage doors are metal, paneled, overhead. Decorative details include wide eaves and decorative wood shutters.
20. **1919 South Cheyenne Avenue West.** Ca. 1922. This noncontributing, one-and-one-half story, asbestos-clad, Bungalow/Craftsman style, single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are six-over-one and nine-over-one, hung. The wood door is paneled with a small, square, center light. The full-width porch has been enclosed, leaving an entry porch covered with a cloth awning. Other exterior features include a brick chimney. Decorative details include double and triple windows and dentils. The house is noncontributing due to a lack of integrity.
21. **1923 South Cheyenne Avenue West.** Ca. 1922. This contributing, two-story, weatherboard, Colonial Revival 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 with side lights. The full-width porch has a low-pitched, hipped roof supported by Classical, tapered, wood columns. Other exterior features include two brick chimneys and a balcony above the front porch with a wood railing. Decorative details include French doors and wide boxed eaves. There is a detached, historic garage to the back side.
22. **1927 South Cheyenne Avenue West.** Ca. 1922. This contributing, two-story, asbestos-sided, Prairie School style, single dwelling has an asphalt-covered, hipped roof and concrete foundation. The wood windows are one-over-one, hung. The wood door is glazed paneled. The full-width porch has a hipped roof supported by tapered, wood, square columns on narrow brick piers and a decorative wood railing. Other exterior features include a painted, brick, exterior, eave wall-chimney. Decorative details include double and triple windows, wide boxed eaves and brackets. To the rear, there is a detached, wood, historic garage.
23. **1929 South Cheyenne Avenue West.** Ca. 1922. This contributing, two-story, stucco, Prairie School style, single dwelling has an asphalt-covered, hipped roof and a stucco foundation. The wood windows are one-over-one, hung. The wood door is paneled. The full-width porch has a hipped roof supported by full-height, stucco-clad piers. Other exterior features include a brick chimney and a porte cochere. Decorative details include double windows and wide, boxed eaves. To the rear, there is a detached, historic garage.

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24. **1821 South Carson Avenue West.** Ca. 1920. This contributing, two-story, brick, Colonial Revival style, single dwelling has an asphalt-covered, steeply-pitched, side-gabled roof and a brick foundation. The metal windows are eight-by-eight casement. The metal door is paneled. The partial front porch is uncovered. Other exterior features include a dormer and a rear, attached, stone garage with a composite board addition. Decorative details include decorative wood shutters and gable returns. There is an addition on the back of the house and a detached, brick, historic garage to the rear.
25. **1823 South Carson Avenue West.** Ca. 1926. This contributing, two-story, painted, brick, Colonial Revival style, single dwelling has an asphalt-covered, gable roof and a brick foundation. The windows are wood and metal, casement, eight-by-eight. The partial front porch is uncovered. Decorative details include decorative wood shutters and double windows. There is an addition on the back of the house and a detached garage to the rear.
26. **1901 Riverside Drive.** Ca. 1924. This contributing, three-story, brick, Mission/Spanish Colonial Revival style, apartment building has a flat roof and a brick foundation. The wood windows are six-over-six, hung. The wood doors are casement and set into pedimented surrounds. The full-width porch is uncovered and has a wrought iron railing. Other exterior features include four balconets on each floor and brick exterior chimneys. Decorative details include double windows, green tile window awnings, decorative brickwork and a concrete coping encircling the building.
27. **212 West 19<sup>th</sup> Street South.** Ca. 1926. This contributing, two-story, weatherboard and concrete, Prairie School style, garage apartment is located behind 1904 South Cheyenne Avenue. The building has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are six-over-one, hung. The pedestrian door is not visible from the street. The double swinging garage doors are wood, paneled. Decorative details include double windows and wide boxed eaves.
28. **213 West 19<sup>th</sup> Street South.** Ca. 1933. This contributing, two-story, vinyl-sided, Colonial Revival style, single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are six-over-six hung. The double, wood doors are paneled with glazed slab storm doors. The entry porch has a front-gabled roof supported by Classical, tapered columns. Other exterior features include a brick, exterior, gable wall chimney and a large side porch. Decorative details include decorative wood shutters.
29. Riverhouse. **216 West 19<sup>th</sup> Street South.** Ca. 1923. This contributing, three-story, brick, Colonial Revival style, multiple dwelling has a flat roof and a brick foundation. The wood windows are six-over-one and four-

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over-one, hung. The wood door is glazed paneled with full-height sidelights and a storm door. The entry porch has a pedimented, front-gabled roof supported by tapered, round, Classical columns. Decorative details include dentilated cornice and triple windows.

30. **220 West 19<sup>th</sup> Street South.** Ca. 1923. This contributing, three-story, brick, Mission/Spanish Colonial Revival style, multiple dwelling has a flat roof and a brick foundation. The wood windows are eight-over-eight, hung. The wood door is glazed paneled with sidelights and a low-arched surround. The entry porch is uncovered. Decorative details include ceramic tile on the roof, brackets, concrete coping, decorative brick work, brackets, wrought iron balconets and double windows. To the rear, there is a detached L-shaped, brick, garage.

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SUMMARY

The Buena Vista Park Historic District is eligible for the National Register of Historic Places under Criterion C for its architectural significance as an excellent collection of popular architectural styles and housing types in Tulsa during the period of 1913 to 1933. Dominated by the Colonial Revival and Prairie School styles, the district also includes good examples of the Italian Renaissance and Mission/Spanish Colonial Revival styles. While the district predominately consists of upper middle and upper class, single family dwellings, it also includes several multiple family dwellings. The brick apartments built in the west central portion of the district reflect a trend in building types which spread throughout Tulsa as the city grew to unanticipated limits in the 1920s and beyond. For various reasons, the construction of apartments was particularly popular along Riverside Drive. In addition to having ready access to downtown Tulsa, this locale also afforded tenants with a striking view of the Arkansas River.

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. 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

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

<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.

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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 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

<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.

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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

Situated just over a mile south of downtown Tulsa, the Buena Vista Park Historic District is an interesting, representative collection of residential buildings constructed between 1913 and 1933. The dominate style of architecture is almost evenly divided between two nationally popular styles, the Colonial Revival and Prairie School styles. Together, these two styles represent fifty-six percent of the buildings in the district. Other noteworthy styles present in the district in lesser numbers include the Bungalow/Craftsman, Italian Renaissance and Mission/Spanish Colonial Revival.

With nine examples, the Colonial Revival style has the most representations within the district. This style of home was popular nationally throughout the first half of the twentieth century, as well as for the last two decades in the nineteenth century. An excellent example of the style within the Buena Vista Park Historic District is the James Alexander Veasey House, located at 1802 South Cheyenne Avenue West. This house, designed by local architect John Blair in 1913, was listed on the National Register in 1989. The two-story, weatherboard house has a side-gabled

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

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

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

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roof and a symmetrical facade. The recessed, round-arched entry is accentuated by a pedimented crown supported by Classical columns. Decorative details include wood quoins, dentils and decorative wood shutters. The house is touted as one of the best Colonial Revival examples in Tulsa. While not as remarkable as the Veasey House, the other examples of the style in the district are also representative of the development of this style in Tulsa.

The Prairie School style was the second most popular style in the district with eight examples. This style of home was popular nationally only from the turn-of-the-century to about 1920. Obviously within Tulsa, the style lingered for several years as many of the examples in the Buena Vista Park area were constructed after 1920. This style of home, typically constructed of weatherboard but also built of stucco and brick in the district, was predominately two-stories with a single story, full-width porch. The roof of the house was usually hipped with broad eaves. The low-pitched, hipped porch roof frequently was supported by tapered wood columns on brick piers.

One of the more common architectural styles found in Tulsa's historic neighborhoods was the Bungalow/Craftsman style. Notably, the four examples of this style in the Buena Vista Park district are not the typical one-story, front-gabled houses found in Tulsa's middle class neighborhoods, such as the Yorktown Historic District. Reflecting the wealthier class of the area, the Buena Vista Park Bungalow/Craftsman houses are predominately two-stories.

Also noteworthy within the district is the impressive Crestview Manor, located at 1830 South Cheyenne Avenue West. Designed by the St. Louis, Missouri, firm of Barnett-Haynes-Barnett in 1919, the house is an excellent example of the Italian Renaissance style. This three-story, stucco residence has a ceramic tile, hipped roof and a brick foundation. In addition to the front partial porch, the house has a porte cochere on the north side. Behind the porte cochere and house is a matching garage/apartment used for servants quarters during the district's heyday. The main house was originally occupied by Pauline and Frank Walters, the daughter and son-in-law of one of Tulsa's leading businessmen and civic leaders of the period, Robert McFarlin.

That the neighborhood was for the upper levels of Tulsa economic strata is evidenced by the construction of many of the garage/apartments at the same time as the main dwellings. These facilities were not originally intended as rental properties, as was common in other Oklahoma communities which experienced housing shortages in the 1920, 1930s and 1940s, but instead to shelter servants working for the families, as well as the increasingly popular means of personal transportation, the automobile. Notably, the Tulsa Street Railway Company had cars running along South Main Street, just two blocks east of South Cheyenne Avenue, from downtown to Seventeenth Street by 1910 and subsequently to Twenty-first Street, providing ready transportation for businessmen locating in the Buena Vista area to their places of employment in downtown Tulsa. Thus, the automobiles in the neighborhood were luxury items

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rather than necessities.<sup>8</sup>

The three brick apartment houses in the district represent a trend in multiple family residences which quickly proliferated within Tulsa, especially along Riverside Drive. The two apartments on West 19<sup>th</sup> Street were erected around 1923. The large apartment house on Riverside Drive was constructed in about 1924. While none of the apartments are particularly high style, all three are good representations of their styles. As with much of the rest of the neighborhood, the Riverhouse Apartments at 216 West 19<sup>th</sup> Street South was designed in the Colonial Revival style. The red brick building has an accentuated entry consisting of a pedimented, front-gabled roof supported by tapered, round, Classical columns. Decorative details on the building include a dentilated cornice and triple windows. Set closer to the street, the three-story, red brick, Mission/Spanish Colonial Revival style at 220 West 19<sup>th</sup> Street South is similar to the three-story, red brick, Mission/Spanish Colonial Revival style apartment building at 1901 Riverside Drive. Both have paired windows, low parapets, simple accentuated entries and use green ceramic tile to enhance the Mediterranean feel of the buildings.

The apartment buildings in the Buena Vista Park Historic District are distinct from other multiple family dwellings in the area because of their use of popular period residential styles. The majority of apartment buildings in the immediate vicinity of the district are Modern or Contemporary style buildings, void of the decorative details that enhance the blending of the Buena Vista Park apartment buildings with the other single family buildings of the district. Farther north on Riverside Drive, is a line of historic, brick apartment buildings which also used a popular residential style. Distinguishing these buildings from the Buena Vista Park apartments was the use of the Tudor Revival style. This style grew in popularity in Tulsa beginning in the late 1920s through to the 1940s. Thus, these buildings, erected in the early 1930s, reflect a later trend in residential multi-family architecture in Tulsa than the Buena Vista Park apartments. On the far north side of the Riverview area, along West 12<sup>th</sup> and 13<sup>th</sup> streets, there is also a number of brick, two-story apartment buildings. These buildings, however, tend to be classified as Commercial style and, thus, lack many of the associative qualities of the Buena Vista Park apartment buildings with the surrounding single family homes.

Overall, the Buena Vista Park Historic District represents a noteworthy collection of residential architecture in Tulsa developed between 1913 and 1933. The district maintains a high degree of integrity and ably reflects the trends in single and multiple family dwellings during the period. Dominated by the Colonial Revival and Prairie School styles, the district also contains good examples of the Bungalow/Craftsman style, as well as an outstanding, upper class Italian Renaissance style home. The three brick apartments in the district are also notable as relatively early examples

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<sup>8</sup>Nina Lane Dunn, Tulsa's Magic Roots, (Tulsa, Oklahoma: The Oklahoma Book Publishing Company, 1979), 286-289.



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of multiple family dwellings designed in the popular residential styles of the day. This type of housing, frequently lacking the ornamental detail of the residential-inspired architectural styles that highlights the Buena Vista Park apartments, became increasingly popular as the town continued to grow.

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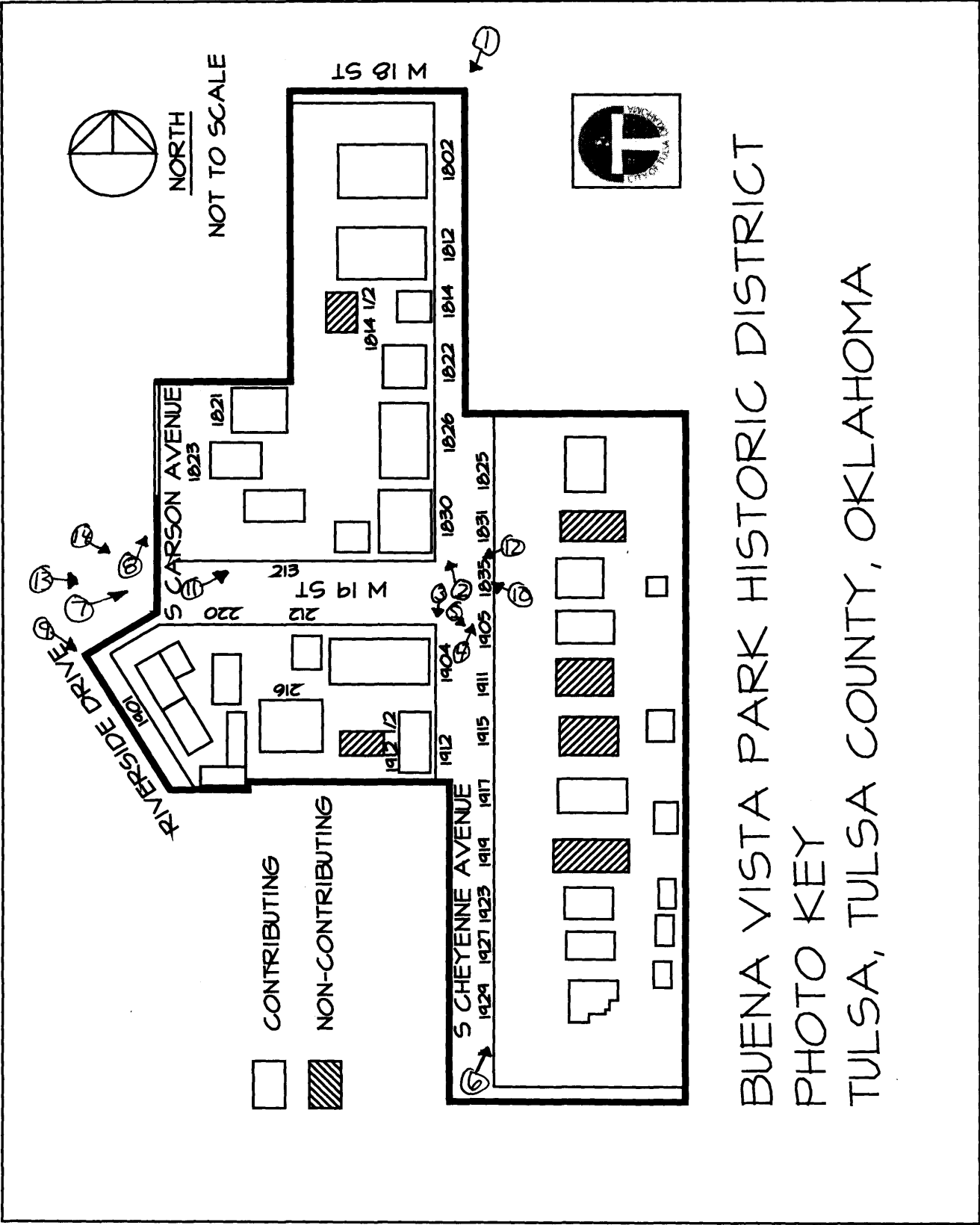
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VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of West 18<sup>th</sup> Street South and South Cheyenne Avenue West, go south along South Cheyenne Avenue West to the north lot line of 1825 South Cheyenne Avenue West, then go east along the north lot line of 1825 South Cheyenne Avenue West to the rear lot lines of the properties on the east side of South Cheyenne Avenue West, then go south along the rear lot lines of the properties on the east side of South Cheyenne Avenue West to West 21<sup>st</sup> Street South, then go west along West 21<sup>st</sup> Street South to South Cheyenne Avenue West, then go north along South Cheyenne Avenue West to the south lot line of 1912 South Cheyenne Avenue West, then go west along the south lot line of 1912 South Cheyenne Avenue West to the south lot lines of lots 10-13 of Block 7, continue west along the south lot lines of lots 10-13 of Block 7 to Riverside Drive, then go northwest along Riverside Drive to West 19<sup>th</sup> Street South, then go northeast along West 19<sup>th</sup> Street South to South Carson Avenue West, then go north along South Carson Avenue West to the north lot line of 1821 South Carson Avenue West, then go east along the north lot line of 1821 South Carson Avenue West to the rear lot lines of the properties west of South Cheyenne Avenue West, then go north along the rear lot lines of the properties west of South Cheyenne Avenue West to West 18<sup>th</sup> Street South, then go east along West 18<sup>th</sup> Street South to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries include the property of the Buena Vista Park Addition which maintains its historic integrity related to its original development between 1913 and 1933.



BUENA VISTA PARK HISTORIC DISTRICT  
 PHOTO KEY  
 TULSA, TULSA COUNTY, OKLAHOMA