

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of this form for more information. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Tulsa Civic Center Historic District
other names/site number _____

2. Location

street & number Between West Third and Sixth Streets, and South Houston and Denver Avenues NA not for publication
city or town Tulsa NA Vicinity NA
state OK code OK county Tulsa code 143 zip code 74103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Date of Action

Tulsa Civic Center Historic District
Name of Property

Tulsa County, Oklahoma
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input checked="" type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
8	1	buildings
0	0	district
0	0	site
1	0	structure
2	0	object
11	1	Total

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

NA

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Government: City Hall
Government: Courthouse
Education: Library
Government: Post Office/Courthouse
Government: Government Office
Recreation and Culture: Hall

Current Functions
(Enter categories from instructions.)

Work in Progress
Government: Courthouse
Education: Library
Government Post Office/Courthouse
Government: Government Office
Recreation and Culture: Hall

7. Description

Architectural Classification
(Enter categories from instructions.)
Modern Movement: International Style

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: CONCRETE
STONE: MARBLE
BRICK
roof: OTHER: tar and gravel
OTHER: membrane

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Tulsa Civic Center Historic District has exceptional significance to the City of Tulsa because a unified governmental civic center was a long-held dream whose development plans began in the 1920's, continued through the 1930's, 1940's and 1950's, and was finally fully executed in 1969. The process that planned the center and use of Mid-Century Modern architecture received national and international recognition. The Tulsa Civic Center Historic District also fulfilled the city's desire to create a governmental center intended to inspire Tulsa residents to use the downtown and investors to seek out the city. This district is best understood within the framework of Tulsa's civic history; there are no other districts with similar properties in Tulsa that portray the same values or associations with the historical long-term development and success of the Civic Center. The Civic Center has eight contributing and one non-contributing building. All but one of the district buildings focus on a large pedestrian plaza. The district's buildings are an excellent collection of Mid-Century Modern architecture expressed in mostly concrete and marble. They are architectural symbols of the public's value for government's importance in public life. In Tulsa, they are the last city/county/federal buildings constructed specifically as the architectural embodiment of government in monumental civic buildings.

Narrative Description

LOCATION AND SETTING

The Tulsa Civic Center Historic District is located four blocks west of S. Boston Avenue, Tulsa's most important downtown business street. The district is a near rectangle of twelve full city blocks.¹ It has a distinct setting with civic buildings clustered together with a large pedestrian plaza. Below the plaza, a parking garage has street and basement levels where there are secondary public entries into many of the plaza buildings (see Continuation Sheet 7.2). The only building that does not directly access the plaza is the Page Belcher Federal Building and Post Office. Pedestrians can enter the plaza from South Denver Avenue and use public entrances in the buildings that surround it or use the street or basement parking garage entries. The Tulsa Civic Center setting is urban, but the setting and pedestrian-only plaza sets it apart from traditional urban commercial block use. Visually, the buildings create a distinct and impressive group of civic buildings. Tightly designed in its entirety from the parking garage, buildings, and plaza, there is only one through-traffic street, East Fourth which is a one-way between the Page Belcher Federal Courts/Post Office and the Tulsa City-County Library.

INTEGRITY

The Tulsa Civic Center Historic District retains its distinctive qualities of design, setting, and massing that distinguish it as a unique setting in Tulsa's downtown. The size and placement of the buildings near or on the public plaza has not changed. The buildings are in good condition with original windows and all but the City Hall Tower and Francis Campbell Council Room are still used as governmental or civic buildings. These two buildings are now privately owned. The city-owned Convention Center remains heavily used for conventions, entertainment and merchandise shows. The most conspicuous change in the district are additions to the courthouse, the police courts and the convention center, but these do not detract from the unique setting and group of Mid-Century Modern buildings that complement each other. The additions distinguish themselves, but are discrete and/or separated from the plaza. The plaza area has had alterations such as resurfacing, relocation of original elements and the addition of new ones. The plaza has two historic fountains. The Civic Center resources are described below in their construction order for clarity.

PROPERTY DESCRIPTIONS²

Tulsa County Courts and Offices, 500 Civic Center Plaza, Building, Mid-Century Modern, 1955, 1974, Architects: Black and West. Annex Architects: Wozencraft, Mowrey and Sanders. Contributing.

¹ Measured on Google Earth, the district dimensions are approximately 375 yards by 510 yards.

² There are three levels within the Civic Center, the plaza, and street level and basement level of parking and in some cases public access, all three levels are addressed because all are part of the "whole" of the Civic Center design.

Tulsa Civic Center Historic District

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This is a nine-story rectangular concrete flat-roofed county courthouse and office building with two basement levels, and has two, three-story wings on the east and west elevations. At the junction of all elevations with the ground there are brown marble panels. The north and south elevations of the nine-story portion contain full-height orange brick pilasters separating 20 multi- and single-pane windows on each floor.³ The east and west elevations of the three-story wings replicate the same orange pilaster and window pattern as the core building's north and south elevations. East and west elevations of the central portion are clad in concrete panels with concrete pilasters between vertical bands of 10 multi- or single-pane windows. These windows alternate with green marble spandrels between the pilasters. The north elevations of both three-story wings are blank concrete walls; in the south elevation in these two wings there are 6 multi-pane ground floor windows. The south elevation of the west wing also has a glazed metal entry door and a metal awning above both. The east and west wing elevations have the same window pattern as on the central core, twenty multi-pane windows on each of three floors. Core building windows on floors two, three and five through seven have horizontal dividers. The contrast in window treatment provides horizontality to the building's vertical emphasis. The north elevation contains the main entrance under a full-width concrete canopy above the first story which is carried by angled concrete supports. The entry doors are recessed and are a pair of glazed metal-framed doors with over and side lights. The east and west wings that frame this opening carry the core's window pattern and orange pilasters. There are secondary entry doors on both the east and west elevations in the wings and they are the same: paired glazed metal doors with over and side lights. These secondary doors have metal awnings above that are carried by angled concrete supports.

Street Level – Public access is through an exterior glass and steel-framed addition on the north elevation of the street level. The entry doors on the east and west elevations of the addition are glazed and metal-framed. Construction material at this level is concrete.

Basement Level – Public access is through an exterior glass and steel-framed addition on the north elevation at the basement level. The entry doors on the east and west elevations of this addition are glazed metal-framed and. Construction material at this level is concrete block.

Alterations:

A three-story annex was added to the main building in 1974 and is a concrete rectangle. It is connected to the main courthouse on the south elevation, at a point set well back of the courthouse's east and west elevations. The annex is of concrete slab construction with a grid pattern, and black granite is at the junction of the ground and first floor. The east and west elevations are alike with bands of 6 dark multi-pane windows on each floor at the building corners; the south elevation has the same band of 6 multi-pane windows in eleven bays separated by the grid's concrete narrow structure. The north elevation is connected to the courthouse in deep set-backs, but the window treatment visible is the same as on the south elevation. The annex distinguishes itself with different architectural design and does not dominate or change the identity of the courthouse. The recessed entry to the annex is on the south elevation and approached by stairs. There are two pairs of glazed metal-framed entry doors with side lights. Alterations include a later enclosed skyway from the courthouse to the police courts building, construction date unknown. Both the street and basement level entries have exterior additions; date of construction is unknown.

Tulsa Convention Center, 700 Civic Center Plaza, Building, Mid-Century Modern, 1965, 1981, 2010, Architect: Edward Durrell Stone. First Addition Architects: Murray Jones Murray. Second Addition Architects: MATRIX AEP/Odell Associates. Contributing

This Mid-Century Modern large rectangular building accesses the plaza level (no longer used) by a walkway to ten pairs of glazed slab metal-framed doors, above which are large divided windows that reach to triangulated modules at the roofline. Aluminum piers support a large concrete band of these modulating triangular modules which encircles the building on three elevations. The concrete triangles sit below a concrete flat roof with extending eaves. There are no windows on north, east and south elevations except at entry doors. The building's concrete wall blocks are textured. The main entry is at the juncture of the 1965 and 1981 buildings on the south at the plaza level, and wide stairs ascend to ten paired glazed slab metal-framed entry doors above which is a window wall of divided frosted and black framed panels. The street and plaza levels on the east, north and south are separated by a concrete pad which, at the plaza level has decorative panels around a walkway or veranda which once surrounded the building.

³ A historic photo confirms their integrity.

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Street Level – The street and plaza levels are delineated by a concrete pad that allows entrance from the street to the second level on the south elevation which is the main entry. The street level openings on the east are directly below the plaza level entry doors and consist of a group of ten paired glazed slab metal-framed doors. Construction is concrete.

Basement Level – There is a group of glazed slab metal doors for public entry at this level directly below the entry doors at street level. Construction is concrete.

Alterations:

Two additions have been made to the west and north elevations. The 1981 textured block addition sits back slightly from the 1965 building at the south elevation, and was constructed along the 1981 building's west elevation. A one-story hall connects these two buildings and helps distinguish their differences. The west elevation of the 1981 addition has loading dock areas, four paired and one triple. The docks are covered by large awnings with exposed angle supports.

A 2010 addition is a ballroom. This addition only connects in one location through a one-story brick hallway with the 1981 and 1965 buildings near their north elevations. It is distinctly set back from view from either the west or east sides of the buildings. The primary public entrances in the 2010 addition face east and west in a large asymmetric three-sided glass block with multiple windows in metal frames. The glass block abuts a two-story textured concrete portion behind. Along the west elevation's concrete blocks portion, there are two groups of ribbon style windows, each of which has one ribbon of narrow windows, and one ribbon of slightly wider ones just below it. This same pattern of windows is also on the north elevation by the public entries, but with only one group of these windows. The third story is recessed, metal-sided and covers approximately two-thirds of the building. Both the north and west public entrances have a group of ten paired glazed panel metal entry doors which are protected by a large metal awning. This addition appears to be a separate building from the rest of the convention center because of the one small set-back connection to the 1965 and 1981 buildings. The additions do not detract from the 1965 building because it still faces the plaza, which is the center of the Tulsa Civic Center Historic District. The additions distinguish themselves with different architectural design and they are compatible in mass, scale and size to the original building, but do not dominate it or affect its identity.

Tulsa City/County Public Library, 400 Civic Center Plaza, Building, Mid-Century Modern, 1965, Architects: Charles Ward and Joseph Koberling. Contributing.

This flat-roofed library is a four-story rectangular concrete building with two basement levels. The main entry is on the south plaza elevation which has a large concrete saw-tooth awning. This projecting entrance is clad in travertine panels. There is a metal screen over this entry area from the roof to the awning. The first three stories show at the plaza level and are primarily clad in aggregate, framed concrete panels with concrete spandrels. The upper two stories are travertine marble and recessed; they give the illusion that there is a balcony or veranda which nearly encircles the building. Concrete piers extend from the ground to the roof, and taper from the roof to the ground. The piers give the impression of supporting the large concrete roof's widely overhanging eaves. Windows are vertically divided and full frame on floors one and two (also seen on the north elevation) and the windows on three and four merge to give the illusion that the interior is one large room. There are six of these window combinations on both the west and east, and each building corner has the same window that wraps two elevations. The south elevation has three window combinations and two wrapped windows. The secondary public entrance is on the north on the street level and has a pair of large glazed sliding metal-framed doors with sidelights, part of which are opaque, but the decorative elements are more reserved on this elevation. The windows are the same as on the south elevation, but there are two floors of the same windows. The center bay of this elevation is concrete panels and vents are surrounded by travertine marble from the ground to the roof.

Street Level – There is a public entrance on the southeast side of the street level parking. This entry is an exterior five-sided addition of glass and aluminum and opaque panels. This entry has a large pair of glazed sliding metal-framed doors with sidelights. There are large bollards at the entry corners. Construction is concrete.

Basement Level – There is no access to the library from this level. There are stairs in the northeast corner of basement level parking which lead to the library's street level entry. Construction at this level is concrete block.

Alterations:

At an unknown time, the secondary entrance on the north was moved one bay to the left in a window space. Covered sculptural entries were added near the building at the north and east elevation in c. 2008, but they are not attached to the library building. The street level secondary entry on the south elevation is an addition with an unknown construction date.

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Civic Center Plaza (Oakley Plaza), 1965, 1969, 1974, 2009, Structure, Alteration Architect: Charles Ward. Contributing.⁴

The parking was constructed at different periods depending on the construction periods of the Civic Center buildings, which means that the plaza was not completed until all buildings were constructed (see historic photos in the Continuation Pages, Section 7.7 showing the parking under construction.) Most buildings in the Tulsa Civic Center Historic District are sited on the plaza. It was named in 1980 for Fred Oakley, a city engineer. The plaza is similar to central European cities with dedicated pedestrian space.⁵ The plaza begins at South Denver Avenue at street grade and ends at the east entrance to the Convention Center. The plaza is punctuated by open spaces that view the serviceable street parking below or provide stair access and light wells into the parking area. The basement level parking is not visible from either the plaza or street level parking. The parking levels were intended to separate the pedestrian zone from the auto traffic zones. Pedestrians can move freely about, doing business in any of the buildings from the plaza in a human scale location. Each building benefited from the plaza space around it. The shared parking on the two levels below meant each building did not have to have its own parking. A north/south drive at the parking level cuts through the plaza and tends to separate the plaza into two areas. A small plaza level bridge spans the drive and connects the east plaza to the west.⁶ The east and west plaza areas are separated visually by noticeably different types of decking finish and bollards installed in c. 1974 to prevent cars on the plaza. (See Continuation Sheet 7.1 for an aerial view of the plaza's plan and the access points with parking below.) The original plaza decking was aggregate concrete separated by structural members and this decking remains on the west plaza area. Due to the original deck crumbling, the east plaza in front of the courthouse and library was replaced in 1974 with red paving brick and compressed asphalt hexagon tiles impregnated with quartz. These changes separate the sense of visual wholeness of the plaza and divided the open space into two portions.⁷ Other 1974 changes included new pergolas in front of the library and the courthouse, new benches, new outdoor lighting on octagonal platforms and large planters in the refurbished area which also separate the east plaza from the west in appearance.⁸ The avenue of flags was moved from near the west plaza fountain to the northwest corner of the plaza by the City Hall Tower c. 1969 but only the flag pole mounts remain. Other changes include the removal of public artwork "Amity," designed for the front of City Hall Tower, which was moved to the south side of the Convention Center in c. 2009.

West Plaza Fountain. 1965, 1969. Object, Contributing.

This concrete fountain with built c. 1965 approximately the same time as the Convention Center (from historic photo). It was redesigned in c. 1969 with public seating and multi-levels at the time of the City Hall Tower, the Francis Campbell Council Hall and the Police Courts Building. It is narrow, in two portions of concrete aggregate and along an east and west orientation by the City Hall Tower. While not in use, it retains its 1969 integrity.

East Plaza Reflecting Pool/Fountain, 1965, Object, Contributing.

This oval concrete plaza reflecting pool/fountain was constructed a c. 1965, It is in photos at the time the library was completed. The pool has been painted and a penguin added to the pool, c. 2002, but the pool retains its integrity and the removable paint and penguin do not affect its original appearance or placement. The fountain is not in use.

⁴ The plaza construction was influenced by the construction of various buildings. It could not be completed until 1969 because of the last buildings constructed.

⁵ When the architects were promoting their design in 1955 to citizen meetings, they suggested that the plaza was similar to Piazza San Marco in Venice and the town square in Freiburg, Germany. *Architectural Forum*, Vol. 104, #2 (February 1956), 121.

⁶ At street level, the east and west parking garages are separated by this drive.

⁷ Many suggestions made by the Architectural League that could have made this plaza an interesting and vital public place were not accomplished including a proposed war memorial, shaded parks, children's play area, outdoor café and exhibition area, and sheltered arcades along the buildings.

⁸ "Plaza of the Flags: A Historical Perspective," Tulsa City-County Library Civic Center Vertical File. No author, dated January 8, 1987. A history of the plaza in the vertical files at the Tulsa City/County Public Library notes that the plaza "failed miserably", and that the plaza did not fulfill its purpose as a public gathering spot. Because no public museum or other public institution was included in the Civic Center when it was constructed, there was really no reason for the public to use the space and there was nothing to draw the general public to a likely destination point of interest. Also see Beth Macklin, "Plans to Beautify Civic Center Plaza Approved," *Tulsa World*, March 16, 1973.

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Page Belcher Federal Building and Post Office, 333 W. 4th Street, Building, Mid-Century Modern, 1967. Architects: Black and West, Leon B. Senter, Donald McCormick. Contributing.

This Mid-Century Modern flat-roofed rectangular building is cast-concrete and composite material. There is a horizontal band of single pane windows beneath the large boxy cantilevered flat roof that has decorative connected bas relief ovals. There are 61 windows on the south elevation in this band, 65 on the north, and 24 on the east and west elevations, all in aggregate concrete frames. Brackets appear to support eaves but are likely decorative detail. The most distinguishing features of the building are the narrow vertical nearly full façade concrete elements that are filled with holes, three holes wide and sixteen long and these features are emphasized by their projecting narrow concrete frames. The bottoms of these vertical elements connect across the facades, with a tear drop or wave effect. The building is slightly cantilevered over the green aggregate concrete ground floor and there are 10 narrow windows in the northeast corner separated by half-circle narrow framing and there are 23 along the south elevation. These windows also have aggregate concrete frames. The building appears to nearly float above the ground with its gray/white exterior over the darker first floor. The main post office doors are two pairs of sliding glazed metal doors with an over light above. On both sides of the sliding doors are original single oval glazed metal doors. This east entry is primarily used by the public for the post office, and the entrance to the federal building is on the south elevation. The south elevation entry has nine individual original glazed oval metal doors with over lights, and four that have been replaced with metal sliding doors. This entry area is covered by a large flat concrete awning. The southwest corner of the building is distinguished where the recessed elevations join at a beyond the roof along the south façade and covers a partial mechanical floor. An elevator penthouse at the northeast corner of the building is covered in the same green finish. The north and west elevations' ground floors are non public sides and used only for mail truck loading docks.

Alterations:

Some post office entry and courthouse entry doors are replacements of an unknown date.

City Hall Tower, c. 1969, 200 Civic Plaza, Building, Mid-Century Modern, Architect: Murray Jones Murray. Contributing

The City Hall Tower is a Mid-Century Modern building of Miesian aesthetic. This building is a rectangular eleven-story building, excluding the two stories below the plaza level. The building has a concrete foundation and reinforced concrete floors. The exposed structural frame is gray concrete inside and white on the outside.⁹ The building has a flat-roofed penthouse mechanical floor and a nearly two-story parapet wall of brown aggregate concrete panels. The roof is lightweight membrane. The most significance feature of the building is its intact exterior design with the white concrete grid frame with piloti, or piers, which is cantilevered over the first floor at the plaza level. Building construction is a cast-in-place concrete structural system with aggregate prefabricated window panels inserted into wall openings to create the exterior shell. Above the plaza level there are three identical bays on the east and west elevations, and four on the north and south. Each bay is created by the exposed structural grid. The window patterns in each bay are the same with four large windows, single panes, framed by two slightly smaller ones within an aggregate panel. On the north and south elevations there are 240 windows and on the east and west there are 180. The plaza level is recessed under the cantilever. The north and south elevations of this floor are identical with aluminum framed multi-pane window walls, each with a pair of large sliding multi-pane aluminum-framed glass doors. The east and west elevations are also identical with large multi-pane aluminum-framed wall windows on both sides of centered black marble wall tiles. The black marble tile decorative elements on the exterior are significant because they create a near void of space with the glass window walls which help the upper stories appear to hover over the plaza level. This building was designed to be paired with the Francis Campbell Council Hall.

Street Level – The south elevation has an entrance into City Hall Tower with a pair of metal-framed doors and side-lights. There are floor to ceiling narrow windows on both sides of supporting columns on this elevation. The east elevation has a partial wall of concrete block and a large area of metal-framed floor to ceiling windows at the north end. The north façade repeats the south's elevation pattern of windows on both sides of columns and there is also a small concrete block outset constructed for a drive-up window. The west elevation has large floor to ceiling metal-framed windows on each side of a supporting columns. Construction at this level is concrete block.

⁹ "Arc de Triomphe for Tulsa?," *Tulsa World*, December 16, 1966. Before allowing bids, the city built an example of the concrete structure so bidders could see the desired results.

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Basement Level – The south elevation has a metal-framed double door entry and service doors. The east elevation has a service door and the north has a pair of metal-framed sliding doors with metal-framed sidelights and service doors. The west elevation has no doors or windows. Construction at this level is concrete block.

Alterations:

These include a 1972 handicapped entrance at the street level (one below the plaza) and a small concrete block drive-up window at the basement level whose construction date is unknown.¹⁰

Francis Campbell Council Room, 200 Civic Plaza, Building, c. 1969, Mid-Century Modern, Architect: Murray Jones Murray. Contributing

The City Hall Tower is connected to the Francis Campbell Council Room with a metal-framed glass windowed hall on the street level, and was designed to complement the City Hall Tower. The council room is representative of New Formalism architecture of the 1960s. The building is of cast-in-place concrete construction with concrete foundation and a flat waffle slab roof which allowed the construction of a support free council room. The cantilevered roof is supported by battered white concrete columns and has decorative concrete rectangles applied around the frieze which extends significantly over the core area. The building is three bays by two. The north and south elevations are identical with black marble tile walls with a continuous band of metal-framed ribbon windows at the wall's junction with the roof. This band of ribbon windows encircles the building and lifts the roof from the central core giving it the appearance of floating especially from the interior. The east elevation differs slightly only with large metal-framed windows at each of the north and south corners framing a center wall of black marble tiles. The west elevation is the primary elevation and repeats the centered black marble tiles with doors and windows on both sides. The doors are double metal-framed glass doors with a large transom above, and there is a large window at each north and south corner which matches those on the east elevation.

Street Level – This is the cafeteria level and on the south elevation there is a window wall of large metal-framed glass windows. There is also a single metal-framed glazed entry door. This elevation's windows connect with the hall from the City Hall Tower to create a large windowed hall. There is a pair of sliding metal-framed doors in the connecting hall which have window walls on both sides.

Basement Level – There are service doors but there is no public access and construction at this level is concrete block.

Alterations:

The south elevation of the street level was extended 12 feet to the south before the building opened to gain more floor space for the cafeteria.¹¹ There was a fire in the cafeteria in 1987 with minor damage and no significant alterations are known from the fire, though the cafeteria was likely modified somewhat at this time.¹²

Tulsa Police Courts, 600 Civic Center Plaza, Building, Mid-Century Modern, 1969, 1990, Architects: Bruce Erwin and Maurice Clyma. Addition Architects: Huggins, Thompson, Ball. Contributing

This is a two-story concrete rectangular flat-roofed building excluding the street and basement levels. It is grid construction with exposed and engaged concrete piloti, large brown-colored pre-fabricated aggregate concrete panels are between the piloti. The building is divided into east and west asymmetric portions by the recessed entries on the north and south elevations which mirror each other. The recessed entry areas near the center of the building also have exposed grid roofs. In the recessed entry area eight windows on each floor overlook the recess and entry doors are two glazed metal replacement sliding doors with a pair of metal frame wall windows between the sliders. In the west portion, the south and north elevations have 16 narrow rectangular slightly recessed vertical windows on both floors between concrete panels; of these windows, 2 windows about the piloti on each side. The building's windows are placed within a frame like the City Hall Tower windows and inserted into wall openings. Decorative white insets in the spandrels between the narrow windows help break the verticality of the building decorative elements. The white piloti, finished like the City Hall Tower structure, contrasts sharply with brown-colored aggregate. In the east portion of the building, exterior very narrow screen-like decorative aggregate concrete columns on the north and south elevations emphasizes height. Recessed corner areas at each corner of the east elevation have exposed open grid roofs. These areas have a wall window to the side of a pair of

¹⁰ "Entrance for Handicapped Completed," *Tulsa Tribune*, August 8, 1972.

¹¹ "Before Opening: City Hall's Restaurant Is Expanded," *Tulsa Tribune*, October 25, 1968.

¹² "City Hall Blaze Damage \$100,000," *Tulsa Tribune*, March 16, 1987.

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glazed metal-framed doors with overlights. With the open roof grids, the narrow vertical screen-like decorative members, the building has a light airy feel.

Street Level – There are two public entrances: on the north elevation is a glazed metal-framed door with large metal-framed multi-pane windows beside it. Nearby on an interior east elevation wall there is a pair of glazed metal-framed doors with over and side lights. Construction at this level is concrete block. The addition has paired glazed aluminum framed doors with wall windows on both sides and over lights above.

Basement Level – There is no public entrance at this level. Construction at this level is concrete block.

Alterations:

A two-story addition was added in 1990 to serve “911” calls. It matches in scale and height and is distinguishable from the 1969 building by its metal cladding. It was added to the west elevation of the Police Courts building. The windows are grouped and are black glass divided by horizontal metal strips. The west elevation has an oriel window of black glass and metal cladding. The addition is considerably smaller than the original structure, it distinguishes itself by its own architecture and it is compatible in mass, scale and size to the original building and does not dominate it. The identity of the Police Courts building has not been changed by this addition. On the Police Courts Building’s east elevation, an enclosed skyway was connected at some time to the courthouse for prisoner transfers. The sliding entry doors are replacements in the Police Courts Building at the plaza level. The basement public entrance no longer exists. The street level parking at the north elevation has been enclosed with chain link fence and is used only by police.

Parking Garage. c. 1964,c. 1969, Building, Contributing.

Two levels of parking are beneath the Civic Center Plaza deck and are integral to the design of the Civic Center. Entries into buildings from these two levels provide practical secondary entrances. A street level drive separates the east and west parking garages, and at the basement level the garage spans the entire area of the east and west plaza (see 7.7 in Continuation Sheets for photos which show the progression of the Civic Center’s construction.) The garage was built in phases, with the lowest level under construction by 1964 and in 1967, the street level remained open surface parking.¹³ The parking garage was not fully completed until 1969 when the last plaza buildings were completed. The parking garage provides support for the entire plaza’s open space with its re-enforced concrete waffle decking system supported by square concrete columns at the street level and round columns at the basement level. The parking levels were a significant part of the whole design of the Civic Center, and critical to how the Civic Center functions, with zones that separated cars from people. The public’s access to the plaza from the garage is provided by stairwells in several locations near the buildings around the plaza and are shown in 7.1 of the Continuation Sheets. These openings not only punctuate the plaza for access, but provide light wells to the street level parking below. The street level is approached from W. Third Street, or W. Sixth Street. The basement level is approached through a narrow drive into the basement parking from W. Sixth Street and a similar drive up exits the basement level to the north on the to W. Third Street.

Parking Garage, 300 S. Frisco, 1981, Building, No Style, Architect: Murray Jones Murray, Non-Contributing.

This is a six-story concrete rectangular parking garage with a cylindrical ramp on the north elevation. The building is non-contributing because its construction date is outside the period of significance

¹³ “Architects to Honor Civic Center,” Tulsa World, October 29, 1967. This article shows a photo of the site at this date.

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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.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1955-1969

Significant Dates

1955

1965

1967

1969

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☒ G less than 50 years old or achieving significance within the past 50 years.

Architect/Builder

Murray, David G.

Murray, Lee C.

Stone, Edward Durrell

Jones, Robert Lawton

Erwin, Bruce

Senter, Leon B. Sr.

Ward, Charles

West, Ralph E

McCormick, Donald

Koberling, Joseph

Clyma, Maurice

Huggins, Thompson, Ball

Wozenkraft Mowrey and Sanders

Matrix AEP/Odell Associates

Period of Significance (justification)

The period of significance for the Tulsa Civic Center Historic District is 1955 to 1969; from the construction of the first contributing resource to the last. The buildings in the District are the last city/county/federal buildings in Tulsa constructed visually to represent a significant public value in the expectation and support for monumental civic buildings. They are architectural symbols of the public's esteem for government's importance in public life. In Tulsa, they are the last city buildings constructed specifically as the architectural embodiment of the seat of government.

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Criteria Considerations (explanation, if necessary)

The Tulsa Civic Center Historic District's planning began in the 1920s but was not completed until 1969. It is a district that is exceptionally important, and has achieved significance within the last fifty years. The district has a unified historic and architectural development with a unique collection of Mid-Century Modern buildings designed for a single location. Highly esteemed by the public at the time of construction, they represent a public paradigm that celebrated the value of monumental civic buildings and exemplified modernist planning goals that included a specific type of space usage. The idealized modernist team planning process which developed the Civic Center was recognized in both national and international publications and other cities copied it.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Tulsa Civic Center Historic District is eligible for local significance under Category G, Exceptional Significance, Criteria A and C, for Community Planning, and the Center's excellent collection of Mid-Century Modern architecture. Planning for the Civic Center began in the 1920s and continued through the 1930s, 1940s, and 1950s until the Civic Center was finally completed in 1969. The Great Depression and World War II delayed implementation of the Civic Center's construction, but Tulsans remained focused on completion of the center. The sustained effort and multiple plans over decades for the Civic Center provide excellent evidence of this determination. Contemporary public values in Tulsa have changed toward the worth of monumental civic buildings and the Civic Center represents a different public paradigm when visual symbols of government were highly esteemed. The group of Tulsa architects, who planned for the center cooperatively, was given a national American Institute of Architects (AIA) award for their planning process, a process that was copied by other cities.¹⁴

Just as important as planning is the choice of Mid-Century Modern architecture in the Tulsa Civic Center Historic District. The buildings represent the architectural culture of the post-World War II era that celebrated the "new", the future and the best modernist ideas for public buildings in a public culture that had rejected architectural images from the past. The choice of architecture style was never a part of the public discussion; it was embraced as the best architecture of the modern era which was used by the most well-known architects, such as Edward Durrell Stone who was brought to Tulsa to design the Convention Center. The Civic Center's collection of Mid-Century Modern buildings has excellent integrity and as a group, they represent Tulsan's post-World War II view that this architecture could communicate the city's contemporary vision of its place in a post-war world.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Tulsa Civic Center Historic District meets NPS historian Robert Utley's interpretation of exceptional significance: "when you are dealing with properties on the level of community significance ... it doesn't take much verbalization to make the case for transcendent significance in the local context."¹⁵ In this case, the Tulsa Civic Center Historic District appears to demonstrate clearly that was constructed as a highly esteemed visual symbol of government in Mid-Century Modern architecture, not only in Tulsa but elsewhere. The buildings represent well the architectural culture of the post-World War II era that celebrated the "new", the future and the best modernist ideas for public buildings in a public culture that had rejected the past.

Community Planning and Development (see Continuation Sheets for plans and Historic Photographs)

Planning for a new Civic Center began in Tulsa in 1924 with the "Tulsa Plan," a civic center which was to be located near Union Station, then in planning, incorporating the most convenient transportation at the time – the railroad.¹⁶ The center proposed access to the station and to a plaza lined with formal classical buildings, symmetrically designed with elaborate gardens and a large obelisk. From the 1920s to the 1950s, with each successive Civic Center plan, architects suggested the use of the popular architecture at the time because they believed it had the ability to convey

¹⁴ Memphis copied the Tulsa Civic planning effort. See "Tulsa's Civic Center Plan Adopted for Memphis Use," *Tulsa World*, December 21, 1958.

¹⁵ John H. Sprinkle, Jr., "Of Exceptional Importance": The Origins of the "Fifty-Year Rule" in Historic Preservation." *The Public Historian*, Vol. 29, Spring 2007, No.2, 101.

¹⁶ Danney Goble, *Tulsa: Biography of an American City*, (Tulsa, OK: Council Oaks Books, 1997), 248.

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the significance of government in an up-to-date appearance. In 1924 it was imposing classical style; in 1930 the architecture was more streamlined Art Deco and subdued classical, but still with formal gardens, water features and a public plaza. In 1943, another civic plan was proposed and included city and county courts and an auditorium and plaza.¹⁷ The next plan was in 1953 (not delineated visually), and another in 1955 came from the Architectural League and its plan was expressed in a three-dimensional model of the Civic Center. In 1955 the city officially adopted a Civic Center plan which was mentioned in a 1958 book, *Architektur und Gemeinschaft: Tagebuch einer Entwicklung*, as one of the world's foremost architectural projects – "only one of twenty-three top architectural achievements in the world during the past century."¹⁸ That astounding claim comments specifically on the proposed collection of Modern Movement Civic Center buildings proposed by the Architectural League. Proposed Modern Movement architectural styles of their Civic Center buildings received world-wide attention, and helped create Tulsa's image as modern and progressive. Through different plan and design iterations through 1969, all plans included important governmental buildings in a dedicated site. Always planned in a downtown location, Tulsa's Civic Center was more than a thirty-year dream.

Architecture

This historic district is an extraordinary collection of Mid-Century Modern buildings all constructed within a fourteen-year period, planned as a group in a unique urban environment, near or on a public plaza; the district is out of the ordinary for a city setting. These buildings, the Tulsa County Courts and Offices (1955), Convention Center (1965), Tulsa City-County Library (1965), Page Belcher Federal building (1967), Tulsa Police Courts (1969), Francis Campbell Council Room (1969), and the City Hall Tower (1969), share characteristics of Mid-Century Modern buildings. They have flat roofs, minimal ornamentation, they are basic box construction and express their caged structure, or they are built for volume with an exterior applied "skin", or curtain wall. They use concrete and steel as primary construction materials along with prefabricated "industrial" or pre-fabricated parts. The buildings have strong vertical and/or horizontal lines and minimal fenestration, but windows can be used to express either horizontality or verticality. The buildings reflect the major influences of the Bauhaus movement in that the structure of the buildings can be discerned, reflecting uses of exposed structure in industrial buildings. Their design is about contrasts – horizontal versus vertical; light versus dark and varied textures. The buildings are tied together in an architectural grid, which is a dominant feature both in plan and reflected in the building construction. Tulsa architects formed an Architectural League and worked together in a Gropius-idealized planning process to create the Civic Center for which they received a national AIA award, the Citation of Excellence in Community Architecture, one of the organization's highest awards.¹⁹ The Architectural League's planning process was also featured in *Architectural Forum* in 1956.²⁰

Of the architects involved in the Civic Center buildings, some had previous experience in designing Mid-Century Modern buildings in Tulsa; some did not.²¹ It is likely that two early important Mid-Century Modern buildings by non-Tulsa architects were influential in promoting interest in Mid-Century Modern architecture in Tulsa. One is the Amerada Hess Building (1946 by Walter Ahlschlager, Sr., Chicago and Dallas) and the second, the First National Tower (1949 by Robert Carson and Earl Lundin, New York).²² The Amerada Hess Building is a nine story brick building with alternating horizontal bands of brick and glass; the First National Tower is a fifteen story building also with alternating horizontal bands of concrete and glass. Edward Durrell Stone (New York) designed one of the early Civic Center buildings, the Convention Center (1965) and worked with local architects Murray Jones Murray.

Perhaps the most experienced with Mid-Century Modern architecture of in the Architectural League was the firm of Murray Jones Murray, and architects Joseph Koberling and Leon Senter. Prior to the construction of the 1955 County Courts and Offices, Tulsa's downtown within the Inner Dispersal Loop had approximately seven Mid-Century

¹⁷ This unique plan included a helicopter landing surface. This committee was headed by Glen Ames. See *Tulsa Tribune*, December 8, 1943.

¹⁸ Dave Loye, "Architecture," *Oklahoma Today*, Fall 1958, Vol. 8, #4, 10. Siegfried Giedion was an internationally recognized architectural critic, and his book *Architektur Und Gemeinschaft: Tagebuch einer Entwicklung* was published in Hamburg. Google roughly translates the title to "Architecture and Community: A Diary of Development."

¹⁹ "Civic Center Layout Draws Accolade at AIA Award Presentation Session," *Tulsa Tribune*, November 3, 1967.

²⁰ "Civic Center Gets 7 Pages in Magazine," Newspaper name undesignated in Tulsa City-County Clipping File on the Civic Center, but the news item is dated February 5, 1956. Also see *Architectural Forum*, *ibid*, 120-126.

²¹ This assumption is based on what is known -- not all architects are known for every building.

²² These examples also come f

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Modern buildings, two of which were designed by Leon Senter and one was by Joseph Koberling. From 1956 to 1960, fifteen more were constructed; one is known to be designed by Joseph Koberling.²³ The firm of Murray Jones Murray was formed in 1957 with Robert Lawton Jones as a significant influence in the firm. Jones studied with Mies Van Der Rohe at the Illinois Institute of Technology and worked for Holabird and Root in Chicago as well as Perkins and Will also of Chicago. His International Style home (1959) is listed in the National Register (#01001355). The firm of Murray Jones Murray designed several other Tulsa buildings which helped establish value for Mid-Century Modern architecture. Best known today outside those of the Civic Center, is the firm's Tulsa International Airport (1962), and the Doctors Building (1957).²⁴

It appears that the shared efforts among the architects in the Architectural League created a synergy which produced a comprehensive Civic Center design: Charles Ward and Joseph Koberling (Tulsa City/County Library), Black and West (Tulsa County Courts and Offices), Leon Senter and Donald McCormick (Page Belcher Federal Building and Post Office), Bruce Erwin and Maurice Clyma (Police Courts Buildings), Charles Ward (Oakley Plaza) and the coordinating architects from Murray Jones Murray led an outstanding example of modernist planning and design in Mid-Century architecture – the Tulsa Civic Center.

There was never a discussion about the selection of Modernist architecture in the planning for the Civic Center buildings.²⁵ The architecture was chosen to represent the visual essence of "government" in Tulsa after World War II. Tulsa, like many cities after the end of the war wanted to look toward a bright new future, and turned its view toward an architecture that could convey that the city was instep with a post-World War II modern world. As an Architectural League report noted, "A unified Civic Center would be a symbol of Tulsa's progressive spirit."²⁶ The architecture chosen for this Civic Center is highly important as carrying that important message, not only to the public, but also as a means to promote the city to investors and those seeking new company locations. The city buildings' significance has been noted over the years. For example, multiple aspects of Tulsa's Civic Center were featured in a German book, *Architektur und Gemeinschaft: Tagebuch einer Entwicklung*, *Architectural Forum*, and *The American City*.²⁷ The Tulsa Civic Center Historic District buildings capture a public paradigm for the positive value of government exemplified in buildings with architectural significance.

Developmental history/additional historic context information (if appropriate)

Tulsa began experiencing significant changes in its city core during the 1920s, prompted by the automobile and the spread of suburbs. All cities were experiencing rapid growth away from a tight and dense pedestrian core as automobile ownership made it possible to live elsewhere; cars changed people's concept of space and distance. In an effort to plan a different city and to enhance its value to residents as a place to do business, live and shop, redesigning downtown was appealing, especially with a Civic Center that would concentrate public services in one location. Tulsa's desire for a new Civic Center began formally with the 1924 "Tulsa Plan," located near the planned Union Station. Just six years later, Harland Bartholomew, from St. Louis, proposed a c. 1930 plan near the current Civic Center's location. Both plans included grand civic buildings lining public plazas.²⁸ Both plans were drawn from

²³ These numbers are based on a 2009 intensive level survey of all extant downtown buildings within the Inner Dispersal Loop, a highways loop surrounds the downtown core and heart of the city. Not all building architects are known for every building. See the "Downtown Tulsa Intensive-Level Historic Resources Survey, Cathy Ambler, Preservation Consultant and Rosin Preservation, LLC for the City of Tulsa, Oklahoma, October 7, 2009. The early Senter and Koberling buildings were not full-blown Mid-Century Modern architecture, but certainly were representative of early attempts to move from more traditional style buildings.

²⁴ It is important to discuss early Mid-Century building before Urban Renewal in Tulsa, which further stimulated this architectural style. Urban Renewal began in Tulsa in 1960 with the acquisition of property, but the Civic Center was not an Urban Renewal project; its history of planning, design and construction was established before Urban Renewal affect on downtown architecture.

²⁵ The Tulsa City-County Public Library has extensive clipping files on the evolution of the Civic Center. These clippings discuss the different ideas on the location of the city hall, but not the choice of architecture. These files also have a copy of the 1943 Civic Center plan which was approximately two city blocks and just to the east of the Civic Center's final location. The only discussion about architecture was not controversy over modern buildings; rather that the Architectural League's proposed buildings designs changed. Some Tulsan's preferred the Architectural League's buildings in their three-dimensional mock-up.

²⁶ Architectural League, *ibid.*, 13.

²⁷ "Magazine Story on Tulsa Center," *Tulsa World*, September 13, 1966.

²⁸ Danney Goble, *ibid.*, 248, 254.

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antecedents such as the Columbian Exposition, with its promise of a clean, organized, and "White City," and the City Beautiful movement, with monumental public buildings representing a well-ordered government. The Moderne and Streamline architecture at the 1933 Chicago World's Fair emphasized human design and technologies, and demonstrated that living conditions had improved when design and technology were applied to everyday life. The 1939 World Fair in New York focused on "the world of tomorrow," promoted the notion that cities should prepare for the future, be forward looking, progressive and use technology to achieve its goals. These antecedents helped establish new visions for civic architecture not only in Tulsa but in many United States' cities. After Tulsa's 1924 and 1930 plans, the Great Depression and World War II put the city's plans for a new Civic Center on hold. Bartholomew's words, however, did not appear go unheeded by the city, that "a civic center that is well located, adequate in size and outstanding in design is an asset which increases in value as the years pass. A cheap compromise will soon become a matter of deep regret," and that "public buildings represent the dignity and importance of a city. They should be outstanding buildings, both in themselves and in their settings."²⁹

New Civic Center plans emerged again in 1943, when a citizen's committee proposed the next design for a city-county civic center.³⁰ The next in the progression of architectural plans for the Civic Center was presented by a local architect, Murray McCune in 1953. Then the Architectural League of Tulsa presented their three-dimensional model for a Civic Center in 1955 (Continuation Sheet 7.6).³¹ These plans helped the city develop a wish list of desired buildings and functions for the proposed governmental complex. Almost all plans included a similar list of buildings that had been proposed beginning with the 1924 plan. Desired buildings included a city hall, a courts and police building, an auditorium, an exhibition hall, a small assembly and meeting location, a theater, a building for the Gilcrease Museum, an art library, a national oil museum, federal offices and courts buildings, and state offices.³² Most of these plans proposed including important public institutions such as museums which were not constructed in the final group of buildings. The League had been active not only in planning the 1955 Civic Center, but in other aspects of modernist planning. The League brought in well-known national consultants to look at traffic (Wilbur Smith and Associates of New Haven, CT), and landscaping (Sasaki and Novak of Cambridge, MA).

In 1955 the city officially adopted a Civic Center plan, a plan that was mentioned in *Architektur und Gemeinschaft: Tagebuch einer Entwicklung* as one of the world's foremost architectural projects.³³ In the meantime, the county began construction of the 1955 county courthouse on land purchased through bonds in 1954. The county courthouse's presence stimulated local architects to complete the final plans for the Civic Center. In 1959, the Tulsa firm of Murray Jones Murray teamed with Edward Durrell Stone and together presented their ideas for Civic Center buildings.³⁴ That same year other modernist planners, Harold Wise (planner), Larry Smith (engineer), Richard Neutra, FAIA (well-known modernist architect), and Robert Alexander, FAIA, FAICP (WSNA), presented their "Plan for Central Tulsa" to the city, which supported the presence of a Civic Center.³⁵ Based on Modernist planning and architectural ideas, WSNA's plan recommended in their ideal Civic Center that there should be at least a coliseum, a courthouse, an oil mart, a transportation center, a library, a city hall, and a new federal building. Their plan actually

²⁹ Tom Birmingham, "Civic Center, a 35-Year-Old Dream," *Tulsa World*, June 27, 1965. It was actually older than this article because it did not mention the 1924 plan.

³⁰ The public voted bonds to purchase six blocks for the center, then the city added two blocks later.

³¹ Loye, *ibid.* Also see *Architectural Forum*, *ibid.*, 126.

³² Derek Lee, "Three Failed Attempts Undertaken by the City of Tulsa to Revitalize Downtown Tulsa." Document prepared for Lee's master's thesis. Mr. Lee provided to Cathy Ambler on March 25, 2009, 13. Also see the Architectural Leagues, "Civic Center Project," final report, 1955. The league had seven architects on a board that included the mayor's civic center site committee, also with city and technical consultants. The state office buildings were not included in final plans for the Civic Center. They were not constructed until the mid-1970s and then had their own site.

³³ Loye, *ibid.*

³⁴ Photos are of Architectural League's three-dimensional representation of the Civic Center buildings. These plans won an AIA award in 1967, a Citation for Excellence in Community Architecture; see "Architects to Honor Civic Center," *ibid.* and "Civic Center Layout Draws Accolade at AIA Award Presentation Session, (no newspaper cited in vertical file), November 3, 1967. The entire plan was a gridded, and showed a reference to Walter Gropius's buildings particularly with the proposed round assembly center. The buildings were linked on this grid, many with connecting corridors. February, 1959, the *Tulsa Daily World* noted in "Tulsa Assembly Center Plan Adopted by Memphis," that Memphis architects came to Tulsa to see how the Civic Center plan came together as a result of a group of local architects working together and donating their time to the planning process. Also see Interview with Dave Murray, retired, of the architectural firm Murray Jones Murray, May 7, 2009. Also see Lee, *ibid.*, 9-13.

³⁵ Harold F. Wise, et al. "Plan for Central Tulsa." Palo Alto, CA. 1959.

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included all the ideas the Architectural League had presented in 1955, but added further recommendations for making major streets one-way and suggested how they should connect to the planned Inner Dispersal Loop (IDL) which would eventually surround downtown.³⁶ Their suggestion for a pedestrian mall however, was not completed until c. 1978; unfortunately just about the time many cities realized that they did not function as hoped.³⁷

The city had purchased existing buildings at the Civic Center site beginning in 1952. It was a neighborhood mostly of houses from the early 1900s. When this area was first settled, the neighborhood was considered quite far from First and Main Streets where most commercial activities were located. Most of the buildings removed were houses, but the neighborhood buildings also included apartments, church, bakery and a few stores.³⁸

To include all the proposed Civic Center buildings, the City Commission revised the Civic Center plan in 1964 and added four more blocks to the original eight and officially expanded the Civic Center boundaries at the same time. The extra land was needed for construction of the Page Belcher Federal Building and Post Office.³⁹

When it came time to complete the Civic Center, a group of Tulsa architects, overseen by architect Robert Lawton Jones (of Murray Jones Murray) managed the buildings' construction.⁴⁰ With the exception of Edward Durrell Stone, local architects, most members of the Architectural League, finished the final drawings of the buildings that exist today. Construction of the rest of the Civic Center buildings happened over a relatively short period of time after the construction of the courthouse. After decades of planning beginning in the 1920s and 1930s, and intervening interruptions, the goal of achieving an outstanding Civic Center had not been lost to the citizens of Tulsa as their long held dream of a Civic Center came to fruition.

In all the newspaper discussions in the 1940s and 1950s about what buildings should be in the Civic Center and where they should be located, there never appeared any argument about the selection of Mid-Century Modern architecture.⁴¹ Although in the final planning stages, the Architectural League's proposed buildings morphed into the extant designs, the selection of Mid-Century Modern architecture remained the same. Tulsa, like many cities after the end of World War II wanted to look toward a bright new future, and turned its view toward an architecture that could convey that the city was in step with a post-World War II "modern" world. As the Architectural League's final report noted, "A unified Civic Center would be a symbol of Tulsa's progressive spirit."⁴² The architecture chosen for this Civic Center is highly important as carrying that important message, not only to the public, but also as a means to promote the city to investors and those seeking new company locations. This group of buildings constructed within a short period of time and they retain their integrity as the Tulsa Civic Center Historic District.

The Civic Center is a designed whole, as were all the Tulsa Civic Center designs beginning in the 1920s. While constructed in stages, this Civic Center was intended to be a stand-alone design. Inspired at first by the City Beautiful Movement, the "whole" of Civic Centers came into full expression during the era of Modernist theories for urban planning. Tulsa modernist planning ideas represented planners' perspectives on city development not just in this city. The Wise consulting group's advice to Tulsa, for example, represents the trends and thoughts of these planners as they struggled to reinvent cities after World War II. Shopping malls, pedestrian malls, and eventually Urban Renewal redesigned city cores all over the United States, including Tulsa's. The Civic Center's design, however, was a bridge between the City Beautiful notion of a well-ordered government and city, and the pressure to reinvent downtowns in an era when suburban shopping locations were increasingly more important. It was able to merge the past's notion of a specific "place" for civic structures as presented in the 1920s and '30s, and modernist

³⁶ The IDL was finally completed in the late 1981, five years behind the projected date, and encircling the core. The long term effect of creating an island of downtown had yet to be understood.

³⁷ Tulsa's was demolished in c. 2006.

³⁸ "Landmarks of Pioneer Tulsans Will Bow to Times as Civic Center Progresses," *Tulsa World*, November 16, 1952. Interviews in the paper with property holders were supportive of the Civic Center; however, there were likely unhappy home owners as well who were losing their houses. Appraisers had begun the job of evaluating the houses to be removed.

³⁹ "Civic Center Increased by Four Blocks, Federal Building, Post Office Now in Master Plan." *Tulsa World*, July 22, 1964.

⁴⁰ Board of Design: Donald McCormick (chairman), Frederick Vance Kershner, Joseph Koberling, Murray M. McCune, David G. Murray, Leon B. Senter, Sr., R. E. West, and Robert Jones (project manager).

⁴¹ The location changed over time from near the railroad tracks, to east of the current site, to the current site.

⁴² Architectural League, *ibid.*, 13.

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ideas about city planning.⁴³ Modernist planning was well-ordered much like early civic center plans. Modernist planners just extended specific civic center "places" to the rest of the city as they developed zones of use for industrial or residential districts, and separate zones for single and multiple family housing. As Edward Relph notes, "The overall result is an urban landscape characterized above all by its tidy patchwork of functions, a place for everything and everything in its place."⁴⁴

Just as important as the collection of Mid-Century Modern architecture in the Tulsa Civic Center Historic District, is the value these buildings represent as the purveyors of long held historic public values concerning the significance of monumental government buildings. This public cultural paradigm was sustained from 1924 through difficult financial times and a world war. The citizens voted bonds to purchase six blocks of land for the center in 1952, and the Tulsa City Commission formally approved the Civic Center plan as part of its Official Master Plan in 1955.⁴⁵ The Civic Center buildings were an active part of a multi-governmental location and civic image until 2007.

The Tulsa Civic Center Historic District buildings represent a public paradigm for the value of city buildings with architectural significance, which seems only exemplified when the city government vacated the City Hall Tower and Francis Campbell Council Room in 2007 and purchased One Technology Center, a glass cube constructed by the Williams Communication Company. The city moved in an effort to save public money. Cost saving, perhaps the general public's skepticism about government, and the city's desire to supplement its income through rental of the building's extra space resulted in a new paradigm for Tulsa's city architecture. These changes, as Howard Davis observed, are linked to the shifts in the public's purpose and cultural perspective about government.⁴⁶ In this case frugality and practicality in One Technology Center trumped the value of a specifically designed "civic buildings" in Tulsa's built environment.

⁴³ M. Jeffrey Hardwick, *Mall Maker: Victor Gruen, Architect of an American Dream*, (Philadelphia, PA: University of Pennsylvania Press, 2004). The chapter on "Saving our Cities," 162-192, is a discussion on the issues the post WWII issues of suburbanization and declining urban cores and Gruen's 1956 proposal for a renewed Fort Worth pedestrian downtown was lauded nationally. See Pages 171-174 specifically because they iterate a history of attempts to develop a city plan that are similar in ways to Tulsa's, including trying to implement their 1928 by Harland Bartholomew.

⁴⁴ See Edward Relph's classic text on *The Modern Urban Landscape* (Baltimore, MD: The John Hopkins University Press, 1987), 165.

⁴⁵ "Special Report on Revision of the Tulsa Civic Center Plan," Tulsa City-County Library vertical file, Tulsa Civic Center before 1960.

⁴⁶ Howard David. *The Culture of Building* (New York, NY: Oxford University Press, 1999), 95, 325.

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"Civic Center Layout Draws Accolade at AIA Award Presentation Session," *Tulsa Tribune*, November 3, 1967.
"Entrance for Handicapped Completed," *Tulsa Tribune*, August 8, 1972.
"Landmarks of Pioneer Tulsans Will Bow to Times as Civic Center Progresses," *Tulsa World*, November 16, 1952.
Macklin, Beth. "Plans to Beautify Civic Center Plaza Approved." *Tulsa World*, March 16, 1973.
"Magazine Story on Tulsa Center," *Tulsa World*, September 13, 1966.
"Post-war Planners Recommend Huge City-County-Civic Center." *Tulsa Tribune*, December 8, 1943.
"Tulsa's Civic Center Plan Adopted for Memphis Use," *Tulsa World*, December 21, 1958.
"Where Does Planning a New City Hall Begin?" *Tulsa World*, June 15, 1969.

Vertical Files Tulsa City-County Library Other Materials

- "Plaza of the Flags: A Historical Perspective," Civic Center Vertical File. No author, January 8, 1987 (typewritten manuscript).
"Special Report on Revision of the Tulsa Civic Center Plan," No Author, No Date (typewritten manuscript)

References:

- Amber, Cathy, Preservation Consultant and Elizabeth Rosin, LLC. "Downtown Tulsa Intensive-Level Historic Resources Survey," prepared for the City of Tulsa, Oklahoma, October 7, 2009
Architectural Forum, "Architects Promote a Civic Center," Vol. 104, #2, (February 1956), 120-126.
Architectural League, "Civic Center Project," Final Report, 1955.
Davis, Howard. *The Culture of Building*, New York, NY: Oxford University Press, 1999.
Goble, Danney. *Tulsa: Biography of an American City*. Tulsa, OK: Council Oaks Books, 1997.
Hardwick, M. Jeffrey. *Mall Maker: Victor Gruen, Architect of an American Dream*. Philadelphia, PA: University of Pennsylvania Press. 2004.
Loye, David. "Architecture." *Oklahoma Today*, Fall 1958, Vol. 8, #4, 10.
Wise, Harold F., et al. "Plan for Central Tulsa." Palo Alto, CA. 1959.
Lee, Derek. "Three Failed Attempts Undertaken by the City of Tulsa to Revitalize Downtown Tulsa." Document prepared for Lee's master's thesis. Mr. Lee provided to Cathy Ambler on March 25, 2009.
Relph, Edward. *The Modern Urban Landscape*. Baltimore, MD: The John Hopkins University Press. 1987..
Sprinkle, John H. Jr., "Of Exceptional Importance": The Origins of the "Fifty-Year Rule" in Historic Preservation." *The Public Historian*, Vol. 29, Spring 2007, No.2, 101.

Interview:

- Murray, David G., FAIA, with Cathy Ambler, May 7, 2009. Mr. Murray was a principal member of the architectural firm Murray Jones Murray.

Tulsa Civic Center Historic District

Name of Property

Tulsa County, Oklahoma

County and State

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of

Repository: _____

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreage of Property 39 (INCOG computed)
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 15S 230152 4004800
Zone Easting Northing

3 15S 230707 4004646
Zone Easting Northing

2 15S 230580 4004967
Zone Easting Northing

4 15S 230258 4004515
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the Tulsa Civic Center Historic District are shown on the attached boundary map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the historic district includes all of the resources that have been historically part of the Civic Center.

11. Form Prepared By

name/title Cathy Ambler for John S. Snyder, TOCH, LLC

organization

date March 2011

street & number 1129 E. 8th Street

telephone 918 584-3566

city or town Tulsa

state OK

zip code 74120

e-mail

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

Tulsa Civic Center Historic District
Name of Property

Tulsa County, Oklahoma
County and State

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Tulsa Civic Center Historic District
City or Vicinity: Tulsa
County: Tulsa State: OK
Photographer: Cathy Ambler, Tom Gilbert (Tulsa World file photo, aerial view of Civic Center)
Date Photographed: Cathy Ambler (Photos 02 to 15. Photo 03 - March 1, 2011; Photo 12 - December 17, 2010, and Photos 02, 04-11, and 13-15 March 10, 2011, and 16-18, October 31, 2011)
Tom Gilbert (Photo 01, March 6, 2011 from the Tulsa World)

Description of Photograph(s) and number:

All digital images labeled as follows: OK_TulsaCounty_TulsaCivicCenterHistoricDistrict_#.tif

- 1 of 18. Aerial view of the district marked in heavy dark lines. This view also shows the plaza penetrations to the street level parking. Looking northeast
- 2 of 18 Tulsa City/County Public Library View over the plaza and street parking. Looking southwest
- 3 of 18 West plaza fountain with City Hall Tower, Tulsa Police Courts, and Convention Center facing the plaza. Looking West
- 4 of 18 West plaza fountain with City Hall Tower, Tulsa Police Courts, Tulsa City/County Public Library and the Tulsa County Courts and Offices. Looking East.
- 5 of 18 Plaza with City Hall Tower, Convention Center, Tulsa Police Courts, and part of the Tulsa County Courts and Offices and east plaza fountain. Looking West
- 6 of 18 Page Belcher Federal Building and Post Office, Francis Campbell Council Room and west plaza detail. Looking North
- 7 of 18 Francis Campbell Council Room, Tulsa City/County Library, Tulsa County Courts and Offices, the City Hall Tower, and moved avenue of flags with remaining pole mounts. Looking East
- 8 of 18 West plaza with landscaping near fountain, Tulsa County Courts and Offices, Tulsa Police Courts, and City Hall Tower cantilever. Looking Southwest
- 9 of 18 Francis Campbell Council Room, City Hall Tower cantilever, Page Belcher Federal Building and Post Office and plaza detail. Looking Northwest
- 10 of 18 Tulsa Police Courts with walkways from the plaza, street level parking below. Looking East Southeast.
- 11 of 18 Tulsa Police Courts with plaza and Convention Center. Looking West Southwest.
- 12 of 18 Convention Center from the plaza with the plaza walkway. Looking Southwest.
- 13 of 18 Typical stairs from basement, street level parking to the plaza level. Looking Northwest
- 14 of 18 Street Level Parking, Looking East
- 15 of 18 Basement Level Parking. Looking East Southeast.
- 16 of 18 County Courts and Offices, Looking Southwest
- 17 of 18 Tulsa City/County Library, Looking Northeast
- 18 of 18 Page Belcher Federal Building and Post Office, Looking Northwest

Tulsa Civic Center Historic District

Name of Property

Tulsa County, Oklahoma

County and State

Property Owner:

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

Name John S. Snyder, TOCH, LLC, Owner of the City Hall Tower and Francis Campbell Council Hall

street & number 115 W. 5th Street, Suite 1701

telephone _____

city or town Tulsa,

state OK

zip code 74103

Name City of Tulsa is the property owner for Tulsa Police Courts, Tulsa Convention Center, and Tulsa City/County Public Library, Tulsa County is the property owner for the Tulsa County Courts and Offices, and the United States of America owns the Page Belcher Federal Building and Post Office

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Tulsa County, Oklahoma
County and State

Tulsa Civic Center Historic District
See Continuation Sheet 7.1 for Elaboration of Details



United States Department of the Interior
National Park Service

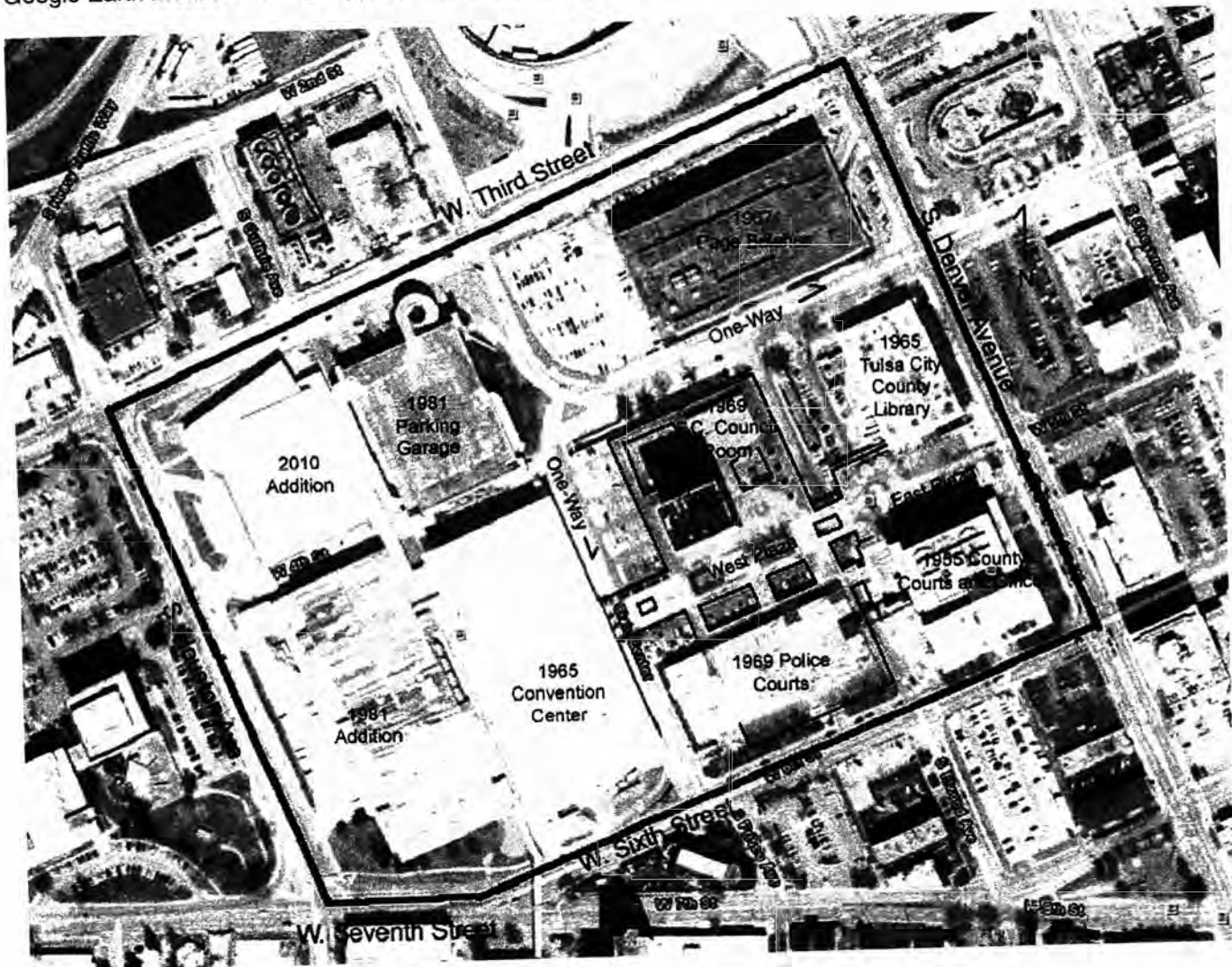
National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District
Name of Property
Tulsa County, OK
County and State
NA
Name of multiple listing (if applicable)

Section number 7 Page 1

DESCRIPTION

7.1 Tulsa Civic Center Plaza (plaza outlined in black) and Nearby Streets.
The dimensions of the district are roughly 375 yards (height NW/SE) and 510 yards (length SW/NE) based on Google Earth measurement or approximately twelve city blocks.



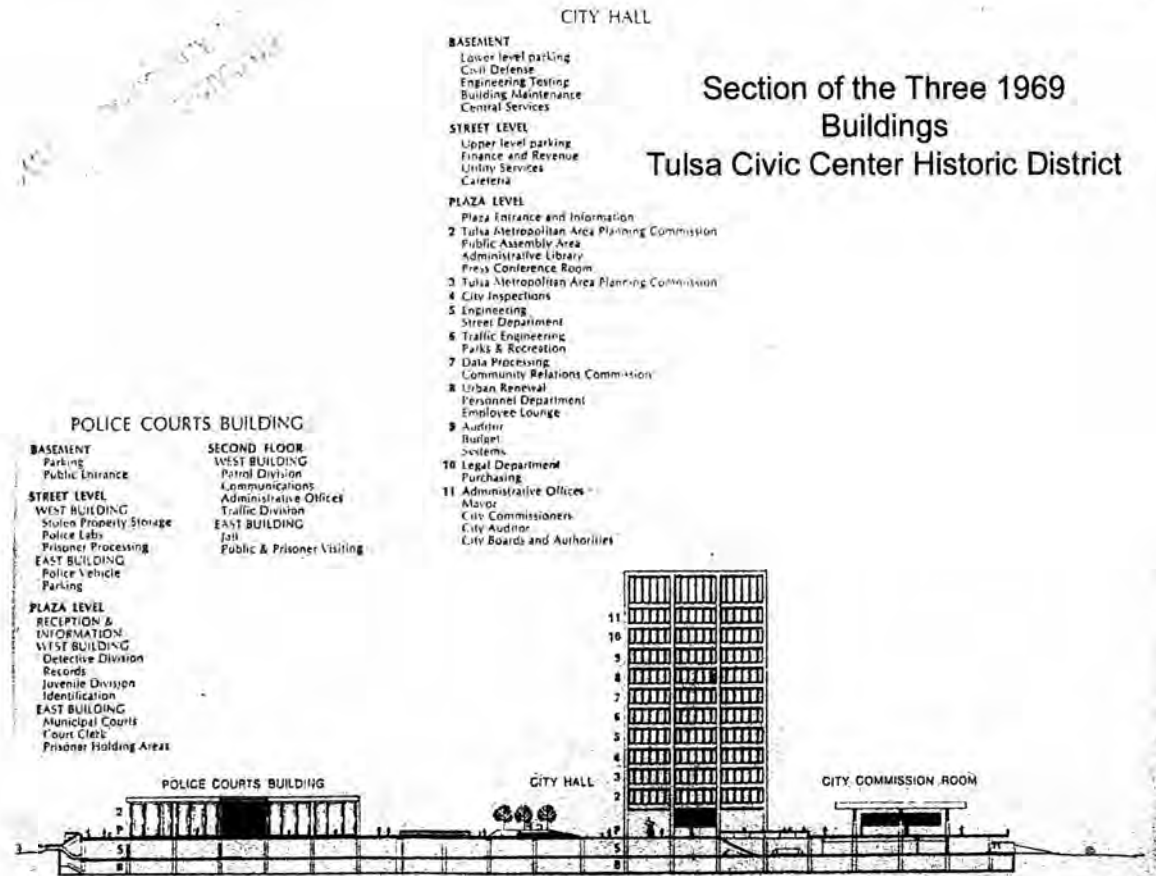
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District
 Name of Property
 Tulsa County, OK
 County and State
 NA
 Name of multiple listing (if applicable)

Section number 7 Page 2

7.2 Section of the City Tower, Frances Campbell Council Hall and Police Courts Building (created for the public after these three buildings were constructed in 1969). This section shows plaza, street and basement levels.¹



¹ "Where Does Planning a New City Hall Begin?" Tulsa World, June 15, 1969.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District

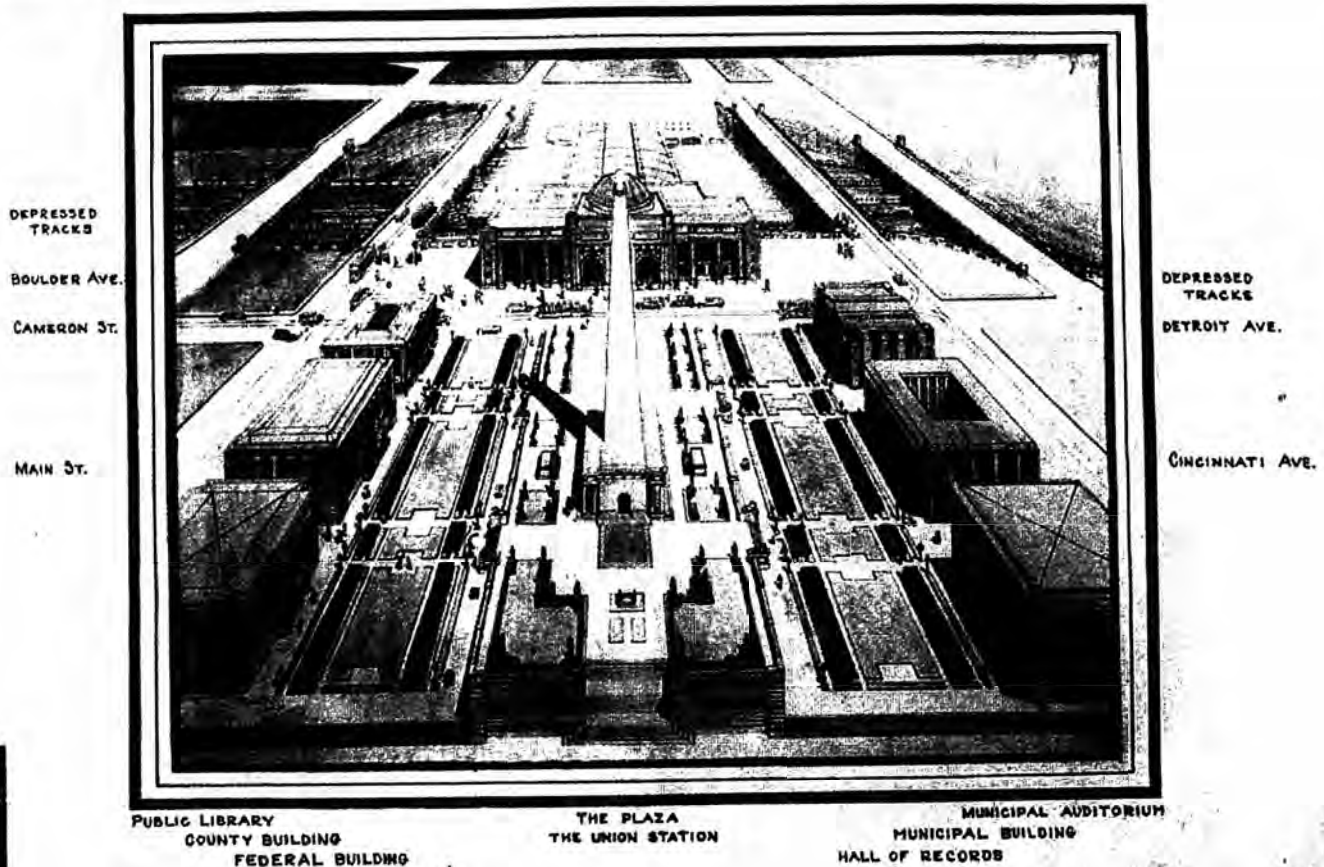
Name of Property

Tulsa County, OK

County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 37.3 1924 Civic Center Plan²

THE CIVIC CENTER

² Danney Goble, *ibid.*, 248.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District

Name of Property

Tulsa County, OK

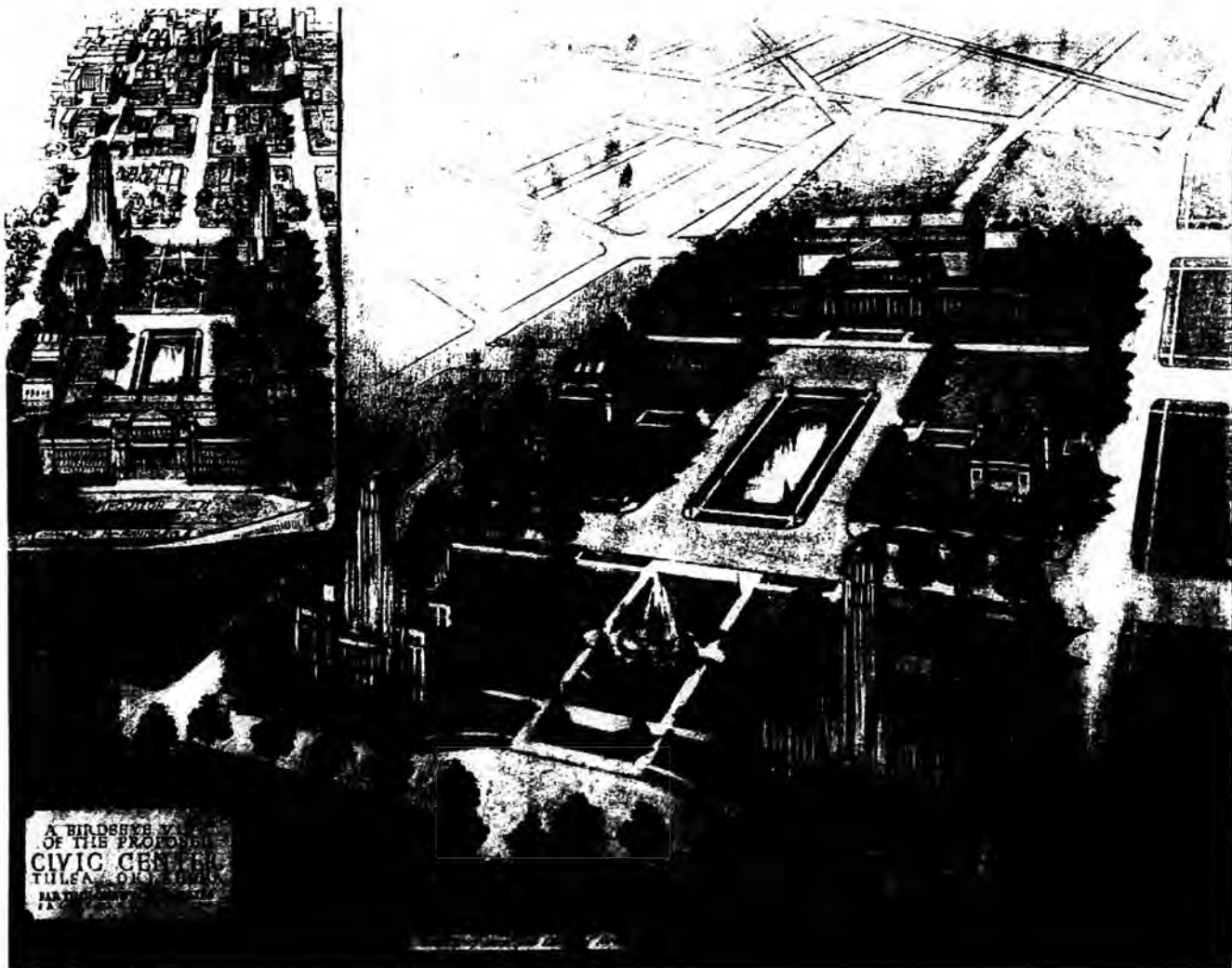
County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 4

7.4 Harland Bartholomew Plan, 1930³



7.5 1943 Civic Center Plan⁴

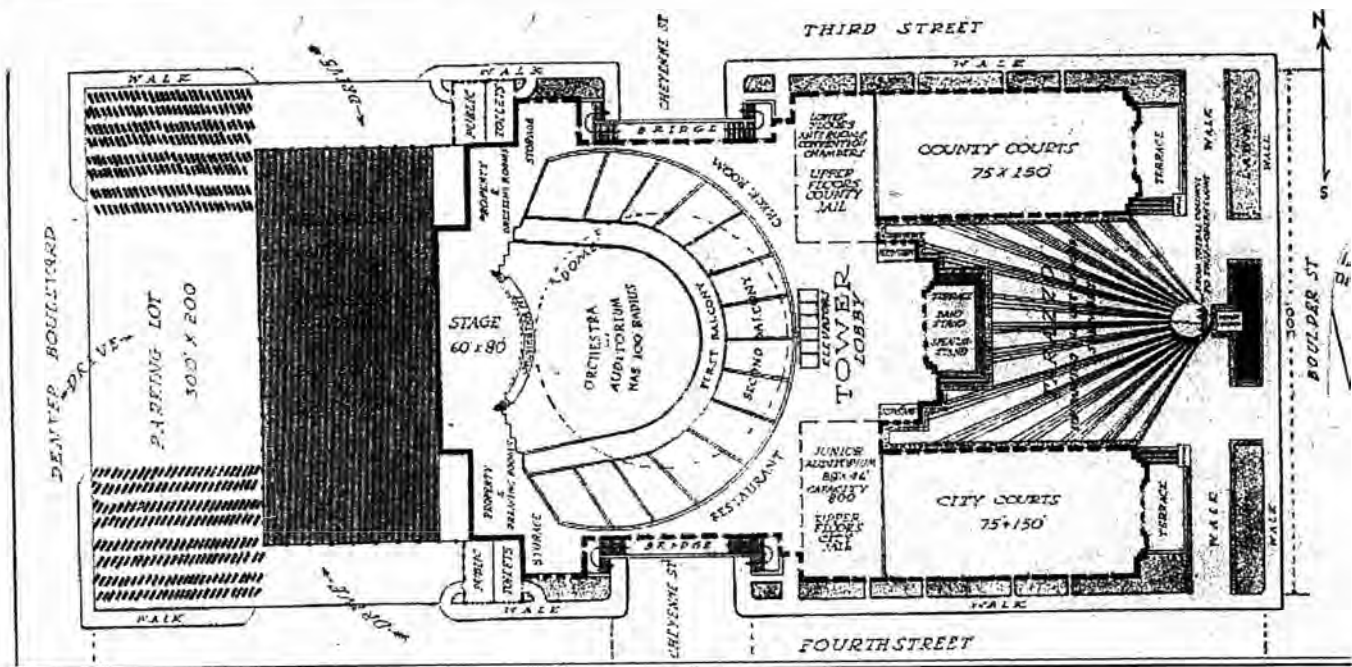
³ Tom Birmingham, *ibid.*

United States Department of the Interior
National Park Service

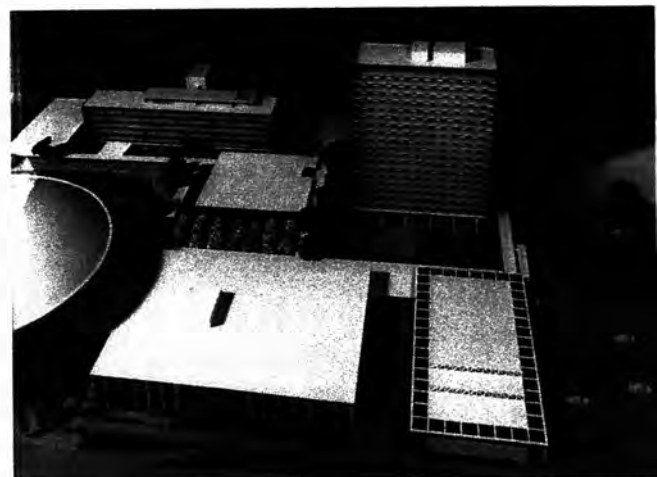
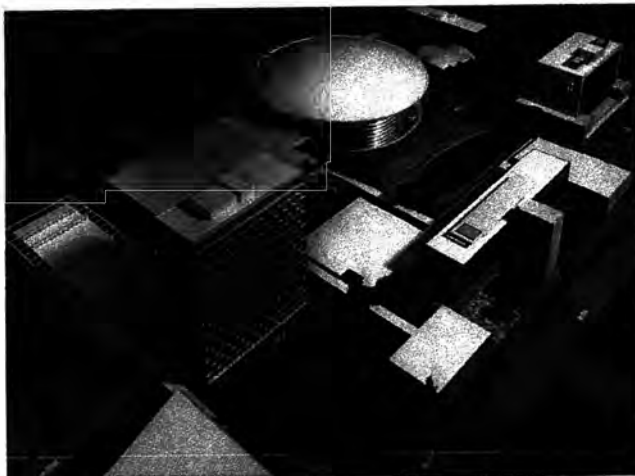
National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District
Name of Property
Tulsa County, OK
County and State
NA
Name of multiple listing (if applicable)

Section number 7 Page 5



7.6 Architectural League's Three-Dimensional Model and Award Winning Civic Center Plan.⁵



⁴ "Post-war Planners Recommend Huge City-County-Civic Center," Tulsa Tribune, December 8, 1943.

⁵ Photos provided by Tulsa Foundation for Architecture.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tulsa Civic Center Historic District

Name of Property

Tulsa County, OK

County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 6

7.7 Civic Center Under Construction, c 1964 Looking West

The Convention Center is under construction to the rear of the photo, and a few remaining buildings on the right are in the location of the future Tulsa City/County Library. The basic framework for the lowest level of the parking structure is also under construction.



View of the Convention Center with the Early Portion of the Plaza, c. 1965 Looking West.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District

Name of Property

Tulsa County, OK

County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 7

7.7 cont. Civic Center Under Construction, c. 1968

Looking Southwest. Buildings present on the left are the Tulsa City/County Public Library, between the County Courts and Offices, and the Page Belcher Federal Building and Post Office at the Bottom of the Photo, and the Convention Center to the Right.



c. 1968 Looking East. Another View of the Yet Incomplete Civic Center Site. Convention Center is in the bottom of the photo; Page Belcher Federal Building and Post Office on the left; Tulsa City/County Public Library above left of the Convention Center and County Courts and Office above right of the Convention Center.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tulsa Civic Center Historic District

Name of Property

Tulsa County, OK

County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 8

7.8 Elaboration of Buildings on Photo 1, with Historic District Boundary marked in black lines.



An aerial photo of the downtown Tulsa skyline. TOM GILBERT/Tulsa World file

Photo Map
OK_TulsaCounty_
TulsaCivicCenterHistoricDistrict

Note: "SL" after a Photo Number Indicates the photo was taken at the Street Parking Level beneath the plaza level. "BL" after a Photo Number Indicates that the photo was taken at the Basement Parking Level beneath the Street Parking Level.

Map derived from Google Earth

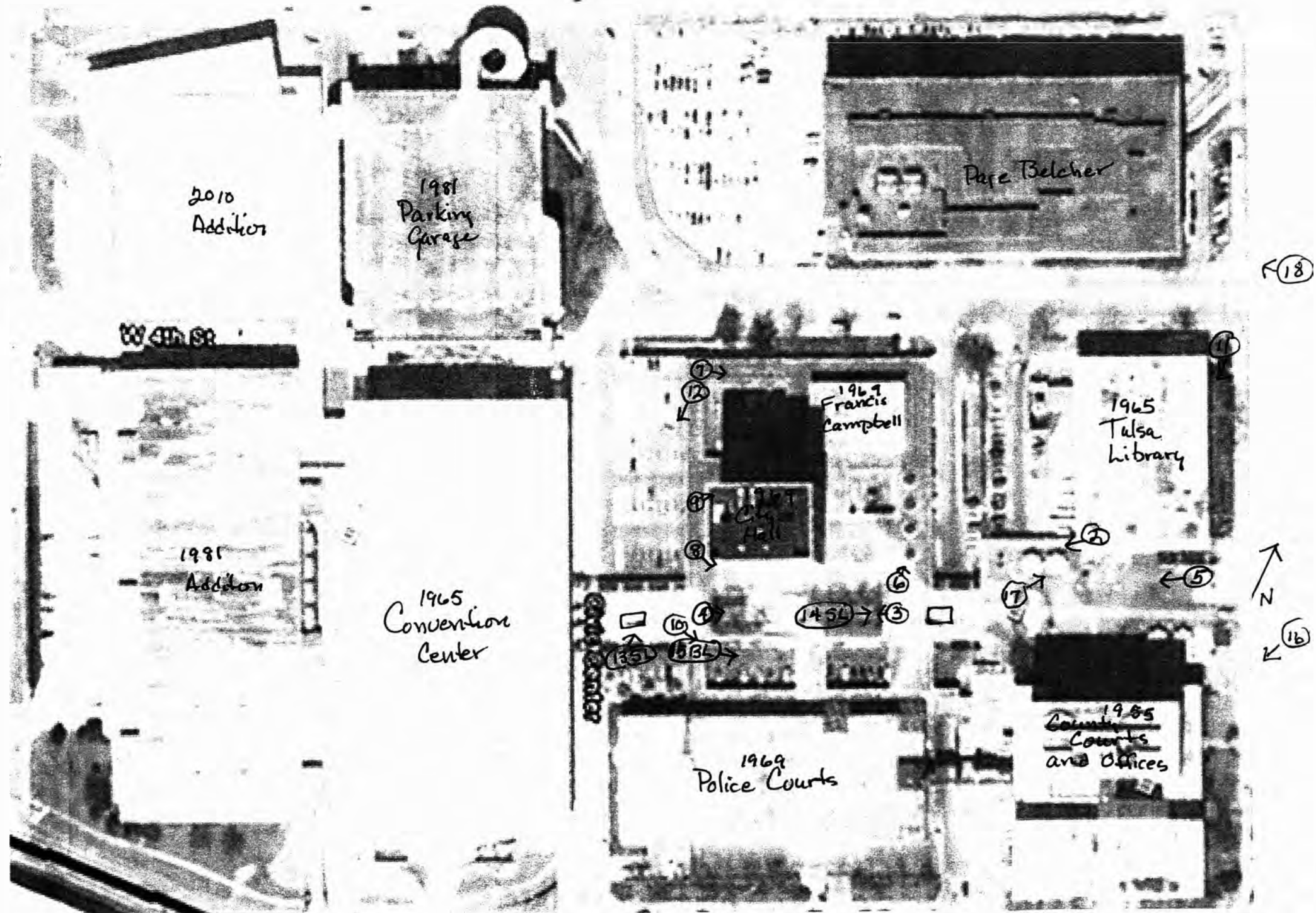
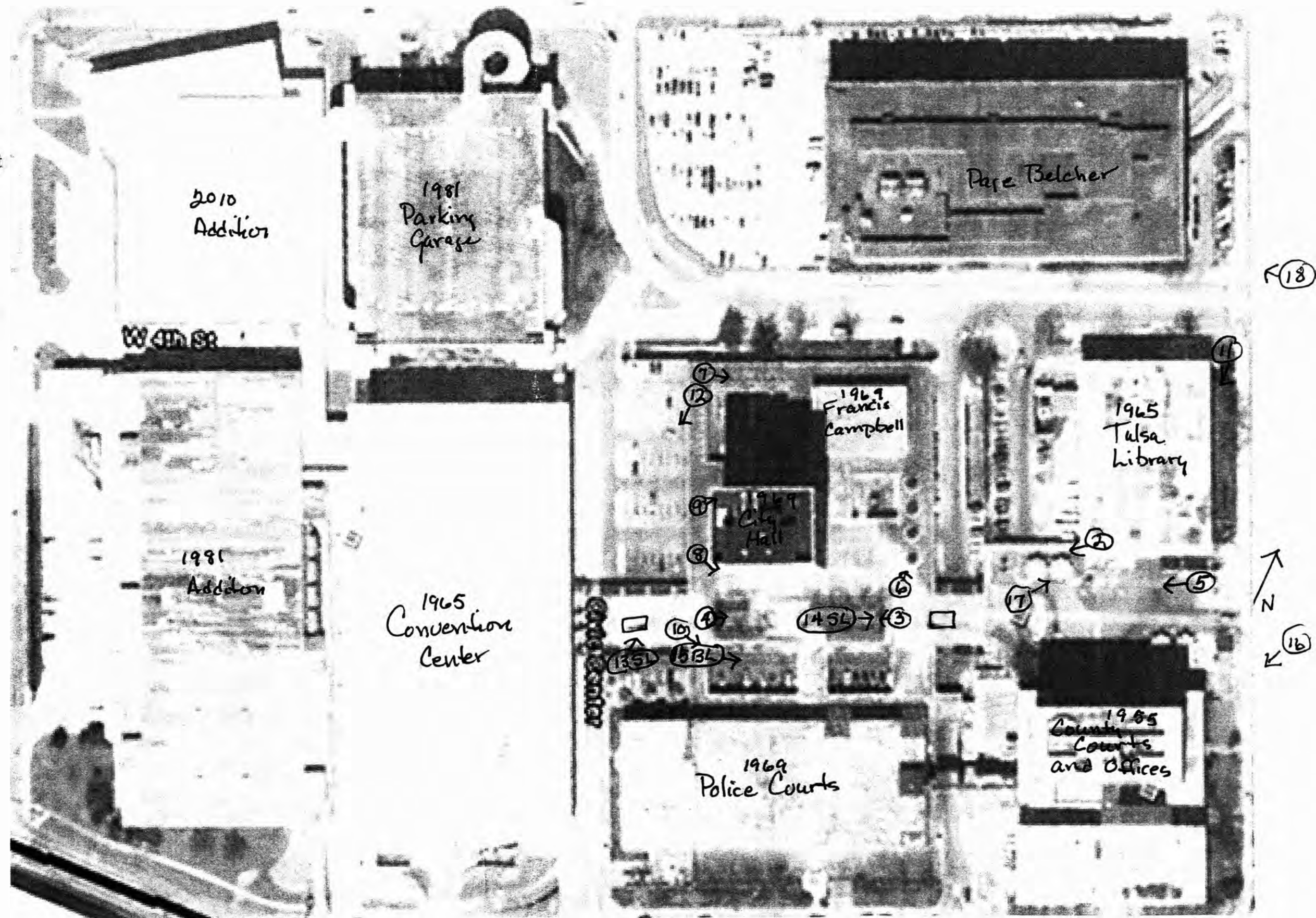


Photo Map
OK_TulsaCounty_
TulsaCivicCenterHistoricDistrict

Note: "SL" after a Photo Number Indicates the photo was taken at the Street Parking Level beneath the plaza level. "BL" after a Photo Number Indicates that the photo was taken at the Basement Parking Level beneath the Street Parking Level.

Map derived from Google Earth



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Tulsa Civic Center Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OKLAHOMA, Tulsa

DATE RECEIVED: 11/25/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/10/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000641

DETAILED EVALUATION:

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Tulsa Civic Center Historic District is locally significant under National Register Criteria A and C, in the areas of Community Planning & Development and Architecture. The culmination of a 30+ year dream for the development of a bold, governmental center that would reflect the status and ambitions of the prosperous Tulsa community, the Tulsa Civic Center represents an exceptional example of Modernist urban planning and design from the post- WWII period. The Civic Center is a cohesive collection of Modernist civic designs organized around a unique, urban pedestrian plaza. Unmatched locally in quality of design, the complex is a bold statement of civic pride and progressive government action during the post-w era, reflecting the city's vision of itself as a modern urban center.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 1/3/2012

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



OK-Tulsa County-Tulsa Civic Center Historic District-01

Aerial view of the district in
heavy dark lines. Shows plaza
penetrations to street level
parking. Looking northeast



OK - Tulsa County - Tulsa Civic Center
Historic District - 02

Tulsa City / County Public Library
View over the plaza and
street + parking. looking
southeast



OK-Tulsa County-Tulsa Civic Center
Historic District -03

West plaza Fountain with City
Hall Tower, Tulsa Police Courts and
Convention Center facing the
Plaza. Looking West.



OK - Tulsa County - Tulsa Civic
Center Historic District - 04

West plaza fountain with City Hall
Tower, Tulsa Police Courts, Tulsa
City/County Public Library and
Tulsa County Courts and Offices
looking East



OK - Tulsa County - Tulsa Civic
Center Historic District - 05

Plaza with City Hall Tower,
Convention Center, Tulsa Police Courts,
and part of the Tulsa County Courts
and Offices and east plaza
fountain. looking west.



OK-Tulsa County-Tulsa Civic Center
Historic District-06

Page Belcher Federal Building, and
Post Office, Francis Campbell
Council Room and West plaza
detail. Looking North.



OK-Tulsa County-Tulsa Civic Center
Historic District-07

Francis Campbell Council Room,
Tulsa City/County Public Library
Tulsa County Courts and Offices
City Hall Tower and moved Avenue
of Flags with remaining pole
mounts. looking East.



OK. Tulsa County - Tulsa Civic
Center Historic District - 08

West Plaza with landscaping near
fountain, Tulsa County Courts
and Offices, Tulsa Police Courts,
and City Hall Tower cantilever.
Looking Southwest.



OK - Tulsa County - Tulsa Civic Center
Historic District - 09

Francis Campbell Council Room,
City Hall Tower Cantilever, Page
Belcher Federal Building and Post
Office, and plaza detail.

looking Northwest



OK - Tulsa County - Tulsa Civic
Center Historic District - 10

Tulsa Police Courts with walkways
from plaza, street level parking,
below. Looking East Southeast



OK - Tulsa County - Tulsa Civic Center
Historic District - II

Tulsa Police Courts with plaza
and Convention Center. Looking
west southwest.



OK-Tulsa County-Tulsa Civic
Center Historic District-12

Convention Center from plaza
with plaza walkway. Looking
Southwest.



OK - Tulsa County - Tulsa Civic
Center Historic District - 13

Typical stairs from basement
and street level parking to
Plaza level. Looking South-
west.



OK - Tulsa County - Tulsa Civic
Center Historic District - 14

Street Level Parking. Looking
East.



OK-Tulsa County-Tulsa Civic
Center Historic District-15

Basement level parking.
Looking East Southeast



OK - Tulsa County - Tulsa Civic Center Historic
District - 16

County Courts : Offices, looking southwest



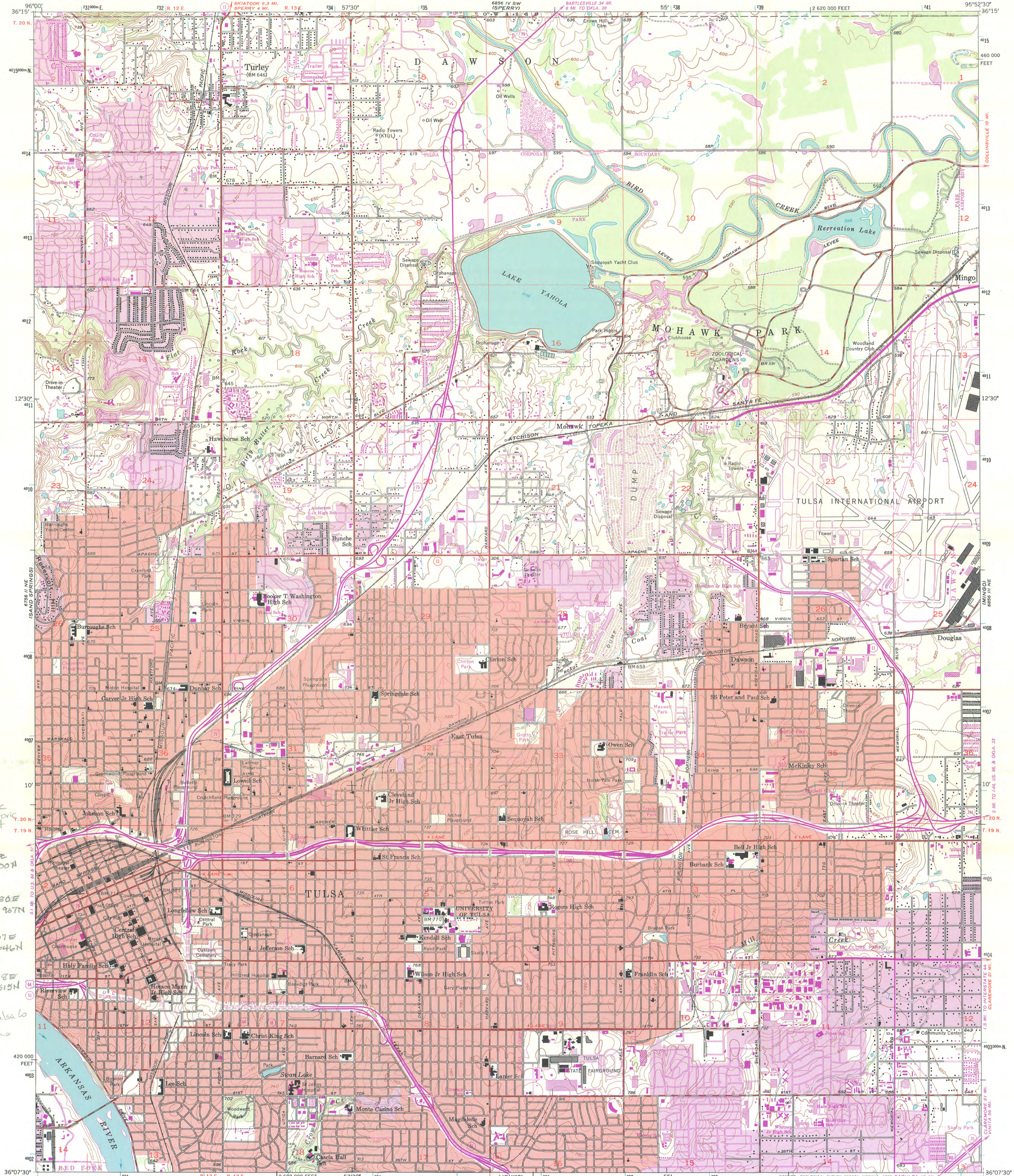
OK - Tulsa County - Tulsa Civic Center Historic
District - 17

Tulsa City / County Library, looking Northeast



OK - Tulsa County, Tulsa Civic Center Historic
District - 18

Page Belcher Federal Building and Post Office,
Looking Northwest



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, USCE,
and Oklahoma Geodetic Survey

Culture and drainage in part compiled from aerial photographs
taken 1950-1951. Topography by plane-table surveys 1954

Polyconic projection, 1927 North American datum
10,000-foot grid based on Oklahoma coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates area in which only landmark buildings are shown

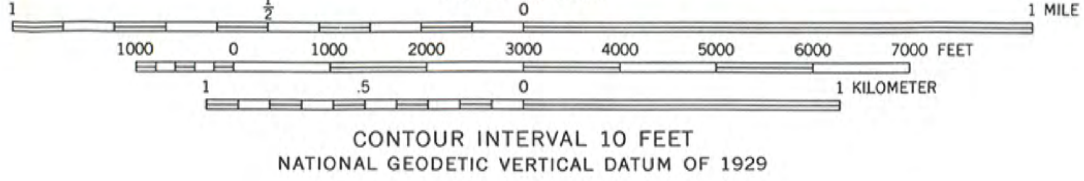
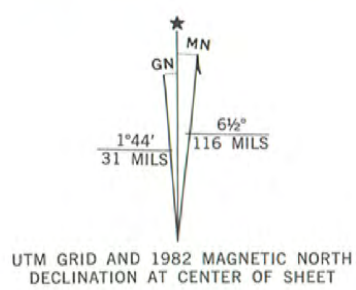
To place on the predicted North American Datum 1983

move the projection lines 3 meters south and

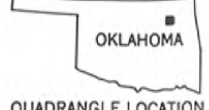
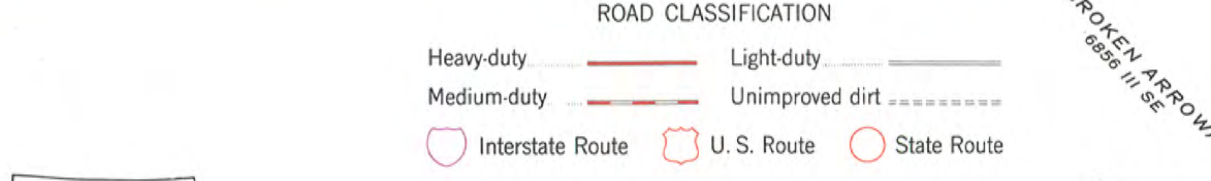
23 meters east as shown by dashed corner ticks

Revisions shown in purple compiled from aerial photographs taken 1980
and other sources. Map edited 1982. This information not field checked

Purple tint indicates extension of urban area



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE OKLAHOMA GEOLOGICAL SURVEY, NORMAN, OKLAHOMA 73069
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



TULSA, OKLA.
N3607.5—W9552.5/7.5

1954

PHOTOREVISED 1982

DMA 6856 III NW—SERIES V883



April 21, 2011

General Services Administration
Space Management Division
819 Taylor St.
Ft Worth, TX 76102-6114



Dear Sir or Madam:

We are pleased to inform you that the property which you own, the Page Becher Federal Building and Post Office, located at 333 West 4th Street, in Tulsa, Oklahoma, will be considered by the Historic Preservation Review Committee for nomination to the National Register of Historic Places and the Oklahoma State Register of Historic Places as part of the Tulsa Civic Center Historic District. The National Register is the Federal government's official listing of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing of the Tulsa Civic Center Historic District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of this historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. Listing in the State Register does not mean that limitations will be placed on the properties by the State. The State will not require public visitation, or attach restrictive covenants to the properties.

You are invited to attend the Tulsa Preservation Commission meeting at which the nomination will be considered. The committee will meet at 4:30 pm on June 28, 2011, in the 10-North Conference Room, at City Hall, 175 E 2nd Street, Tulsa OK, 74103.



175 East 2nd Street, Suite 570, Tulsa, Oklahoma 74103
p 918.576.5687 f 918.699.3418 www.tulsapreservation.org

RECEIVED

MAY 06 2011

BY SHPO

UNITED STATES OF AMERICA, GSA
April 21, 2011
Page 2



Enclosed you will find a notice that explains in greater detail the results of listing in the National Register, and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.

Should you have any questions about this nomination before the Tulsa Preservation Commission meeting, please contact Amanda DeCort, Preservation Planner, at 918-576-5669.

Sincerely,

Amanda J. DeCort
City of Tulsa Preservation Planner
Staff, Tulsa Preservation Commission

AJD: jkm

Enclosures

cc: Tulsa Mayor Dewey Bartlett
Tulsa Board of County Commissioners
John S. Snyder, TOCH
Mr. Dallen Wordekemper, Federal Preservation Officer



175 East 2nd Street, Suite 570, Tulsa, Oklahoma 74103
p 918.576.5687 f 918.699.3418 www.tulsapreservation.org

RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

Qualification for Federal grants for historic preservation when funds are available: Presently, funding is unavailable.

**RIGHTS OF OWNERS TO COMMENT
AND/OR
TO OBJECT TO LISTING
IN THE NATIONAL REGISTER**

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing.

Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized copy must be submitted to Dr. Bob Blackburn, State Historic Preservation Office, Oklahoma Historical Society, 800 Nazih Zuhdi Drive, Oklahoma City, OK 73105, by July 21, 2011.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office before the State Historic Preservation Review Committee considers this nomination on July 21, 2011. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

February 4, 2011

Mr. John S. Snyder
TOCH, LLC
115 W. 5th Street, Suite 1701
Tulsa, OK 74103

PROPERTY: **Tulsa City Hall Tower and Frances Campbell Council Room, 200 Civic Plaza, Tulsa, OK**
PROJECT NUMBER: **25303**

Dear Mr. Synder:

The National Park Service has reviewed the project amendment for the Historic Preservation Certification Application -- Part 1 for this project and has determined that the property appears to contribute to the significance of the Civic Center Historic District that will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CRF Part 60. The proposed historic district would have a Period of Significance from 1955-1969 and include the following contributing buildings:


Tulsa County Courthouse and Jail, 1955.
Central Library, 1965.
Maxwell Convention Center, 1965.
Federal Courthouse and Post Office, 1967.
City Hall, 1969.
Police/Courts Building, 1969.

This determination is preliminary only. The Tulsa City Hall Tower and Frances Campbell Council room will become a "certified historic structure" only when the district is listed in the National Register of Historic Places.

The approval of this project amendment supersedes the denial of the Part I issued on November 10, 2010.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2278.

Sincerely,


Roger Reed
National Register of Historic Places

cc: IRS
OK SHPO



May 3, 2011

Dr. Bob Blackburn
State Historic Preservation Office
Oklahoma Historical Society
800 Nazih Zuhdi Drive
Oklahoma City OK 73105-7917

Re: Page Belcher Federal Building and Post Office
333 West 4th Street
Tulsa OK 74103-9998

Dear Dr. Blackburn,

We are in receipt of a letter dated April 21, 2011, from Amanda J. DeCort, City of Tulsa Preservation Planner for the Tulsa Preservation Commission regarding the above referenced property. A copy of the letter is attached. The letter was addressed to the General Services Administration, Space Management Division, 819 Taylor St, Ft Worth, TX 76102-6114. The letter identified the GSA as the owner of this property. This is incorrect as this property is owned by the United State Postal Service (USPS), an independent establishment of the Executive Branch of the Government of the United States.

On April 15, 2011, the USPS Denver Facilities Office notified the OK Deputy State Historic Preservation Officer, Ms. Melvena Heisch of its intention to transfer the subject property out of federal ownership. The letter, a copy of which is attached, informed the Deputy SHPO that it was the determination of the USPS that the subject property is NOT eligible for listing on the NRHP, for the reasons cited in the letter, and that no historic properties would be impacted by the proposed sale or transfer. It is the position of the USPS that the determination of "no historic properties" means that the USPS has completed the Section 106 process for the sale or transfer of the subject property.

The USPS, as the owner of the property, does not support the recommendation of the Tulsa Preservation Commission to nominate the subject property to the NRHP. If you have questions, please contact me at (202) 268-5039.

Sincerely,

A handwritten signature in black ink, appearing to read "Dallan C. Wordekemper", with a long horizontal line extending to the right.

Dallan C. Wordekemper, CCIM
Federal Preservation Officer

cc: Tulsa Preservation Commission
Ms. Melvena Heisch, Deputy SHPO



Oklahoma Historical Society

Founded May 27, 1893

State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

June 17, 2011

Mr. Dallan C. Wordekemper
Federal Preservation Officer, USPS
475 L'Efant Plz SW, Room 6670
Washington, DC 20260-1862

Dear Mr. Wordekemper:

We are pleased to inform you that the property which the U.S. Postal Service owns, located within the Tulsa Civic Center Historic District, bounded by 200, 400, 500, 600, and 700 Civic Center Plaza, and 333 W. 4th Street in Tulsa, Oklahoma, will be considered by the Historic Preservation Review Committee for nomination to the National Register of Historic Places and the Oklahoma State Register of Historic Places. The National Register is the Federal government's official listing of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing of the Tulsa Civic Center Historic District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of this historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. Listing on the State Register does not mean that limitations will be placed on the properties by the State. The State will not require public visitation or attach restrictive covenants to the properties.

You are invited to attend the Historic Preservation Review Committee meeting at which the nomination will be considered. The committee will meet at 1:30 p.m. on July 21, 2011, in the Boardroom of the Oklahoma Historical Society, Oklahoma History Center, 800 Nazih Zuhdi Drive, Oklahoma City, Oklahoma.

Mr. Wordekemper
June 17, 2011
Page 2

Enclosed you will find a notice that explains in greater detail the results of listing in the National Register, and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.

Should you have any questions about this nomination before the Historic Preservation Review Committee meeting, please contact Lynda Schwan at 405/522-4478.

Sincerely,


Melvena Hensch
Deputy State Historic
Preservation Officer

MH:bh

Enclosures

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Dallan C. Wordekemper
Federal Preservation Officer, USPS
475 L'Efant Plz SW, Room 6670
Washington, DC 20260-1862

2. Article Number
(Transfer from service label)

7010 1670 0001 8692 5667

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature Dallan Wordekemper ☐ Agent ☒ Addressee

B. Received by (Printed Name) Dallan Wordekemper C. Date of Delivery 6/22/11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

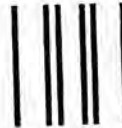
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

102595-02-M-1540

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

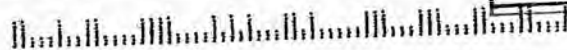
• Sender: Please print your name, address, and ZIP+4 in this box •

Oklahoma Historical Society
State Historic Preservation Office
Oklahoma History Center
800 Nazih Zuhdi Drive
Oklahoma City, OK 73105-7917

RECEIVED

JUN 27 2011

BY SHPO



Real Estate and Assets
FACILITIES HEADQUARTERS



May 20, 2011

Ms. Carol Shull, acting Keeper
National Register
1201 "I" Street Northwest, Mail Stop #2280
Washington, DC 20005-0001

Re: File 1278-11, Page Belcher Federal Building and Post Office
333 West 4th Street
Tulsa OK 74103-9998

Dear Keeper:

We are in receipt of a letter dated May 10, 2011 from Ms. Melvena Heisch, OK Deputy State Historic Preservation Officer, regarding the above referenced property. It is the opinion of the USPS that our initial April 15, 2011 letter to the OK SHPO with our determination of "no historic properties" should stand as it precedes correspondence from the OK SHPO office.

Per our May 3, 2011 letter to the OK SHPO, it is the position of the USPS that the subject property is NOT eligible for listing on the NRHP and that no historic properties would be impacted by the proposed sale or transfer. This determination of "no historic properties" means that the USPS has completed the Section 106 process for the sale or transfer of the subject property.

While we appreciate the efforts of the OK SHPO and the level of effort by the Tulsa Preservation Commission, the USPS does not support the recommendation to nominate the subject property to the NRHP. The USPS feels sufficient time has not passed since the building's construction to achieve significance. Furthermore, it's worth noting that in the NRHP nomination form, the author commented that the City of Tulsa vacated City Hall Tower in 2007 "in an effort to save public money" and "to supplement its income" resulting in a "new paradigm" for Tulsa's city architecture. The terms "frugality" and "practicality" were used to highlight the City's recent plight. These terms are acutely relevant to our current fiscal crisis. The USPS feels the future owners will be better suited to make the determination in the context of the proposed Civic Center Historic District and its proximity to the BOK Center.

In the spirit of cooperation, the USPS is willing to discuss with OK SHPO and the TPC the concept of creating some sort of educational presentation or materials associated with the Page Belcher building.

Thank you for your assistance in this matter. If you have questions, please contact me at (202) 268-5039.

Sincerely,

Dallan C. Wordekemper, CCIM
Federal Preservation Officer

cc: Ms. Amanda DeCort, Tulsa Preservation Commission
Ms. Melvena Heisch, Deputy SHPO
Ms. Caroline Hall, Advisory Council on Historic Preservation



Oklahoma Historical Society

Founded May 27, 1893

State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

July 22, 2011

Ms. Carol Shull
Acting Keeper of the Register
National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW
Washington D.C. 20005



Dear Ms. Shull:

We are pleased to transmit four National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Knipplemeir Farm, Minco Vicinity, Grady County
Sheets House, Newkirk, Kay County
Phillips 66 Station #1423, Chandler, Lincoln County
Tulsa Civic Center Historic District, Tulsa, Tulsa County

We look forward to the results of your review. If there may be any questions, please do not hesitate to contact either Lynda B. Schwan of my staff or myself.

Sincerely,

Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:lbs

Enclosures