

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 in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Riverside Historic Residential District

other name/site number N/A

2. Location

street & town Roughly bounded on the East by the Midland Railway Bike Trail; on the South by the southern boundaries of the Riverside View Plat and Riverside Drive Plat; on the West by Riverside Drive and South Boston Avenue, and on the North by East 24th Street and East 21st Street

not for publication N/A

city or town Tulsa vicinity N/A

3. state Oklahoma code OK county Tulsa code 0143 zip code 74114

3. State/Federal Agency Certification

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

Signature of certifying official/Title Bob Sanklen SHPO

Date 3-14-05

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

Beth Beland

3/31/05

Name of Property: Riverside Historic Residential District
 Tulsa County, OK

5. Classification

Ownership of Property
 (check as many boxes as apply)

Category of Property
 (check only one box)

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

		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	117	31	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	37	14	structures
<input type="checkbox"/> public-Federal	<input checked="" type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	154	45	Total

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

Number of resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Function
 (Enter categories from instructions)

Domestic/single dwelling
 Domestic/multiple dwelling
 Domestic/secondary structure

Current Function
 (Enter categories from instructions)

Domestic/single dwelling
 Domestic/multiple dwelling
 Domestic/secondary structure

7. Description

Architectural Classification
 (Enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALS
 Colonial Revival
 Tudor Revival
 Mission/Spanish Colonial
 MODERN MOVEMENT
 Ranch
 International Style
 LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS
 Bungalow/Craftsman
 Prairie School
 OTHER
 Minimal Traditional
 Neo-Eclectic
 New-French
 Neo-Tudor
 Neocolonial
 Split Level

Materials
 (Enter categories from instructions)

Foundation BRICK
 Foundation: STUCCO
 Foundation: STONE
 Foundation: CONCRETE
 Walls BRICK
 Walls: STONE
 Walls: SYNTHETICS: Vinyl
 Walls: STUCCO
 Walls: WOOD: Shake
 Walls: WOOD: Weatherboard
 Walls: ASBESTOS
 Walls: METAL
 Walls: SYNTHETIC; Fiberglass

See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

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

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

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

Criteria Considerations

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

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 of age or achieved significant within the past 50 years.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

Areas of Significance

(enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

Community Planning 1920-1956

Architecture 1920-1956

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Blue, Clarence, architect

McDonnell, John, architect

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

recorded by Historic American Engineering

Record # _____

See continuation sheet(s) for Section No. 9

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other Name of repository:

City of Tulsa, Urban Planning Department

10. Geographical Data

Acreeage of Property 63.12

UTM References (Place additional boundaries of the property on a continuation sheet.)

- | | | |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1. <u>1/5</u> <u>2/3/1/3/8/0</u> <u>4/0/0/2/8/6/4</u>
Zone Easting Northing | 2. <u>1/5</u> <u>2/3/1/5/8/9</u> <u>4/0/0/2/0/8/2</u>
Zone Easting Northing | 3. <u>1/5</u> <u>2/3/1/3/2/4</u> <u>4/0/0/2/0/7/1</u>
Zone Easting Northing |
| 4. <u>1/5</u> <u>2/3/1/3/2/4</u> <u>4/0/0/2/0/5/0</u>
Zone Easting Northing | 5. <u>1/5</u> <u>2/3/1/1/9/2</u> <u>4/0/0/2/0/5/2</u>
Zone Easting Northing | 6. <u>1/5</u> <u>2/3/1/1/3/5</u> <u>4/0/0/2/3/7/4</u>
Zone Easting Northing |
| 7. <u>1/5</u> <u>2/3/1/0/7/0</u> <u>4/0/0/2/5/4/1</u>
Zone Easting Northing | 8. <u>1/5</u> <u>2/3/1/2/9/2</u> <u>4/0/0/2/5/3/5</u>
Zone Easting Northing | 9. <u>1/5</u> <u>2/3/1/2/9/8</u> <u>4/0/0/2/8/6/5</u>
Zone Easting Northing |

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at a point of intersection in the middle of 21st Street and the middle of the Midland Railroad Bike Trail, the boundary proceeds south approximately 2718 feet to an intersection with the southern boundary of the Riverside View Addition. There it proceeds west approximately 782 feet to the eastern boundary of the Riverside Drive addition. It follows this boundary south approximately 25 feet until the addition boundary again turns west. There it proceeds west approximately 453 feet until it intersects with a point in the middle of Riverside Drive. It then proceeds north, northwest for approximately 1590 feet along Riverside Drive to the middle of the intersection with 24th Street, where it proceeds east approximately 740 feet to an intersection with the middle of South Boston Avenue. It then proceeds north along South Boston Avenue approximately 1093 feet until it intersects with the middle of 21st Street where it proceeds east along 21st street for approximately 250 feet to the point of origin.

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cathy Ambler, Ph.D., Preservation Consultant, for Riverside Neighborhood Association
organization _____ date January 25, 2005
street & number 1129 E. 8th Street telephone 918 584 3566
city or town Tulsa state OK zip code 74120

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

- Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title (Multiple)
street & number See attached List 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. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Riverside Historic Residential District
Tulsa County, OK

MATERIALS (CONTINUED):

Roof: ASPHALT
Roof: OTHER: Tar/Felt/Gravel
Roof: TERRA COTTA
Roof: STONE: Slate
Roof: WOOD: Shingle
Roof: ASBESTOS
Roof: METAL

SUMMARY

LOCATION AND SETTING

The Riverside Historic Residential District is located about one and one-third miles south of downtown Tulsa. As shown in Figure 1, City of Tulsa District Location Map, the historic district encompasses just over sixty-three acres, runs in a north/south orientation, and lies directly east of the Arkansas River. Specifically, the district boundaries run from the center of the intersection of East 21st Street and the Midland Valley Railroad (MVR) Bicycle Path, south along path to an intersection with the southern edge of the Riverside View Addition. The boundary proceeds west along the addition's southern boundary until it intersects with the eastern boundary of the Riverside Drive Addition where continues south and then to proceed west until it intersects with center of Riverside Drive. From Riverside Drive it proceeds north until it reaches the intersection with the center of 24th Street where it proceeds east until it reaches the center of South Boston Avenue where the boundary proceeds north until it reaches the intersection with East 21st Street where it turns east to the point of origin. The district has irregular boundaries but retains a unified setting, housing stock and historic character which contrasts noticeably with the high-density residential area which is excluded nearby to the north and east, and the open space to the south.

The district is included in the "Tulsa Historic Preservation Resource Document" as part of the broader Maple Ridge neighborhood which includes listed National Register districts to the north and east of Riverside.¹ The district's boundaries were determined, however, by the results of an intensive level survey conducted by the City of Tulsa Urban Development Department in 2003. While the survey included the once single-family residential area between East 21st Street, South Boston Avenue, East 24th Street and Riverside Drive, the area now lacks historic integrity and significance as a redeveloped, high-density, multi-family apartment area. Harwelden, a dwelling listed on the National Register of Historic Places, is within the excluded locale.

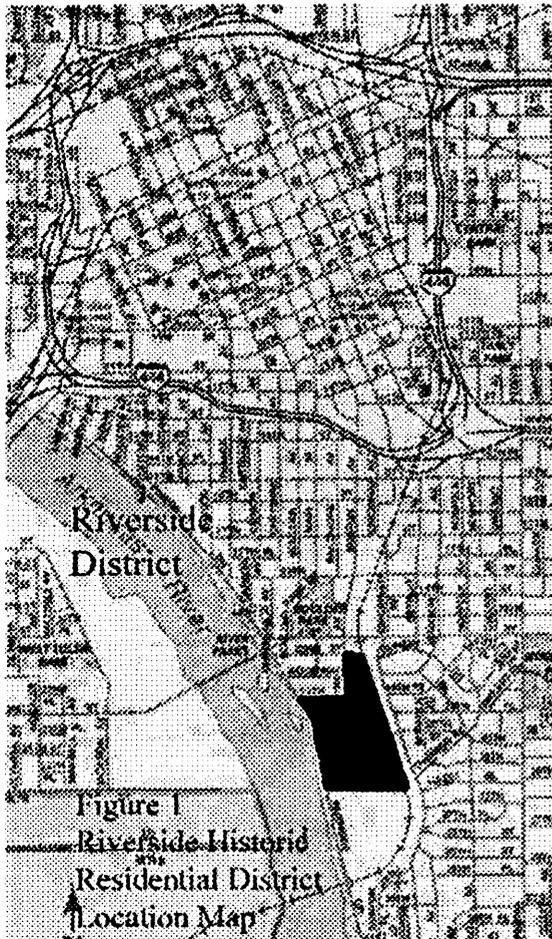
¹ Tulsa Historic Preservation Commission and the City of Tulsa Urban Development Department. Ed. Kent A. Shell (Tulsa, OK: September 1997), 53-63.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Riverside Historic Residential District
Tulsa County, OK



The Riverside Historic Residential District illustrates typical suburban land use from the 1920s to 1950s resulting from Tulsa's population trends, economic status, and the community's and nation's architectural tastes.

The district includes one hundred and forty-eight residential properties and fifty-one ancillary structures in approximately fifteen city blocks, of which one hundred fifty four (77%) are contributing to the historic character of the district. The majority of homes were constructed during the district's period of significance for architecture, and community planning and development between 1920-1956, and the properties have not been seriously altered.² The end of the significance period, 1956, was chosen because of the obvious breaks in construction periods that occurred in the district. There are a rather steady number of housing starts up to 1956, but there is an eleven year gap before in-fill construction begins in 1967. This break in construction creates a viable end for a period of significance.

Fifty-three houses were constructed between 1920 and 1929; fifty-six were constructed between 1930 and 1939; eleven were constructed from 1940-1949; and ten were constructed from 1950 to 1956. Eighteen residences were constructed after the period of significance, with most in the 1980s. The majority of the properties are single-family residences, however historically, duplexes and a garden apartment complex intermixed with single-family residences. Some duplexes have been converted now into

single family dwellings. There are thirteen dwellings which have significant alterations and therefore are non-contributing, and eighteen are non-contributing because they were constructed outside the district's period of significance.

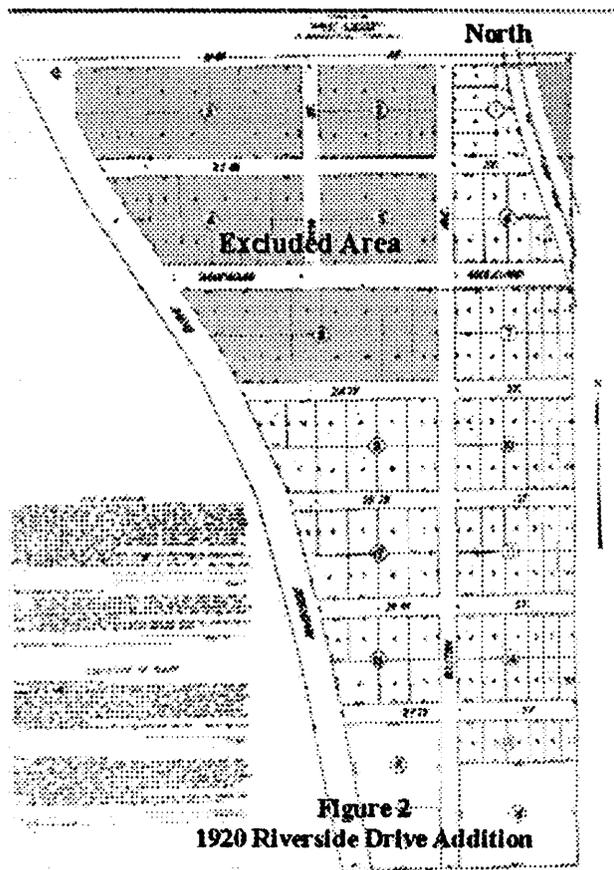
² Some resources within districts that were built within the last 50 years do not require a justification of exceptional importance. This period of significance ends in 1956, where this construction date is consistent with neighborhood historic plan and character. See David L. Ames and Linda Flint McClelland, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, (Washington, DC: National Park Service, 2002), 96.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Riverside Historic Residential District
Tulsa County, OK



There are also fifty-one structures in the neighborhood of which fifty are detached garages; one is an entrance gate to a garden apartment complex. Of these structures, thirty-seven are contributing and fourteen are non-contributing. The non-contributing are garages that have been replaced or modified so that they no longer have a strong association with a residence in age, appearance and materials.

The district is composed of two additions. Patrick J. and Ruth Hurley platted Riverside Drive in 1920 (see Figure 2, the original plat. The gray area is excluded in the Riverside Historic Residential District). The Hurleys amended the plat later again in 1920 and the amendment moved South Boston Avenue slightly to the east at East 26th Place, and extended it to 2800 South Boston Avenue. They also further divided blocks 15 through 18 to provide more land for the Hurley's home at 2700 South Boston Avenue, in lot 17.³ The

³ Plats 402 and 442. Land Office, Tulsa County Court House, Tulsa, OK.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

Riverside Historic Residential District
Tulsa County, OK

amendment also provided medium lots in block 15 and eliminated block 18. In 1923 the addition was sold to Farmer and Duran, a insurance/real estate and brokerage company, and was then amended a second time the same year to expand lots in block 5, re-subdivided blocks 12, 13, and 15 into smaller lots, and reconfigured block 14 to make larger lots.⁴ The third amendment in 1924, reconfigured blocks 5, 8 and 9 into larger lots.⁵ Today, lots 5 and 8 have multi-family dwellings which are outside the district.⁶

The Tulsa Exchange Company platted Riverside View in 1929 with six irregularly shaped blocks. This added the East 24th Street cul-de-sac, South Boston Place and East 26th Court (see Figure 3).⁷

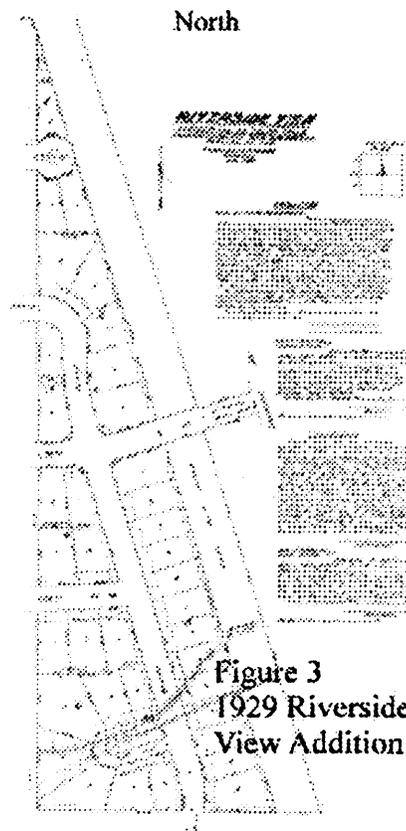


Figure 3
1929 Riverside
View Addition

⁴ Plat No. 630. Land Office, Tulsa County Court House, Tulsa, OK.

⁵ Plat No. 697. Land Office, Tulsa County Court House, Tulsa, OK.

⁶ Simmons, David A. "Intensive Level Historic/Architectural Survey of the Riverside Neighborhood, Tulsa, Oklahoma." Prepared for the Tulsa Preservation Commission, May 15, 2003, 23-24. David Simmons is a planner with the Tulsa Urban Development Department.

⁷ Plat No. 974. Land Office, Tulsa County Court House, Tulsa, OK.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

Riverside Historic Residential District
Tulsa County, OK



Figure 4. GIS Generated Map with both Additions
(accent lines added)

These additions are somewhat different in their appearance and layout. In the Riverside Drive Addition, houses face mainly north and south along streets which are divided into a gridiron pattern. Lot sizes vary from larger,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10

Riverside Historic Residential District
Tulsa County, OK

especially along East 26th Place (once 27th Street), to more moderate-sized with most blocks having between ten and fifteen structures. South Boston Avenue between 21st and East 26th Place is mainly a north/south access street, with overhead wiring along the east side.

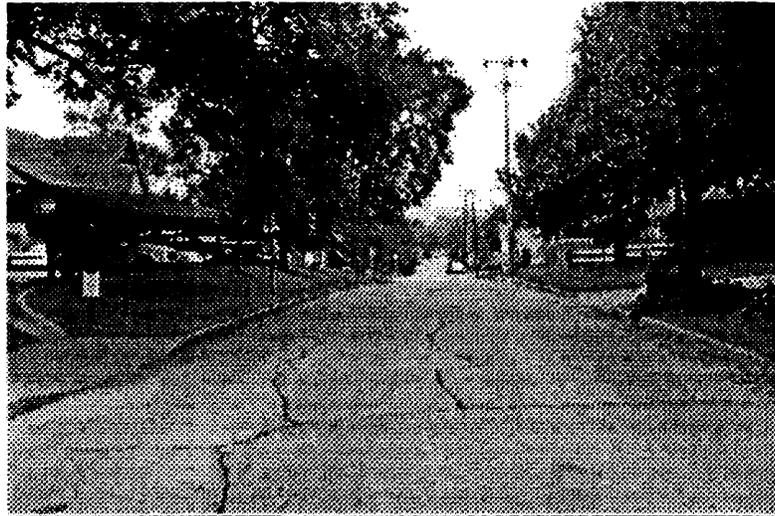


Photo No. 51, South Boston Avenue at Woodward Avenue, looking north.

Riverside View Addition lots are of nearly similar size, but mostly follow angles derived from their relationship to the 24th Street cul-de-sac, South Boston Place and 26th Court. The 24th Street cul-de-sac drive is landscaped with a circle grass with a tree, and the 26th Court is a short drive with a cul-de-sac divided by a grassy median with trees. Although most of the district's streets are grid based, there is limited access via connecting streets especially on the east and south to bordering neighborhoods. On the eastern boundary there is only one street that crosses the MVR Bike Path south of East 21st Street, and there are no connecting streets on the southern boundary.

In the Riverside Drive Addition original lots have been divided and shared with adjoining lots in many cases to provide larger construction sites. For example, where there were originally twelve lots in Blocks 7 and 10, and today there are only nine. This division and reformation of lots was aided by the amendments made to the original plat, but it occurs in almost every block within the addition. In Riverside View Addition no new lots were lost or created, although lot lines have moved slightly as neighbors purchased narrow strips of another's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

Riverside Historic Residential District
Tulsa County, OK

property.⁸ Lot sizes for both additions can be seen in Figure 4. Housing setbacks are almost identical in both additions; houses tend to be closely aligned as they face the streets.⁹

The district is designed for residents' automobile use with curbs cuts for access to porte cocheres and detached garages to the rear or side of the houses, therefore little attention has been paid to pedestrian needs with the exception of sidewalks from the front entry to curbside. The district has no sidewalks otherwise except for a short distance of walk in front of houses between 2501 and 2509 on South Boston Place (Photo No. 12).

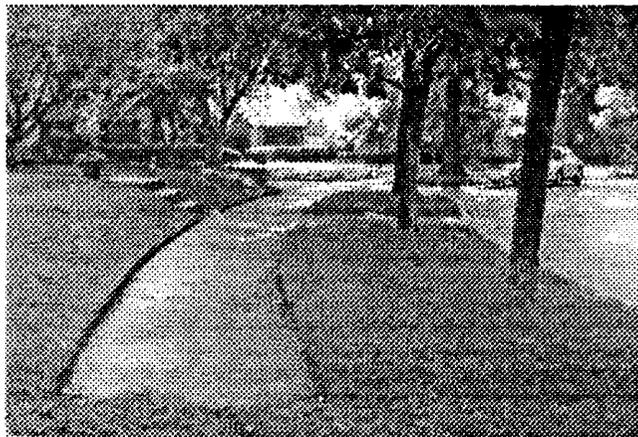


Photo 12, Sidewalks at 2501-2509 South Boston Place

The topography of the district is mixed with flood plain in the first block east of the Arkansas River. A progressive incline then begins going eastward and northward with the highest point in the district near 23rd Street and Boston Avenue where the land begins to flatten out as it gets closer to the MVR Bike Path (see included Geological Survey maps for overview of topography, and other landscape photos which show inclines or slopes to the Arkansas River).

⁸ Lot size has remained consistent because the addition had a protective covenant which prohibited lot splits.

⁹ Lot lines can be seen as a whole in Figure 4 and they are from GIS maps provided by Indian Nation Council of Governments (INCOG) of the district's housing footprints. INCOG GIS staff figured the district acreage and provided a scale to measure distance. Also see enclosed aerial photo of the area from INCOG.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12

Riverside Historic Residential District
Tulsa County, OK



Photo No. 44, 26th and South Boston Avenue, Showing Incline

The topography causes steep building lots in some cases, where houses are constructed in layers, or garages were moved to the street side in hillside locations (Photo Nos. 31 and 32, 115 and 109 East 26th Street. Also see Photo 39, north side of 100 block of East 26th Place).

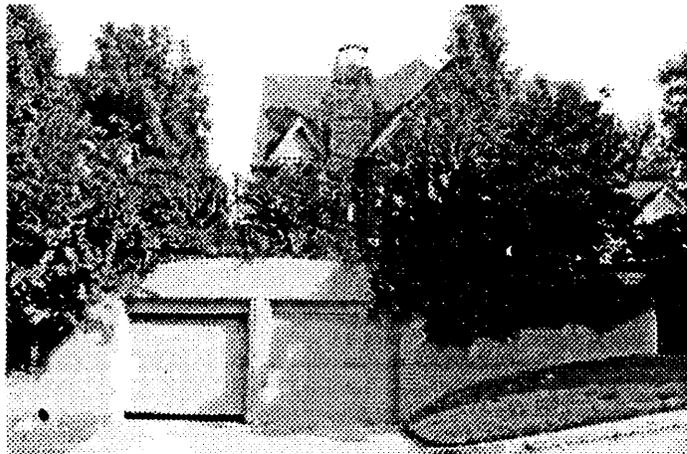


Photo No. 31, 115 East 26th Street

Another result from such topography is that builders created platforms to level sites for houses. This is evident particularly on 26th Street where these platforms set houses up and away from the street which in effect enhances their individuality (Photo No. 48, north side of the 100 Block of 26th Street. Although non-contributing, the house at 123 East 26th Place is also an example, Photo No. 20).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13

Riverside Historic Residential District
Tulsa County, OK

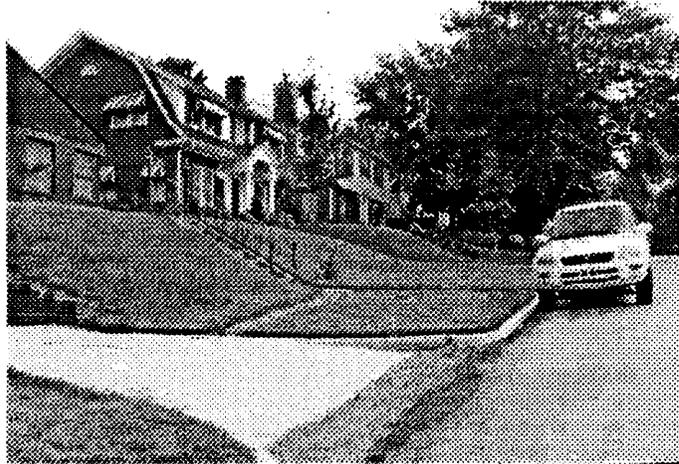


Photo No. 48, 100 Block of 26th Street

The district has a heavy foliage canopy of elm, maple and oak trees on most streets and while it has taken years for the trees to mature, these provide the districts with a settled, stable and mature setting (Photo No. 42 and 52, landscapes at the south side of the 10s block of East 25th Street, and at 2731 South Boston Avenue, are especially helpful, although many photos of district houses and landscapes show these features.)

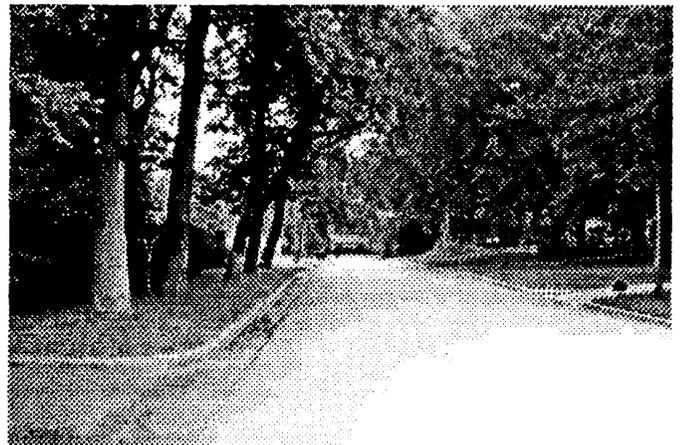


Photo No. 42 and 52, 10s Block of East 25th Street, and 2700 Block of South Boston Ave

There are many large yard trees and it appears they are being replaced as is needed. Front yards have significant landscaping of grass, flowering trees, bushes and evergreens common to the temperate growing zone

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14

Riverside Historic Residential District
Tulsa County, OK

in Tulsa, so that residents call this district an “urban garden” or “garden district.”¹⁰ It is not uncommon to find additional landscape features such as masonry yard walls and gates (Photo Nos. 1, 2101 South Boston Avenue, No. 9, 123 East 25th Street, and No. 29, 116 East 26th Street.) The gate at 2101 South Boston Avenue is an outstanding example.



Photo No. 1, 2101 South Boston Avenue

Trees, shrubs, and other plantings in the form of lawns, shade trees, hedges, foundation plantings, and gardens often contribute to the historic setting and significance of neighborhoods such as Riverside. By the 1930s neighborhood planting was considered important nationally for maintaining long-term real estate value.¹¹

One transportation factor that has affected the neighborhood is the Inner Dispersal Loop (IDL), planned in the 1920s, but unfunded until 1957, when a bond passed for the expressway construction (see Figure 1, and the placement of Highway 444 or IDL.) It rings the original town plan, and in effect separates surrounding neighborhoods from normal direct access via grid streets to the city core. Neighborhoods such as Riverside were developed with that connection to a centralized work place. While the neighborhood has maintained its own identity, the lack of association now has helped isolate the town core. Riverside Drive borders the district on the west, yet the large volume of traffic has not yet substantially affected the neighborhood because there are few streets that enable expedited connections for drivers going north or east. These factors have helped the neighborhood maintain its historic identity.

¹⁰ The author interviewed neighbors while walking the district, and these were frequently used terms to describe the neighborhood.

¹¹ Historic Residential Suburbs, 12-13

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15

Riverside Historic Residential District
Tulsa County, OK

ARCHITECTURAL STYLE AND TYPE

The residential designs that comprise the Riverside Historic Residential District include several architectural styles. This is expected when it took nearly forty years to complete most of the building stock. While the buildings in the district reflect this change, the years of overlapping popularity for architectural styles, and the relationship between dwellings based on location, streetscape, building materials, workmanship, mass and scale, create a district with a strong and distinct neighborhood identity.

The district is dominated by Eclectic architectural styles: Colonial Revival examples number thirty-eight, Tudor Revival examples number thirty-three, and Mission/Spanish Colonial Revival examples number thirteen. These revival houses are period styles which became popular after World War I. Between 1920 and 1951, eighty-seven Eclectic style houses were built which is 60% of district houses. Changes in construction technology allowed for brick, stone and stucco to be applied as a façade over wood-frame construction. This technological change, in turn allowed such period houses to dominate housing styles especially during the 1920s and 30s. There are also Prairie (1), Craftsman (1) and International Style (1).

Colonial Revival examples include houses at 2619 South Boston Place (Photo No. 13), 104 East 26th Place (Photo No. 21), and 102 East 26th Place (Photo No. 28).

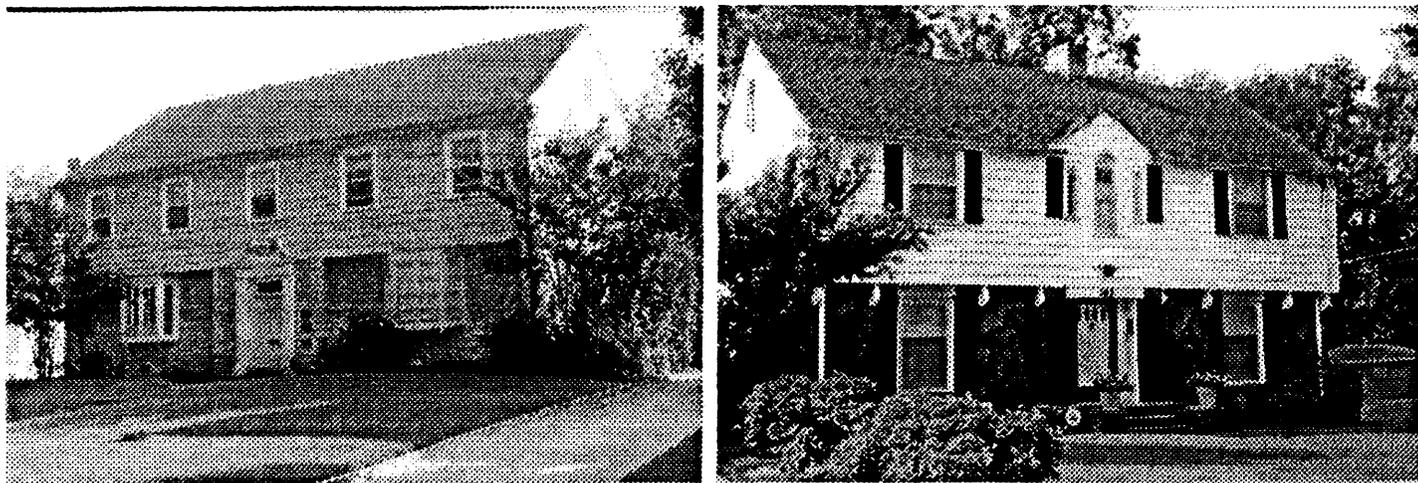


Photo Nos. 13 and 28

Colonial Revival Houses at 2619 South Boston Place and at 106 East 26th Street

Tudor Revival examples include 123 East 25th Street (Photo No. 9), 24 East 24th Street (Photo No. 35), and 118 East 24th Street (Photo 36).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16

Riverside Historic Residential District
Tulsa County, OK



Photo Nos. 9 and 36
Tudor Revival Houses at 123 East 25th Street and 118 East 24th Street

Mission/Spanish Colonial Revival examples include 122 East 25th Street (Photo No.10), 112 East 26th Place (Photo No. 19), and 22 East 26th Street (Photo No. 33).

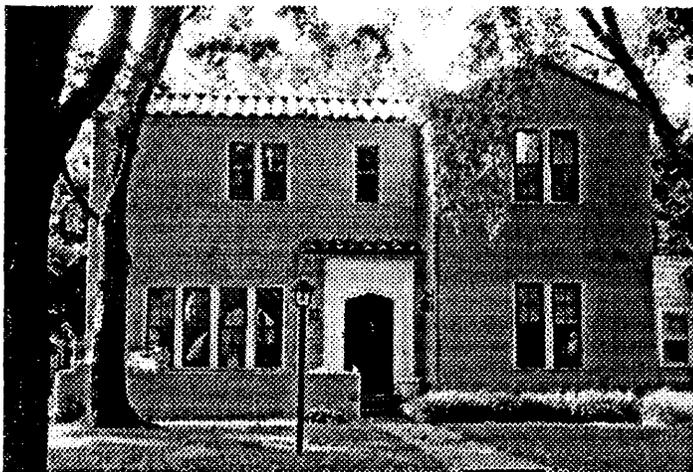
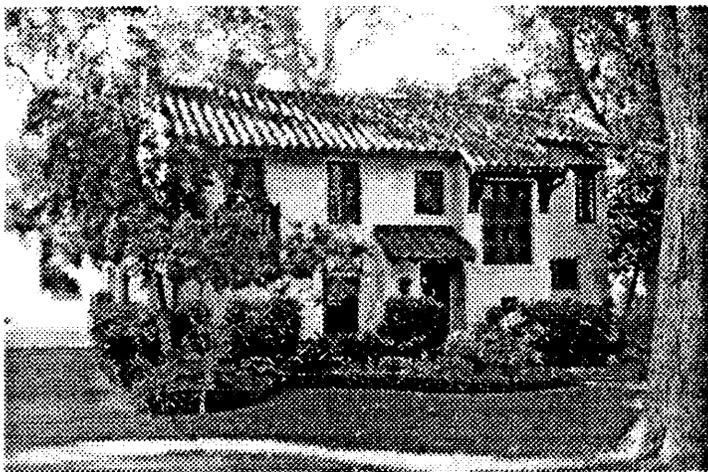


Photo Nos. 19 and 33
Mission/Spanish Colonial Revival Houses at 112 East 26th Place and 22 East 26th Street

With arrival of the depression in the 1930s and new housing policies and housing guidelines from the federal government, a compromise between an elaborate architectural period piece with decorative detailing came with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17

Riverside Historic Residential District
Tulsa County, OK

subdued expectations in the form of the Minimal Traditional house, a simplified period style. Between 1929 and 1958, thirty-two Minimal Traditional houses were constructed and these compose 22% of the district's housing. Other style choices in district are Ranch (12) and a Split Level (1) which were built mostly in the 1940s and 50s. Newer non-contributing houses are Neo-Colonial (3), Neo Tudor (8) and Neo Eclectic (1).

Examples of Minimal Traditional houses are at 2937 South Boston Place (Photo No. 14), 138 East 26th Court (Photo No. 15), 135 East 24th Street (Photo No. 3), and 134 East 24th Street (Photo No. 5).



Photo Nos. 5 and 14

Minimal Traditional Houses at 134 East 24th Street and 2937 South Boston Place

Eleven ranch houses in the historic district and are represented by 32 East 26th Place (Photo No. 40), and 25 East 25th Street (Photo No. 43).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18

Riverside Historic Residential District
Tulsa County, OK

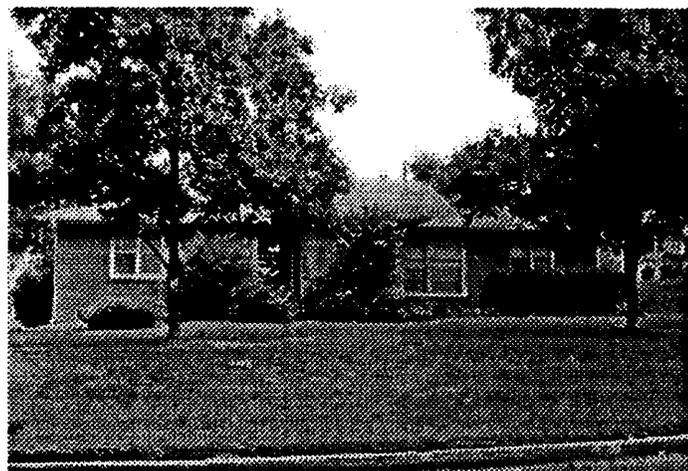
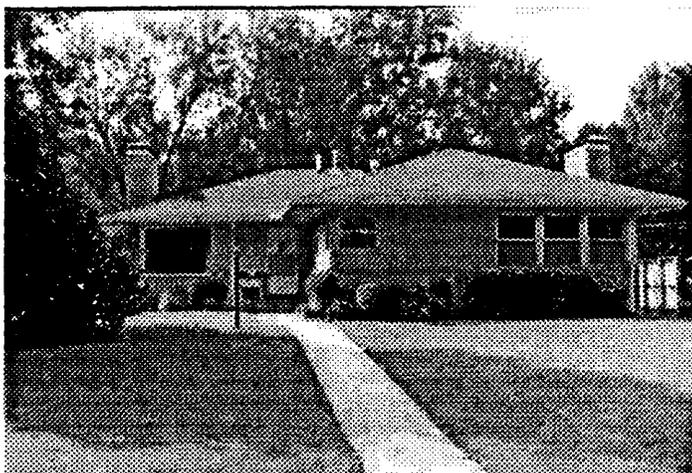


Photo Nos. 40 and 43
Ranch Houses at 32 East 26th Street and 25 East 25th Street

Slightly more than half of residences are two-stories in height. Most are built with brick foundations and have cross gable or side gable roofs shingled with asphalt. Houses are clad mostly in brick, stone or stucco and have double hung windows and entry panel doors of wood which are glazed. The use of automobiles was expected in the district and most houses have drives with detached rear garages; some houses have porte cocheres. The contributing buildings retain architectural features and physical forms that reflect the design trends and styles popular during their period of construction.

The dates of building construction in the Riverside Historic Residential District were taken from the "Intensive Level Historic/Architectural Survey of the Riverside Neighborhood, Tulsa, Oklahoma," which was prepared for the Tulsa Preservation Commission, May 15, 2003. The resources used for date determination included Polk Directories, Tulsa County Land Records, newspaper clippings, Sanborn Fire Insurance Maps, Tulsa Urban Development resources, inscribed dates on dwellings.

AGE/ALTERATIONS

The Riverside Historic Residential District retains a high degree of integrity with one hundred fifty contributing resources of one hundred ninety-five district resources or 77%. Each resource was considered for its retention of original street side character. The types of alterations made to historic buildings vary but the most common is the application of vinyl or asbestos siding. The application of such material alone was not a determining factor in contributing or non-contributing status. Additions were viewed on an individual basis, however, and if they had little impact on the house's integrity of design, feeling and association they were considered sympathetic to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 19

Riverside Historic Residential District
Tulsa County, OK

the original character and therefore contributing.¹² This addition assessment included however, placement, scale, mass, materials, and stylistic configuration. Most buildings retain their original windows and doors, although some have been covered with metal storm windows or screen doors.

The forty-five non-contributing resources constitute 23% of the district. However, it is important to draw attention to these. Most dwellings were non-contributing because they were constructed after the district's period of significance. Some new houses, however, are reminiscent of Revival Styles such as the house at 116 East 26th Place (Photo No. 18), or 2660 South Boston Avenue (Photo No. 24).

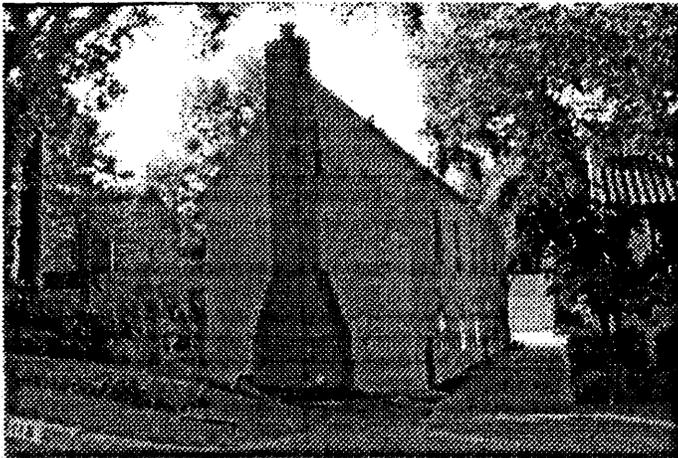


Photo Nos. 18 and 24

Examples of Non-Contributing Houses due to Age, 116 East 26th Place and 2660 South Boston Avenue

Only thirteen houses were deemed non-contributing because of significant alterations such as the inappropriate new bay windows at 2657 South Boston Place (Photo No. 17), or a loss of historic characteristics in an extensive remodel at 138 East 24th Street (Photo No. 4).

¹² Additions can also be historic, if made sufficient years ago to have gained their own significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 20

Riverside Historic Residential District
Tulsa County, OK



Photo Nos. 4 and 17

Examples of Inappropriate Alterations at 138 East 24th Street and 2657 South Boston Place

Below is a list of contributing and non-contributing properties. Most houses, as noted, have detached garages and these are included in a structure count. Eight garage/apartments were counted as residences and added in the building count. Garages that had been greatly modified or replacements were considered non-contributing.

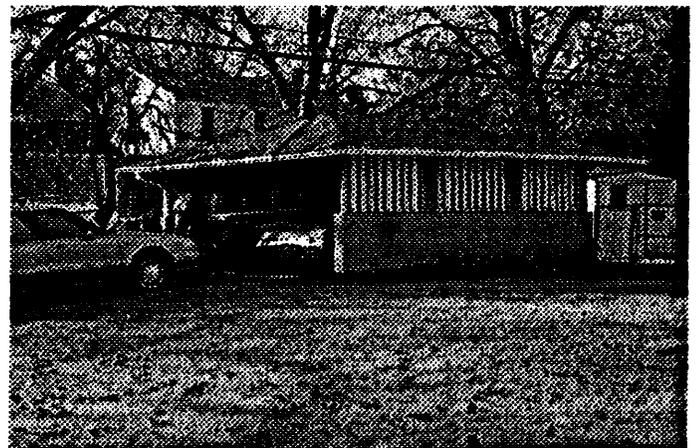
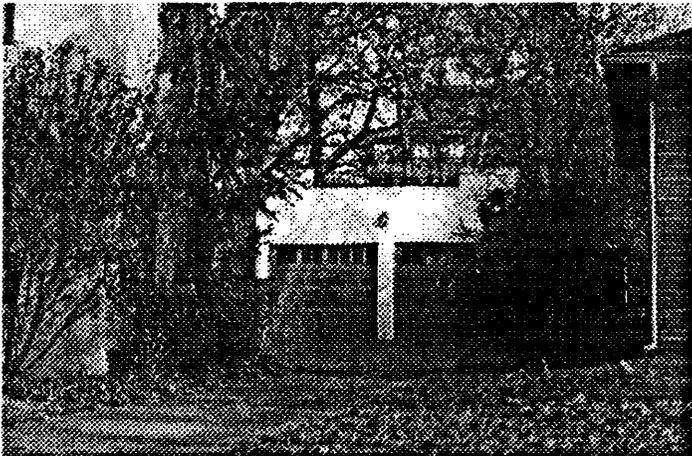


Photo Nos. 61 and 67

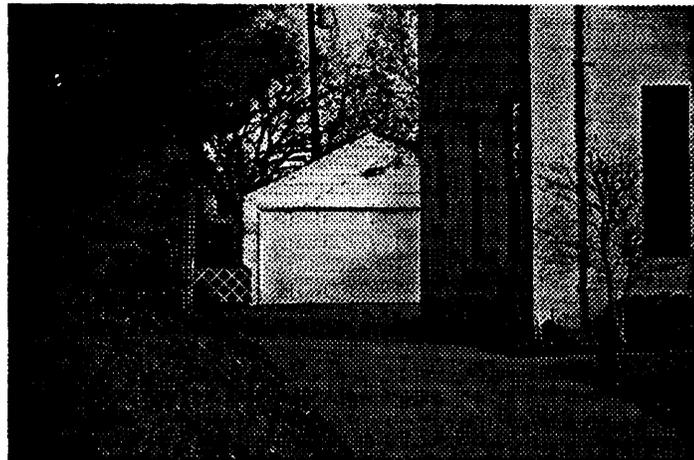
Contributing Garages at 17 East 25th Street South and 32 East 26th Street South

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21

Riverside Historic Residential District
Tulsa County, OK



Photos No. 55 and 62

Non-contributing Garages or Garage/Apartments, 115 East Woodward and 26 East 25th Street South

Several residences appear individually eligible for listing on the National Register of Historic Places for architecture, their association with Tulsa merchants, or home owners in the oil and gas industry. These include:

24 East 24th Street – Clarence H. Wright Home, c. 1930 Tudor Revival.

2700 South Boston Avenue – Patrick J. Hurley Home, c. 1920 Tudor Revival

2301 South Boston Avenue – Mayo Home, c. 1925 Colonial Revival

2703 Riverside Drive – Clark Ranney Home, c. 1924 Colonial Revival

A garden apartment complex at 2101 South Boston Avenue appears to be eligible for architecture (Photo 1 shows the entrance gate)

CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

1. 2101 South Boston Avenue. c. 1926. Contributing. Mission/Spanish Colonial Revival. These five, two-story, stucco apartment buildings face a centrally shared courtyard. The buildings have the same footprint and appearance and are on stucco foundations. The chimneys are partially internal, slope and stucco. The buildings are six bays wide (two groups of three) and the terra cotta tiled roofs are a side-gabled, and have front gables. The wooden windows are twelve-over-one. Decorative details include wooden slab and glazed entry doors surrounded by engaged cabled columns, stylized classical entablatures and shaped Mission arches with a decorative bas relief. Unboxed roof overhangs have exposed rafters and above the entry doors, and hooded arched windows covered by grills overlook a small semi-circle balcony with a metal railing. Chimneys caps have clay pots, and there are finials on the door surrounds. Five contributing buildings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 22

Riverside Historic Residential District
Tulsa County, OK

Gate. c. 1926. Contributing Structure. The site is entered through an open metal work scrolled arch with stucco square gate posts and metal railings. There are steps leading up from the street level into the courtyard. There are lights at the top of the metal work arch, and on the top of the two gate posts. This gate is distinctive and strongly associates itself with the garden apartment complex in age, appearance, and materials.

Garage #1. c. 1926. Non-Contributing Structure. There is a stucco covered clay tile, one-story detached garage at the rear of the apartments. It is a structure that contains seven single car garages. It has a flat roof with a stepped parapet wall and the steps visually help separate the garages. There is also a terracotta tile shed roof over the garage entrances. The hinged garage doors are partially original. Two garages have no doors, one is a glazed overhead replacement and one is a custom glazed and hinged replacement. Two garage entrances are distinguished by an extended stucco wall surround which extends to the shed roof line.

2. 2101 South Boston Avenue. c. 1926. Garage #2/Apartment. Contributing. Mission/Spanish Colonial Revival. Also on the site is a two-story garage with three single car garage entrances. This garage has a second-floor apartment which has one and paired twelve-over-one windows. The garage/residence is stucco and repeats the same pattern of the single car garages with a stepped parapet wall, shed roof of terra cotta tile at the intersection of the roof and parapet wall which covers the garage entrances. There are two garages with original hinged doors. The garage associates itself strongly with the garden apartment complex in age, appearance and materials.

3. 103-117 East 22nd Street. c. 2002. Non-Contributing. NeoEclectic. This is a 2-story, rough stone multi-family residence has a side gable roof with both cross hip and gable roofs shingled with asphalt. There are shed wall dormers with both hip and gable roofs. The foundation is stone and the chimneys are slope and rough stone. There is a stone façade extension with a hip roof for the side entry area. The wood windows are wood multi-pane casements. The wood entry door is a wood panel. Decorative details include paired outset windows with supporting brackets in the second story with copper standing seam roofs. There are also triple multi-pane casement windows with transom windows, an octagonal window, an octagonal louvered vent, simulated hewn weatherboard siding, and a stucco entry fence with a metal gate. The building is non-contributing due to age.

4. 122 East 22nd Street. c. 1976. Non-Contributing. Neocolonial Revival. This two-story, brick house and weatherboard house has a cross-gable roof shingled with asphalt. The double-hung windows are aluminum, six-over-six or eight-over-eight. The second level entry door is a glazed panel and metal and there is an overhanging porch at the intersection between the first and second stories which is supported by knee braces and extends full façade width. Decorative details include the wooden railing on the porch, paired windows and louvered door and window shutters. The garage is incorporated into the house front. The building is non-contributing due to age.

5. 118 East 22nd Avenue. c. 1939. Contributing. Minimal Traditional. This is a one-story rough cut-stone house with a side gable roof shingled with asphalt. The roof is intermediate and the eaves close. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23

Riverside Historic Residential District
Tulsa County, OK

aluminum windows are double-hung, and two-over-two. The wood panel entry door is sheltered under the principal roof and there is partial porch. Decorative details include louvered window shutters, metal porch railings, a picture window with side double-hung windows. There is a side addition and the attached wood garage is at the side. A carport is in front of the garage which could be removed.

6. 102 East 22nd Street. c. 1947. Non-Contributing. Minimal Traditional. This is a two-story rough cut stone house with a side gable roof. There is a one-story side wing. The roof is shingled with asphalt. The foundation is stone and the side slope exterior chimney is stone. The windows are wood and double-hung, eight-over-eight and the wood entry door is a glazed slab. The roof is intermediate pitch and the eaves close. The entry is recessed under the principal roof of the side wing. The garage is attached at the side and there are side additions. Decorative details include a louvered cupola on the garage ridge, wood shingle cladding on the second story and a multi-pane bay window. The building is non-contributing due to alterations.

7. 2215 S. Boston Avenue. c. 1967. Non-Contributing. Ranch. This one-story, brick-sided duplex has a cross-hipped roof covered by asphalt shingles. The aluminum windows are eight-over-eight, or six-over-six, double-hung and fixed. The unglazed wood panel entry doors are slightly recessed under the principal roof and have a small entry porch. Decorative details include by windows, wide fascia board, metal porch railings, louvered shutters at the windows, applied decorative molding on the entry door, and a paneled and decorated shutters around the entry. The building is non-contributing due to age. The garages are integrated into the residences.

8. 111 East Woodward Blvd. c. 1928. Contributing. Tudor Revival. This is a brick two-story dwelling, with a brick foundation. The front eave exterior chimney is also brick. The roof is hipped and asymmetric with overlapping hip, and is shingled with asphalt. The wood, double-hung windows are six-over-six and the arched wood entry door is glazed panel. The entry door is recessed within an extended hip-roof and brick entry with an arched opening. There is a partial porch. Decorative details include metal awnings, wide verge boards, paired windows, and soldier brick lintels.

Garage. c. 1928. Contributing Structure. This two car detached brick one-story garage is to the rear of the residence. The garages have separate doors and they are wood vertical board and flat slab overhead in design. There are flat painted panels above the doors finished with a widely spaced toothed trim strip. There is a gable-on-hip asphalt covered roof with a small room to one side of the garage doors with a six-over-six double hung wood window. The gable is stucco. The garage associates with the residence in materials and age and appearance.

9. 115 East Woodward Blvd. c. 1939. Contributing. Colonial Revival. This two-story brick house has a side gable roof shingled with asphalt. There is a recessed flat-roofed side wing shingled with asbestos. The foundation and exterior side chimney are brick. The double-hung windows are wood and eight-over-eight. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 24

Riverside Historic Residential District
Tulsa County, OK

entry door is wood and panel. The partial porch is covered by a flat roof supported by openwork iron posts and brackets. Decorative details include louvered window shutters, metal porch railings, and entry door side lights.

Garage. c. 1939 modified or replacement. Non-Contributing Structure. The detached rear garage has one double wide, segmented overhead door. It is one story with a gable front roof with asphalt shingles and is covered with vinyl siding. The garage no longer associates strongly with the residence.

10. 125 East Woodward Blvd. c. 1925. Contributing. Tudor Revival. This is a brick two-story dwelling with a cross hip roof shingled with asphalt. The front hip has a wide overhang and a shed dormer has a wide overhang. It also has a one-story, cross-gable roofed side wing. The foundation is brick and the interior slope chimney is also brick with a clay chimney pot. The double-hung windows are wood and four-over-four and six-over-six. The wood entry door is glazed slab. An extended brick gable front entry with a rounded arch shelters the entry door. There is a belt course of soldier bricks. Other decorative details include a picture window and paired or grouped windows, soldier lintels, an arched opening in the side wing with a wooden gate. There is a yard retaining wall of stone. The garage is an attached side addition.

11. 126 East Woodward Blvd. c. 1931. Contributing. Colonial Revival. This is a two-story brick dwelling with a side gable roof, an extended inset shed dormer and is shingled with asphalt. It has a side gable two-story side-wing. The foundation is brick and the slope end chimney is brick. The wood windows are double-hung and six-over-six. The wood panel entry door is glazed. A full façade porch is sheltered by the extended principal roof which is supported by large columns. Other decorative details include the wooden railing at the dormer inset, louvered window and door shutters, paired windows, wide porch cornice, vinyl siding on the dormer and second story side wing.

Garage. c. 1931. Non-Contributing Structure. The detached rear garage has one double wide segmented overhead door. It is one story with a gable front roof with asphalt shingles and is covered with vinyl siding. The garage has had many changes and no longer associates with the residence in materials, age or other qualities

12. 122 East Woodward Blvd. c. 1925. Contributing. Colonial Revival. This two-story asymmetric vinyl clad house has a recessed side wing with a gable roof, and with a shed dormer shingled with fiberglass. The foundation is stone and the side-wing chimney is eave and stone. There are both wood and aluminum windows. Double-hung are four-over-four. The wood entry door is panel and unglazed. The entry is sheltered under an extension of the principal roof which is supported by decorative brackets. Other decorative details include batten window shutters, the side wing is clad in stone, and windows are paired. The gable ends and dormer have fiberglass shingles. The garage is detached and to the rear.

Garage. c. 1925. Contributing Structure. This is an asphalt roofed side gable garage detached and to the rear of the residence. It has a single car entry with original vertical board doors with metal strap hinges. There is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 25

Riverside Historic Residential District
Tulsa County, OK

fiberglass shingle siding on the façade. It has a glazed entry door of wood. This garage is nearly original and is associated in age, appearance and materials with the residence.

13. 2301 South Boston Avenue. c. 1925. Contributing. Colonial Revival. This is a two-story, rubble stone house with flat-roofed two-story and a one-story side wings. The one-story wing is a porte cochere with a parapet walled roof. It has a slate-covered, cross-gambrel roof with three segmental dormers. The foundation is stone. The wood windows are eight-over-one. The recessed wooden paneled front door is framed by side and transom lights, and surrounded by a flat roofed portico composed of paired columns, an entablature and pilasters. The portico is topped with a metal railing. There are two end wall chimneys on the north side. Decorative details include modillions at the cornice and lintels and door arches composed of vertical stones and keystone. The first floor of the two-story side wing has arched openings for a screened porch and the second floor roof has a metal railing. The one-story wing has a basket handle arched driveway opening. The garage is attached in a rear wing of the house.

14. 115 East 24th Street South. c. 1926. Contributing. Colonial Revival. This two-story dwelling is brick with a hip roof shingled with asphalt. It has a recessed side wing with a hip roof. The foundation is brick and the interior ridge chimney is also brick. The wood double-hung windows are eight-over-eight and the panel door is wood. The entry surround is composed of engaged columns with capitals, multi-pane transom window, and entablature with a broken pediment. Other decorative details include grouped windows, panel window shutters, wall medallions at the intersection of the first and second stories, soldier brick window lentils, and wide eaves and fascia board.

Garage. c. 1926. Contributing Structure. This two car detached garage is to the side and rear of the residence. This has a single overhead, wood panel door. There are flat painted panels above the doors finished with a widely spaced toothed trim strip. There is a gable-on-hip asphalt covered roof with a small room to one side of the garage doors with a six-over-six double hung wood window. The gable front has horizontal wood siding and the side wing is brick. There is a decorative wall medallion on the façade, the shutters at the window. The garage is contributing because it retains a sense of association with the residence in age, appearance and materials.

15. 117 East 24th Street South. c. 1928. Contributing. Colonial Revival. This two-story house is brick with a side gable roof shingled with asphalt. There is a slightly recessed, two-story side addition with a side gable roof. The foundation is brick and the exterior and interior ridge chimneys are also brick. The wood double-hung windows are six-over-six and the wood door is panel. The wood entry door is sheltered by a surround with classical details composed of a flat, semi-circle roof supported by fluted columns and pilasters. The entry door has side lights and a fan light. Other decorative details include a side wing porch which is recessed under the second story, with paired porch columns. Other decorative details include paired windows, louvered window shutters, soldier brick lintels, and wide fascia board.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 26

Riverside Historic Residential District
Tulsa County, OK

Garage. c. 1928. Contributing Structure. The garage is detached to the rear and is brick. It has two garage door openings. It is side gabled and one story, and has an asphalt roof. The two garage doors are segmented overhead, glazed, and are sympathetic to the residence pattern of brick and white trim. The garage retains a strong sense of association to the residence in age, appearance and materials.

16. 121 East 24th Street South. c. 1926. Contributing. Colonial Revival. This brick house is two-stories and has a side-gable roof which is shingled with asphalt. The foundation is brick and the partially exterior ridge chimney is also brick. The wood windows are double-hung six or four-over-one and slab entry door is wood. The entry door is sheltered by a stylized classical surround composed of a gable roof with an arched opening, which is supported by square columns. The entry door has side lights and a fan light. Other decorative details include grouped windows, louvered window shutters, soldier brick lintels, and a wide fascia board at the eave. The garage is detached to the rear and brick.

Garage. c. 1926. Contributing Structure. This brick, side gable garage is one-story and has an asphalt roof. It is a two car garage with a replacement door which is a single, segmented and overhead. The garage still retains a connection to the house, however, in age, appearance and materials.

17. 125 East 24th Street South. c. 1935. Contributing. Minimal Traditional. This stone one-story house has a cross-gable roof shingled with asphalt. The foundation is stone and the chimney is stone and ridge. Double-hung, wood windows are six-over-six, and fixed. The door panel is wood and glazed. The partial porch is recessed under the principal roof. The roof is intermediate and the eaves close. Decorative details include metal railings at the porch, picture window with multi-pane side casements, vertical siding in the gable end, and a wide fascia board at the eave. The garage is within a slightly recessed gable and is stone.

18. 135 East 24th Street South. c. 1939. Contributing. Minimal Traditional. This is a one-story brick dwelling that has a cross-gable roof shingled with asphalt. The roof is intermediate and the eaves close. There is a flat roof porch roof extension from the principal roof. The double-hung windows are wood and six-over-six, and the side entry door is a wood panel glazed. The slope chimney and foundation are brick. There is a partial porch under the flat roof extension supported by round columns on square piers. Decorative details include heavy cornice molding on the porch, vertical boards at the entry, stylized capitals at the columns, louvered windows shutters, multi-pane picture window with side casements, louvered gable apex, and grouped windows. There is an attached garage to the side clad in asbestos shingles, and a side addition.

19. 138 East 24th Street South. c. 1939. Non-Contributing. Minimal Traditional. This two-story dwelling is clad in weatherboard and brick and has a cross-gable, overlapping gable roof, shingled with asphalt. The foundation is brick and the aluminum windows are double-hung, eight-over-eight. The roof is intermediate and the eaves close. The panel door is glazed and metal. The front, end chimney is brick. The entry way has a partial porch under a shed roof. The garage is partially integrated into the house. Decorative details include

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 27

Riverside Historic Residential District
Tulsa County, OK

layered roof lines and open gables supported by square posts, and round gable vents. There are additions to the house. This house is non-contributing due to alterations.

20. 134 East 24th Street South. c. 1939. Contributing. Minimal Traditional. This is a one-story house with a cross-gable roof shingled with asphalt. The walls are brick the foundation and the slope chimney is also brick. The wood windows are double-hung, eight-over-eight, and the panel entry door is wood. The entry area is recessed under a shed extension of the principal roof and is supported by open work metal posts. The roof is intermediate in pitch and the eaves are close. Other decorative details include a multi-pane picture window with side casements, louvered shutters at the windows, panels at the window sills, metal porch railing, round vent in the gable end, and lintel molding. The garage is partially integrated into the house at the side and clad in asbestos.

21. 130 East 24th Street South. c. 1939. Contributing. Colonial Revival. This is a two-story house, with a recessed one-story, flat-roofed side wing, is stone and asbestos shingled. It has a slightly flared gambrel roof with an extended shed dormer. The foundation is stone and the partially interior end ridge chimney is also stone. The aluminum windows are double-hung, eight-over-eight, and the entry door is a metal panel. A gable roof breaks the principal roof and shelters the entry door which has side lights. The gable roof is closed and supported by wooden brackets. Other decorative details include louvered window shutters, and side wing, flat-roof metal railing.

Garage. c. 1939. Non-Contributing Structure. The garage is single car, gable front, detached and covered with weatherboard. The garage door is segmented and overhead. The garage has had modifications in materials, the door and no longer has an association with the residence.

22. 124 East 24th Street South. c. 1928. Contributing. Tudor Revival. This is a two-story brick dwelling with an asymmetric cross-gable with hip roof, which is shingled with asphalt. There is a shed wall dormer and the interior brick chimneys are ridge and slope. The wood windows are double-hung and six-over-six. The glazed arched panel entry door is wood. A partial porch and entry is sheltered under a gable roof supported by heavy knee braces. There is an additional partial porch with multi-pane door, with side and transom multi-pane windows, which is sheltered by a crenellated parapet roof supported by a brick pier. Other decorative details include half timbering, brickwork in the chimney and façade, a belt course of soldier bricks, wide verge boards, and grouped windows. The garage is to the side and rear, and is detached and brick.

Garage. c. 1928 with modifications or replacement. Non-Contributing Structure. This is a one-story gable front garage of brick. It has two single car garage doors, segmented, glazed and overhead. The gable is weatherboard with a vent. There are decorative soldier bricks at the junction of the gable and façade wall. The garage appears to be a replacement.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 28

Riverside Historic Residential District
Tulsa County, OK

23. 118 East 24th Street South. c. 1925. Contributing. Tudor Revival. This two-story brick and stucco dwelling has a cross-gable roof with a shed dormer. It is shingled with wood shingles. There is a partial overhang of the second story. The double-hung wood windows are six or eight-over-one and the wood panel door is glazed. The chimneys are brick, with one at the front gable and one an interior slope. The foundation is brick. The extended principal roof line at the entry door is broken by the arched entry door which is surrounded by tabbed stone. Other decorative details include stone at the chimney and wall junctions, half-timbering, rounded window with stone arch, shed dormer multi-pane diamond casement windows, grouped windows, and decorative brick and stucco on the chimneys. The chimneys have decorative clay pots.

Garage. c. 1925 with modifications or replacement. Contributing Structure. This is a gable front, stucco two car garage. It has an asphalt shingle roof with wide overhangs. The garage opening is framed in wood trim, and the gable end has half-timbering. The garage door is a segmented and overhead. The garage appears to be a replacement.

24. 114 East 24th Street South. c. 1935. Contributing. Mission/Spanish Colonial Revival. This two-story stucco house has a cross-hip roof shingled with asphalt, and it has a side, flat-roofed porte cochere with a parapet wall. The foundation is stucco and the end slope and slope chimneys are also stucco. The double-hung wood windows are six-over-six and the arched entry door is a glazed wood panel. The entry door is at the side in a half-gable roof extension tiled with terra cotta. Decorative details include a multi-pane door with fixed side doors at the partial porch, art glass in the entry door, a balconet above the entry, arched door-length paired windows with metal railing, and rounded and stepped porte cochere parapet. There is a rear addition and the garage is attached.

25. 48 East 24th Street South. c. 1938. Contributing. Colonial Revival. This is a side gable, two-story brick house with a slightly recessed two-story side wing clad in weatherboard. The roof is shingled with asphalt and the foundation and exterior ridge chimney are brick. The windows are wood, double-hung, and six-over-six. The wood panel entry door is sheltered by a surround with classical details composed of a flat, semi-circle roof supported by fluted columns and pilasters. Decorative details include a metal porch roof railing and entry door sidelights. There are paired windows and the brick garage is attached to the rear.

26. 42 East 24th Street South. c. 1948. Non-Contributing. Minimal Traditional. This single-story house is coursed rough stone. The roof is side gable, has a wall dormer, and is shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick and the slope chimney is stone. The windows are fixed metal picture windows with multi-pane side casements and fixed multi-pane corner windows with casements. The entry door is a wood slab, and a gable roof extension covers the entry door and is supported by openwork metal posts. There is a second-story addition, clad in vinyl siding and the garage is integrated into the house. The house is non-contributing due to alterations.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 29

Riverside Historic Residential District
Tulsa County, OK

27. 24 East 24th Street South. c. 1930. Contributing. Tudor Revival. This two-story brick dwelling has a cross hip and polygonal roof shingled with slate. It has a single-story side porte cochere with Tudor arched openings with a crenellated parapet wall. There is also a recessed open porch with a Tudor arched opening. The foundation and exterior front eave chimney are brick. The wood windows are double-hung and four-over-one. The wood entry door has a Tudor arch and is a glazed panel. Decorative details include an elaborate chimney top, cut stone window and chimney quoins, coat-of-arms tile on the chimney, and exposed rafter ends. Windows are grouped in twos and threes and have cast stone trim. There are also paired and single diamond casement windows. The entry door surround is composed of stone with cut stone quoins and a crenellated cast stone trim. There is an elaborate metal balcony supported by scrolled metal brackets above the entry.

Garage. c. 1930. Contributing Structure. This two car garage is brick, side gabled with jerkin head ends and has a slate roof. There are two single car garage doors separated by a panel entry door. The garage doors are single slab which are overhead. They are decorated with panels. The garage contributes because it has an association with the residence in age, appearance, and materials.

28. 20 East 24th Street South. c. 1948. Contributing. Ranch. This is a one-story brick house with a side gable roof shingled with asphalt. The foundation is brick and the wood windows are double-hung, and two-over-two. The entry door is a wooden slab and glazed. The door is recessed under the principal porch roof. Decorative details include picture windows with side, double-hungs, louvered window shutters, and board and batten siding in recessed entry. The eaves have exposed rafter ends and there is a wide fascia. The garage is integrated into the house.

29. 12 East 24th Street South. c. 1924. Contributing. Tudor Revival. This two-story brick and stucco house has a cross-hipped roof which is singled with asphalt. It has a recessed two-story side wing with a shed roof. The foundation is brick and the partially interior slope chimney is also brick. The double-hung windows are wood and six-over-six. The arched wood entry door is a glazed panel and a partial porch. Decorative details include wide verge boards, half-timbering, triple windows, soldier brick lintels, and arched brick lintel with stucco filled arch, exposed rafter ends, and a fanned stone door surround.

Garage. c. 1924. Contributing Structure. The garage is detached to the rear of the residence and is a two car garage of brick. The side gable roof is asphalt. There are two separate garage doors, single slabs with horizontal boards which are overhead. To the right of the doors is a six-over-six glazed window of wood and an entry door. The garage is contributing because it has an association with the residence in age, materials and appearance.

30. 6 East 24th Street South. c. 1981. Non-Contributing. Neo-Tudor Revival. This stucco two-story house has a front overlapping gable roof shingled with asphalt, and a closed front arched entry with a gable roof. The foundation is concrete and the end ridge chimney box is stucco and the interior slope is also boxed and stucco. The windows are aluminum, double-hung, six-over-four and the entry door is a glazed wood panel. Decorative

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 30

Riverside Historic Residential District
Tulsa County, OK

details include half timbering, and grouped windows. The garage is attached at the side and stucco. The building is non-contributing due to age.

31. 4 East 24th Street South. c. 1982. Non-Contributing. Neo-Tudor Revival. This stucco two-story house has a cross-gable roof shingled with asphalt. There is also a closed front arched entry with a gable roof. The foundation is concrete and the boxed end ridge chimney is stucco and the interior slope is also boxed and stucco. The windows are aluminum, double-hung, six-over-four and the entry door is a glazed wood panel. There is a partial porch. Decorative details include half-timbering, diamond light arched window above the entry, and grouped windows. The garage is attached. The building is non-contributing due to age.

32. 3-5 East 25th Street South. c. 1982. Non-Contributing. Neo-Tudor. This is one-story cut stone, brick and wood duplex has a hip-on-gable roof that is shingled with asphalt. There are two extended shed dormers and an inset shed dormer, and a front extended hip-on-gable that are the garages. The windows are aluminum, multi-pane casements. The foundation is stone and the chimney box is wood. The entrance is recessed under the principal roof. The doors are wood glazed slab with side lights, and the garage is attached at the front of the dwelling. Decorative details include herring bone and basket brick work in the dormer walls and half timbering. A garage is attached to the side and wood. The building is non-contributing due to age.

33. 11 East 25th Street South. c. 1956. Contributing. Minimal Traditional. This dwelling is a one-story brick house with a cross-gable roof and a dropped front gable which are shingled with asphalt. The foundation is brick and the wood windows are double-hung, eight-over-eight, six-over-six and four-over-four. The entry door is a wood slab and is sheltered under the principal roof and supported by an open metal work post. The roof is intermediate and the eaves close. Decorative details include a soldier bricks course at the eave line, vertical siding in the gables, louvered shutters at the windows, and a bay window. The brick garage is at the rear and attached.

34. 17 East 25th Street South. c. 1928. Contributing. Mission/Spanish Colonial Revival. This is two-story stucco dwelling had a cross-gable roof shingled with terra cotta tile. The foundation is stucco and the stucco chimneys are exterior end ridge, and interior slope. The double-hung windows are wood and are four-over-four. The entry door is a wood panel. A shed roof projects over the first story and covers the entry. The main block is relatively unadorned except an outset of three arches springing from decorative beam ends at the junction of the first and second story and paired windows in the partial porch. There also are paired round arched doors and a low stucco wall at the entry area with a gate.

Garage. c. 1928. Contributing Structure. The two car garage is stucco and detached to the rear of the residence. It is a flat roof with a parapet wall which steps down in the center and is trimmed with terracotta tiles. The two doors are single overhead slabs, glazed and decorated with panels. The garage is strongly associated with the residence in age, materials and appearance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 31

Riverside Historic Residential District
Tulsa County, OK

35. 23-25 East 25th Street South. c. 1951. Contributing. Ranch. This is a brick one-story dwelling with a hip roof shingled with asphalt. A dropped hip roof creates an entryway which has a rough cut coursed stone wall. The foundation is brick and the windows are wood, double-hung and two-over-two. The entry doors are wood and glazed panels. The eave overhang is wide. Decorative details include paired windows.

Garage. c. 1951. Contributing Structure. The brick faced garages are to rear and detached. The roof is pyramid and asphalt. There are two separate garage door openings, with segmented overhead doors. There is a wide unenclosed overhang wide enough for a car. The garage is strongly associated with the residence in age, materials and appearance.

36. 31 East 25th Street South. c. 1949. Contributing. Minimal Traditional. This single-story dwelling is brick with a cross-gable roof shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick and the front eave chimney is also brick. The wood windows are double-hung, two-over-one. The wood panel entry door is glazed. The partial entry porch is created by an extended principal roof supported by an open metal work post. Decorative details include metal awnings, a metal porch railing and batten window shutters. The garage is integrated into the house in a dropped extended front gable which is clad with asbestos shingles.

37. 2424 South Boston Avenue. c. 1967. Non-Contributing. Ranch. This one-story duplex has an asphalt gable on hip and hip roof. There is a double-hung aluminum window, two-over-two, and rest are fixed. The paired wood entry doors are a glazed slab. Decorative details include a metal railing at the entry. There is also a soldier brick line at the eave and wide unboxed eave with exposed rafters. A garage is integrated into the house, and the setting topography is such that another garage is integrated into the residence at the basement level. The building is non-contributing due to age.

38. 2403 South Boston Avenue. c. 1950. Non-Contributing. Ranch. This one-story house has horizontal wooden siding and an asphalt cross-gabled roof. It sits on a concrete foundation and the wooden windows are fixed with two by two, two by three or two by four divided lights. There are ridge and a slope chimneys boxed with wood. The entry door is a glazed wood panel, and has a simple open gable roof which extends over a porch area. Decorative details include batten entry shutters, a small porch with a pent roof recessed under the primary roof. There is a hipped cupola at the roof ridge. Garage is attached at the rear. This house is non-contributing due to alterations.

39. 2421 South Boston Avenue. c. 1945. Contributing. Split Level. This brick multi-level house has an asphalt shingled, cross-gable roof and a brick foundation. The wood windows are double-hung, six-over-six, and the wood entry door is a glazed panel. The entry has side fluted pilasters and there is a small partial porch. The intermediate pitched roof has a moderate eave overhang. Decorative details louvered shutters around the windows and entry door, and a triple window with a canvas awning. The side garage is integrated into the residence at the lowest level.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 32

Riverside Historic Residential District
Tulsa County, OK

40. 111 East 25th Street South. c. 1930. Contributing. Colonial Revival. This is a brick two-story dwelling with a hip roof is shingled with asphalt. It has two, one-story side wings which have sloped parapet walls and flat roofs. A side wing is a porte cochere. The foundation is brick and the interior chimney is slope and also brick. The windows are wood double-hung six-over-one, and the entry door is a wood glazed panel. There is a partial porch. Decorative details include full arch porch roof supported by brick pilasters and heavy brackets. Soldier bricks are at the lintels and a partial soldier course is at the second and first level window sill level. There is an arched triple window in the side wing and paired or triple window combinations. The setting is on a hill and a brick retaining wall is near the street.

Garage. c. 1930. Contributing Garage. The garage is detached, brick and to the rear. It has an asphalt pyramidal roof. The two car garage has a single segmented overhead door with panels. The garage has an association with the house in materials, age and appearance.

41. 123 East 25th Street South. c. 1939. Contributing. Tudor Revival. This single-story house is stone with a cross hip and side gable roof which are shingled with asphalt. There is also a shed side dormer. The foundation is stone and the front eave chimney is stone. A gable roof with arched openings covers a stone partial porch supported by stone columns with partially battered piers. The arched entry door is a wood glazed panel. Windows are wood and double-hung, eight-over-eight. Decorative details include segmentally arched windows that break the eave line, and segmentally arched openings for a screen porch. There are decorative stone voussiors with keystones above the windows and arched openings, and façade and side wall junctions are partially battered. There are paired windows, and a fixed window with multi-pane side casements and transom panes. The stone garage is to the rear and detached.

Garage. c. 1939 modified or replacement. Non-Contributing Structure. This two car garage is faced with stone. It has two separate garage doors. Each garage has paired doors that are hinged and glazed. The doors are decorated with a raised "x" trim. The side gable roof is covered with asphalt shingles. The garage appears to be a replacement.

42. 129 East 25th Street South. c. 1939. Contributing. Minimal Traditional. This one-story dwelling is brick and has a cross-gable roof with multiple gables shingled with asphalt. The roof line is intermediate and the eave close. The foundation is brick and the eave chimney is brick. The windows are wood, double-hung, and eight-over-eight. The front entry door is a glazed wood panel. The entry is sheltered under the principal roof and to the side. Decorative details include weatherboard siding in the gable ends and louvered window shutters, triple windows with a panel sill trim. The brick garage is attached and to the side.

43. 130 East 25th Street South. c. 1926. Contributing. Colonial Revival. This two-story, rough-cut stone house has a side gable roof shingled with asphalt. The windows are wood, double-hung, and six-over-six. The entry door, a glazed wood panel, is recessed under an extended door surround composed of a tabbed stone arch

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 33

Riverside Historic Residential District
Tulsa County, OK

which is splayed, and stylized crenellation of tall vertical stones. A stone chimney is slope. Decorative details include elaborated vertical stone lintels, vertical stone chimney cap, and an eyebrow roof vent. There is a one-story side addition with an eyebrow vent. The stone garage is attached at the rear.

44. 122 East 25th Street South. c. 1938. Contributing. Mission/Spanish Colonial Revival. This two-story house is stucco with a front gable roof covered with terra cotta tile. The foundation is stucco and the wood windows are double-hung and six-over-one. The eave chimney is exterior, and the arched wood panel entry door is glazed. The partial porch has a gable roof with a slightly arched opening and is covered by terra cotta tile and supported by columns and brackets. Decorative details include a segmentally arched small window on a shed roof side addition, batten window shutters and half-round plaster bas relief panels above the second story windows. The garage is detached at the rear and stucco.

Garage. c. 1938. Contributing Structure. This two car garage has a flat roof with a shed roof of terracotta tiles that are part of a parapet wall which overhangs the garage entrance. The garage is stucco and has one segmented, glazed, overhead door. The door is framed in wood trim. The garage has an association with the house in materials, age and appearance.

45. 118 East 25th Street South. c. 1983. Non-Contributing. Colonial Revival. This house is brick with a side gable roof which is shingled with asphalt. The foundation is brick and the wood windows are double-hung, eight-over-eight. The glazed panel entry door is wood. The exterior end slope chimney is brick. Decorative details include the soldier brick course at the eave line, the wide molding surrounding the entry door. The garage is at the rear and detached. The building is non-contributing due to age.

46. 110-112 East 25th Street South. c. 1930. Contributing. Minimal Traditional. This single-story dwelling is clad in asbestos siding and has a cross-hipped roof which is shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick. The metal windows are multi-pane with side casements and the wood entry doors are glazed panel. An entry is under a hip roof which is supported by square posts and wooden brackets, and an additional entry is sheltered under a small dropped hip roof which is also supported by square posts with brackets. Decorative details include brick wainscot, a bay window.

Garage. c. 1930. Non-Contributing Structure. The garage is detached at the rear and has had several modifications. The roof is pyramidal with asphalt shingles. The siding is particle board and the two garage doors are segmented metal overhead. The garage has had modifications in materials, the door and no longer has an association with the residence.

47. 106 East 25th Street South. c. 1946. Contributing. International. This is a one-story dwelling with two layered flat roofs. These are finished in felt, tar and gravel, and metal. The roof-wall junction has wide, boxed overhangs. The walls are wood and stone and the foundation is concrete. The interior chimney is stone. The metal windows are fixed and form a partial window wall. There are also high ribbon windows and a skylight.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 34

Riverside Historic Residential District
Tulsa County, OK

The window wall ends in curved stone wall which creates a recessed area for the entry area under a half gable open roof. The entry door is wood and flush, with a window wall to the side. Decorative details include vertical board siding at the entry and ribbon window wall, and elaborate artistic shingle work on the north and west dwelling walls. There is a curved and sloping stone wall from the parking pad at the lowest level to the entry door.

48. 32 East 25th Street South. c. 1930. Contributing. Mission/Spanish Colonial Revival. This multi-level house is stucco with a stucco foundation and it has a one-story side gable garage wing with a parapet wall. There is also an arched opening porch wing at the lowest level which has a flat roof with a parapet. The roof is cross-gable and covered with terra cotta tile. The wood windows are double-hung, and six-over-six, and the wood entry door is a glazed panel. The front, gable chimney is stucco with an arched chimney cover. There is a partial entry porch sheltered under a principal roof. Decorative details at the entry include a large arch and two smaller side arches supported by cabled columns with stylized capitals. There are two arched windows with grills in the entry area, balconets with metal braces, and rounded tiles on chimney shoulders, and a louvered gable apex. There are round ceramic wall tiles and stylized over-door tiles at the arched garage doors and porch wing. A stepped stucco and metal railing yard fence provide an enclosed setting for the dwelling.

49. 26 East 25th Street South. c. 1926. Contributing. Craftsman. This two-story dwelling is brick and has a cross-gable roof shingled with asbestos. The foundation is brick and the windows are wood, double-hung and six-over-one. The mostly interior chimneys are ridge and brick. A closed gable roof supported by brick posts creates a partial porch. The door is recessed under the gable and has side lights. Decorative details include exposed rafter ends in the gables, louver in the gable apex, stick work in the porch gable, and soldier brick window lintels and drip line course. There are paired and triple windows, metal awnings, metal porch railings, and a small open side gable porch cover supported by knee braces. There is a low brick entry wall.

50. 26 East 25th Street South Garage/Apartment. c. 1926, c. 1962. Non-Contributing. Ranch. The two-story garage is weatherboard and brick and detached to the rear. There is one vertical board slab garage door, and two entry doors, one leading upstairs to living quarters. The second garage has been strongly modified with sliding glass doors. The side gable roof is covered with asphalt shingles.

51. 20 East 25th Street South. c. 1928, 2005. Non-Contributing. Tudor Revival. This is a two-story brick and stucco house has a hip on gable and side gable roof, slightly flared, and a polygonal side tower roof. The roofs are shingled with asphalt. There is also a partial hip roof over the entrance porch, and a flat-roofed side wing and side tower. The foundation is brick and the eave chimney is an exterior brick and stucco with a small house cap. The windows are wood, double-hung and six-over-one. The wood entry door is a glazed panel. The side entry door is sheltered by the brick porch. Decorative details elaborate half-timbering in the stucco, heavy timber trim and brackets at the entry, soldier brick window lintels, and metal railings on the side wing roof. There is an extended low façade wall with a gate. There are alterations to the façade which make this residence non-contributing.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 35

Riverside Historic Residential District
Tulsa County, OK

Garage. c. 1928. Contributing Structure. The garage is stucco and to the rear and detached. The gable front, jerkin head roof is covered with asphalt. The garage also has half-timbering in the stucco gable. The fascia is wide with decorative rafter ends exposed. There are two garage entrances with segmented, glazed overhead wood doors. The garage has an association with the house in materials, age and appearance.

52. 12 East 25th Street South. c. 1926. Contributing. Tudor Revival. This is a two-story rough cut stone house with a cross-gable roof shingled with asphalt. There is a gable dormer. The foundation is stone and the external chimney is slope and also stone. The windows are wood, double-hung and four-over-four. The entry door is a wood slab and glazed. A shed roof supported by square posts over a partial porch creates an entry area. Decorative details include partially filled stone arches with voussiors over paired or grouped windows. Half timbering in the dormer, gable apex window, and eave brackets.

Garage. c. 1926. Contributing Structure. The stone garage is detached and to the rear. It has a gable front roof and two garage openings, which have segmented and glazed wooden doors. The garage has an association with the house in materials, age and appearance.

53. 6 East 25th Street South. c. 1926. Contributing. Colonial Revival. This is a brick two-story dwelling with a hipped roof has a recessed two-story hip roofed side wing and a one-story side addition. The foundation is brick and the wood windows are double-hung, eight-over-eight. The wood entry door is a panel and the eave chimney is brick. An arched entry with wood side panels is recessed within the façade and has a fan light. The entry way surround has fluted engaged columns, an open bed pediment, dentils and heavy molding. Other decorative details are modillions, paneled window shutters with cutouts and paired windows.

Garage. c. 1926. Non-Contributing Structure. The garage is wood and brick and detached at the rear. There are two doors, glazed and segmented wood overhead. A two-car carport has been attached at a later time, which is to the side of the garage.

54. 7 East 26th Street South. c. 1924. Contributing. Colonial Revival. This is a brick two-story dwelling with a hipped roof shingled with asphalt. The foundation is brick and the windows are aluminum double-hung, six-over-one. The entry door is a glazed wood panel. The brick chimney is interior at the slope. Decorative details include the open arched portico with fluted columns and engaged columns. The glazed panel entry door has side lights and a curved transom window. There is a belt course of soldier bricks at the junction of the first and second stories. Canvas awnings are at the windows and there is a wide fascia board at the eave and the eave overhang is wide.

Garage. C. 1924. Contributing Structure. The garage is detached at the rear and is brick. The roof is pyramidal and covered with asphalt shingles. There are two garage openings, with glazed, wood panel and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 36

Riverside Historic Residential District
Tulsa County, OK

segmented overhead doors. There is a wide fascia board at the eave and the eave overhang is also wide. The garage has an association with the house in materials, age and appearance.

55. 15 East 26th Street South. c. 1924. Contributing. Mission/Spanish Colonial Revival. This two-story stucco dwelling has a cross-gable roof, shingled with terra cotta tile. The foundation is stucco and the double-hung wood windows are four-over-four. The glazed wood entry door is panel. The partially internal stucco chimney is side and ridge and there is a large partial flat-roofed entry porch with a parapet wall that has arched and screened openings. Other decorative details include a paired door to the screen porch, paired and triple windows, awning and tile vent. In a side wall there are decorative arches in an overhang.

Garage. c. 1924. Contributing Structure. The garage is detached to the rear and is stucco. It has a flat roof with a stepped parapet wall finished in terracotta tile. There are two garage openings with narrow horizontal metal, segmented and glazed overhead doors. An original light fixture between the doors is still present. The garage has an association with the house in materials, age and appearance.

56. 17 East 26th Street South. c. 1924. Contributing. Tudor Revival. This two-story residence is stucco with brick wainscot. It has a side gable roof that is shingled with asphalt. The wood windows are multi-pane casement. There is an extension of the principal roof which creates an enclosed partial porch and the porch eave is broken by an arch. The external gable chimney is brick. There is a wood glazed panel entry door. Other decorative details include half timbering in the second story, grouped windows, and porch wall diagonal brickwork.

Garage. c. 1924. Contributing Structure. The gable front stucco and wood garage is detached and to the rear of the house. The gable has half-timbering. The fascia is wide and there is a single garage opening with a segmented wood panel overhead door. The garage has an association with the house in materials, age and appearance.

57. 21 East 26th Street South. c. 1926. Contributing. Tudor Revival. This is a two-story dwelling with a hip and cross-gable roof. The roof is shingled with asphalt. The walls are brick and the foundation brick. The double-hung windows are six-over-six, and the wood entry door is an arched glazed panel. A combination flat roof and gable extension shelter an entry and partial porch. The porch is supported by paired square columns. The porch gable is weatherboard, and the interior slope chimney is brick as is the exterior chimney. Decorative details include random laid bricks in decorative relief, a gable vent, exposed beam ends which are supported by decorative brackets at the porch columns, and brick laid in basketwork in the second story and grouped windows. Other details included an elaborated chimney and stepped chimney shoulders, and heavy window lintel.

Garage. c. 1926. Non-Contributing Structure. The garage is detached to the rear and is brick. It is a story and one-half with a gable front covered with asphalt shingles. There is a pair of six over six windows with a metal

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 37

Riverside Historic Residential District
Tulsa County, OK

awning over above one set of garage doors. The two overhead garage doors are wood, segmented and glazed. The garage does not have an association with the house in materials, age and appearance.

58. 25 East 26th Street South. c. 1926. Contributing. Tudor Revival. This is a two-story stucco clad dwelling with a side gabled side wing. The roof is cross gabled with layered front gables and there is a shed wall dormer. The roof is shingled with asbestos. The foundation is stucco and the double-hung windows are six-over-six. The wood door is a glazed panel and the slide slope chimney is stucco. The entry way is within a front gable and there is a partial porch. Decorative details include half timbering, arched narrow multi-pane diamond window, metal awnings, and wide fascia trim.

Garage. c. 1926. Non-Contributing Structure. This is a two car stucco garage with side gable roof covered with asbestos. It has a front gable of stucco. There are no garage doors. The garage does not have an association with the house in materials, age and appearance.

59. 33 East 26th Street South. c. 1951. Contributing. Minimal Traditional. This single-story house is brick with a gable on hip roof shingled with asphalt. The roof is intermediate and the eaves close. The principal roof is extended over a partial porch and covered the entry door which is a wood slab. The windows are wood double-hung, two-over-two. Decorative details include a wide fascia board and dentil molding, metal railings at the porch, paired windows, a picture window with side double-hungs and vertical siding in the porch area. The garage is attached at the rear and is of wood.

60. 103 East 26th Street South. c. 1950. Contributing. Ranch. This one-story house is clad with weatherboard siding and has a side gable roof shingled with asphalt. The wood windows are double-hung, six-over six and metal multi-pane windows with casements. The foundation is concrete and the entry door is a glazed wood panel. The intermediate roof has moderately overhanging eaves. The principal roof extends over the entry to form a small cover over the partial porch. There is a removable metal carport attached to the front of the house.

61. 109 East 26th Street South. c. 1923. Contributing. Mission/Spanish Colonial. This two-story stucco dwelling has a stucco foundation. The cross-gable and hip roof is shingled with asphalt. The wood windows are double-hung, eight-over-eight, and the entry door is a wood slab glazed. The slope chimney is stucco. There is a shed roof at the entry which covers a partial porch with an arched entry supported by square columns. There are scrolled metal railings between columns. A retaining wall provides a pedestrian entrance which has a scrolled metal gate. Other decorative details include louvered shutters, paired bottle glass windows, a balconet, and arched windows and hoods with pendants. There are side and rear additions.

Garage. c. 1923. Contributing Structure. The hilly site for the house is significant because the garage was fitted within a retaining wall and the hill in front of the house, almost at the street. The garage entrance has a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 38

Riverside Historic Residential District
Tulsa County, OK

stucco Mission arch over the overhead garage door which segmented and metal. The garage has an association with the house in materials, age and appearance.

62. 115 East 26th Street South. c. 1929. Contributing. Tudor Revival. This two-story house is brick and stucco with a brick foundation. The cross-gable roof has multiple front gables and these are shingled with asphalt. The wooden windows are double-hung, two-over-one. The entry door is a glazed wood panel. The eave chimney is tall and elaborated with chimney pots. The entrance door is recessed and is sheltered within a front gable. The stucco gables have decorative half-timbering. A side porch with arched openings has been filled. Other decorative details include patterned brickwork on the chimney, paired diamond light casements, and wide fascia boards.

Garage. c. 1929. Contributing Structure. The hilly site for the house is significant because the garage is built within a retaining wall and the hill in front of the house, almost at the street. The garage entrance has a flattened arch over the doors. A low retaining wall continues in front of the house. The garage doors are wood, segmented and overhead. The garage has an association with the house in materials, age and appearance.

63. 117 East 26th Street South Garage/Apartment. c. 1929. Contributing. Tudor Revival. This brick one-story garage apartment is with a cross-gable roof shingled with asphalt. The foundation is brick and the double-hung windows are three-over-one. The wooden door is glazed panel. Other details include a front gable with a louvered vent and a picture window, with a louver beneath. The two car garage for 117 East 26th Street is integrated into the house.

64. 119 East 26th Street South. c. 1939. Contributing. Minimal Traditional. This one-story brick house has a cross-gable roof and is shingled with asphalt. The roof is intermediate and the eaves close. The double-hung windows are two-over-two and the foundation is brick. The wood glazed door is a slab and the slope chimney is brick. Decorative details include a partial porch with a metal railing, a small filled gable roof supported by brackets, a round vent in the front gable, picture window with multi-pane side casements. Other details include soldier bricks at the eave line and side/façade corner windows. The residential setting is on a hill and the garage is built into the house at the lower level with access from a street drive.

65. 125 East 26th Street South. c. 1931. Contributing. Colonial Revival. This brick two-story house has a gambrel roof with extended shed dormer and is shingled with asphalt. The foundation is brick and the double-hung windows are six-over-one. The panel wood door is unglazed. The brick slope chimney is internal and at the side. Decorative details include a gable roofed segmental arched portico as a partial porch and it is composed of columns, engaged columns, door sidelights, fan transom and wide trim and dentil molding. There are paired windows, awnings and louvered shutters at the windows. The roof extensions create a wide eave.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 39

Riverside Historic Residential District
Tulsa County, OK

Garage. c. 1931. Contributing Structure. The brick garage is to the rear and detached. It has a side gable roof covered with asphalt shingles. There are two garage openings and have segmented metal overhead doors. There is a wide fascia trim and the garage has an association with the house in materials, age and appearance.

66. 129 East 26th Street South. c. 1984. Non-Contributing. Colonial Revival. This two-story house is clad in brick and weatherboard siding. It has a side gable roof shingled with asphalt. The foundation is brick and the exterior gable chimney is brick. The double-hung windows are eight-over eight, and the entry door is a wood panel. There is a second story overhang where a row of soldier bricks meets the weatherboard. The entry is composed of a small wall which extends to the line of the overhang, a classical architrave with reeded pilasters and broken pediment around a recessed entry door. Decorative details include louvered shutters at the windows and panels in the recessed entry. The garage is detached to the rear and is clad in vinyl material. The building is non-contributing due to age.

Garage. c. 1984. Non-Contributing Structure. The two car garage is weatherboard with a gable front. The roof is covered by asphalt shingles and single door is a segmented, wood panel over head door. The structure is non-contributing due to age.

67. 131 East 26th Street South. c. 1939. Contributing. Minimal Traditional. This one-story brick and vinyl house is a side gable with two gable dormers. The roof is shingled with asphalt and the foundation is brick. The roof is intermediate and the eaves close. The double windows are six-over-six, and the wood panel door is glazed. The exterior end chimney is brick and there is a partial porch covered by a flared extension of the principal roof which is supported by square columns and pilasters. Decorative details include white-washed brick, paired windows, and batten shutters at the windows. The garage is attached to the side and clad in vinyl siding. There is a side addition.

68. 140 East 26th Street South. c. 1939. Contributing. Minimal Traditional. This one-story side gable house has two segmental dormers. It has a one-story side gable side wing that is the garage. The roof is intermediate and eaves close. The walls are rough cut stone and the side wing is wood shingled. The foundation is stone. The aluminum double-hung windows are six-over-six and the wood panel door is unglazed. The exterior slope chimney is brick. Decorative details include a recessed entry door under the principal roof, and paired windows. The garage is partially integrated into the house and is shingled in wood.

69. 134 East 26th Street South. c. 1935. Contributing. Minimal Traditional. This brick house is side gable with asphalt shingles. The roof is intermediate and the eaves close. The double-hung windows are two-over-two, and the foundation is brick. The wood entry door is unglazed panel. The chimney is partially exterior and is slope. The recessed entry door is under the principal roof which creates a porch with the side walls. Decorative details include louvered window shutters. There is an addition at the side and rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 40

Riverside Historic Residential District
Tulsa County, OK

Garage. c. 1935. Contributing Structure. The wood horizontal sided garage is gable front and the roof is covered with asphalt. There are two, two over two windows, finished with wide trim and a single garage opening on the façade. An original light fixture is present. The overhead garage door is wood panel. The garage has an association with the house in materials, age and appearance

70. 124 East 26th Street South. c. 1940. Contributing. Minimal Traditional. This one-story brick house is a cross-gable shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick and the double-hung windows are two-over-two. The entry door is a wood glazed panel. The eave chimney is a large front-facing and there is a shed roof that shelters a recessed entry way. Decorative details include the open metal work porch posts, vertical siding in the entry, paired windows, picture windows with side casements, metal awning and vented cupola at the garage roof ridge. The wood garage is attached at the side and there is a side addition.

71. 120 East 26th Street South. c. 1929. Contributing. Minimal Traditional. This one-story house has a side gable roof that is shingled with asphalt. The roof is intermediate and the eaves close. The walls are weatherboard and the foundation is concrete. The wood double-hung windows are one-over-one, and the entry door is a wood panel. The chimney is slope and brick. There is a small partial porch that is recessed under the principal roof and there is vertical board siding under porch windows. Decorative details include batten window shutters, a batten garage door and exposed rafter ends. The garage is integrated into the house.

72. 116 East 26th Street South. c. 1926. Contributing. Mission/Spanish Colonial Revival. This two-story stucco house has a stucco foundation. The cross-gable house is shingled with asphalt and there is a bell tower with a hip roof. The wood windows are four-over-four and the wood entry door is panel. The mostly interior chimney is on the slope. The entry door is within the tower which has arched openings. Decorative details include a group of four multi-pane arched windows, a pointed arch stucco chimney cap, and an extended façade wall with an arched doorway with metal gate. The bell tower's arched openings have metal railings; one arch has a copper window hood. There are stylized Mission stucco windows and door surrounds and canale. The entry steps from the driveway have metal gate. The garage is attached to the side and rear and is clad in stucco.

73. 108 East 26th Street South. c. 1926. Contributing. Tudor Revival. This two-story house is brick with a brick foundation. The roof is a steep open cross-gable and the eaves are unboxed with decorative rafter ends. The wood windows are double-hung, six-over-one, and the wood panel door is glazed. The chimneys are slope and partially interior gable. The roof extends and flares, and shelters a partial brick porch with arched openings. Other decorative details include an arched louver opening in the gable and triple windows. The porch window is eight-over-one and is segmentally arched. The side entry porch has a small open gable roof supported by brackets.

Garage. c. 1926. Contributing Structure. The brick garage is detached at the rear. It is gable front and the roof is covered with wood singles. There are paired single, nine-pane windows in the gable with brick lug sills. A

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 41

Riverside Historic Residential District
Tulsa County, OK

wide fascia board has exposed rafter tails. The original two, paired, side hinged, garage doors are wood panels. The garage has an association with the house in materials, age and appearance.

74. 102 East 26th Street South. c. 1938. Contributing. Colonial Revival. This two-story house is rough cut stone veneer and vinyl siding. The foundation is stone. The roof is side-gable with a small dropped front gable and it is shingled with asphalt. The windows are wood eight-over-eight, double-hung. The brick chimney is at the roof ridge and there is a second story overhang. The wood panel and glazed entry door is recessed and under the overhang which creates a protected entry. There is also a partial entry porch. Decorative details include a second story narrow round arch window in the gable which is flanked by two narrow side lights. The overhang has eight decorative brackets and louvered shutters are at the windows. Louvered doors are mounted flush with the façade and cover the entry when closed.

Garage. C. 1938. Contributing Structure. The garage is at the side rear and detached, and is clad in rough cut stone veneer. The gable front roof has asphalt shingles. It has a single garage door, segmented and glazed wood panels. Above the door is a small pent roof. There is a glazed wood entry door and a one over one double hung window. There is a vent in the wood sided gable. The garage has an association with the house in materials, age and appearance.

75. 32 East 26th Street South. c. 1953. Contributing. Ranch. This is a single-story dwelling with a cross-hipped roof is shingled with asphalt. The walls are vinyl and brick wainscot and the foundation is brick. The wood windows are both double-hung one-over-one and fixed. The house has wide eave overhangs and its two fireplaces are exterior eave chimneys of brick. The entry door is recessed with a partial porch and is sheltered by the roof overhang. Decorative details include a picture window, an open metalwork post and brackets at the porch overhang, and triple windows.

Carport. c. 1953. Contributing Structure. The two-car, carport is to the rear side and detached. It has a hip roof covered with asphalt. The carport has a brick lower half and the roof is supported by columns which create open space between them. The carport has an association with the house in materials, age and appearance

76. 26 East 26th Street South. c. 1926. Contributing. Tudor Revival. The two-story brick house has a hipped roof shingled with asphalt. There is a hipped dormer. The foundation is brick, and the chimney is slope and also brick. There is a front gable which creates a closed entry with a small partial porch. The windows are wood, double-hung and six-over-six. The door is a wood glazed panel. Decorative details include paired windows, an awning over the front door, and wide fascia boards. There are low brick façade wall extensions at the side wall intersection.

Garage. c. 1926. Contributing Structure. The garage is top the rear, detached and brick. It has a side, jerkin head roof which is covered in asphalt. The double overhead wide garage door is segmented wood. The garage has an association with the house in materials, age and appearance

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 42

Riverside Historic Residential District
Tulsa County, OK

77. 22 East 26th Street South. c. 1927. Contributing. Mission/Spanish Colonial Revival. This two-story dwelling is stucco and has a cross-gable roof finished with terra cotta tile. The foundation is stucco and the double-hung windows are four-over-four. The entry door is glazed wood panel. The exterior stucco chimney is a slope and there is a partial front porch surrounded by a low stucco wall. Decorative details include the austere façade with an elaborated entry. A shed roof shelters an enclosed entry area which is faced with a stylized pointed arch door surround. There are paired windows and a group of four.

Garage. c. 1927. Non-Contributing Structure. The stucco garage is to the rear and detached. It is flat roofed, with a parapet wall finished with a metal strip. The two car garages have segmented overhead metal doors and the support post between is a replacement. A combination of changes creates a lack of association with the house in age.

78. 20 East 26th Street South. c. 1928. Non-Contributing. Mission/Spanish Colonial Revival. This one-story weatherboard and vinyl-sided dwelling is cross-gabled. It is shingled with asphalt. The double-hung wooden windows are four-over-four. The side entry arched door is a glazed wood panel. The partial exterior chimney is eave and is stucco, and there is partial porch with a low stucco wall. The decorative details include exposed rafter ends and a small arched multi-pane window. There is Mission elaboration at the chimney cap and chimney shoulders. There is a rear addition. This house is non-contributing due to alterations.

79. 14 East 26th Street South. c. 1950. Non-Contributing. Ranch. This one-story garage front dwelling is clad in vinyl siding and has a front gable roof that is shingled with asphalt. The foundation is concrete. The wood windows are double-hung two-over-two and the wood door is panel. There is a partial porch which is recessed. The garage is integrated into the house. The house is non-contributing due to alterations.

80. 10 East 26th Street South. c. 1926. Contributing. Mission/Spanish Colonial Revival. This two-story, stucco clad house has a hipped roof and is shingled with asphalt. The wood double-hung windows are multi-light diamond glazed-over-a single pane, and the wood door is unglazed panel. The eave chimney is also stucco as is the foundation. The house has a boxed large eave overhang. A small porch is sheltered by a shallow hip-roof, it is supported by scrolled metal brackets. Other decorative details include a bay window, with a balcony with a metal railing, square and rectangular bas-relief decorative plaster panels over the porch and on the second story, and stylized stucco surround the entry door.

Garage. c. 1926. Contributing Structure. The garage is detached to the rear and is stucco. The roof is gable on side gable and has asphalt shingles. The double car garage has a segmented wood overhead door. To the side of the garages there is a room with a one-over-one window.

81. 4 East 26th Street South. c. 1925. Contributing. Tudor Revival. This two-story house is hip and side gabled with a front gables and shed roof combination which creates an enclosed area with the entry. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 43

Riverside Historic Residential District
Tulsa County, OK

dwelling and foundation are stucco and the roof is shingled with asphalt. The double-hung windows are four-over-four and are wood. The door is a wood panel and unglazed. A front eave chimney is also stucco. Decorative details include half-timbering, a screen porch wall with herring bone brick work, decorative brackets at the screen porch eave line, exposed rafters, beam ends and brackets, and raised brick surround at the arched entry door.

82. 4 East 26th Street South Garage/Apartment. c. 1925. Contributing. Tudor Revival. The one and one-half story, detached garage apartment is to the rear and side, and is stucco. The roof is side gable and is covered with asphalt shingles. There is a shed dormer and a side stairs to the upper living area. The dormer window metal, eight-over-eight. The double car garage has overhead segmented metal doors. Decorative features include exposed rafters and heavy stucco. The garage has an association with the residence as well in materials, age and appearance.

83. 1 East 26th Place South. c. 1920. Contributing. Tudor Revival. This two-story hipped and cross-gable house is brick and stucco. The foundation is brick and the roof is asphalt shingles. The wood double-hung windows are ten-over-ten, eight-over-eight, and six-over-six. The eave wall chimney is brick. The wood, glazed panel entry door is in an asymmetric gable front with a partial porch. Decorative details include a multi-pane arched window, half-timbering, tab brick architrave for the entry door, louvered vent at the gable apex, metal porch railings, and wide trim at the junction of the first and second stories. The garage is attached at the rear and stucco.

84. 11 East 26th Place South. c. 1948. Contributing. Minimal Traditional. This brick is a one-story dwelling with a cross-hipped roof which is shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick and the wood windows are multi-pane casements. The entry door is a glazed metal panel. The eave end chimney is also brick. The entry door is recessed under the principal roof. Decorative details include a picture window framed by louvered window shutters and weatherboard siding.

Garage. c. 1948 modified or replacement. Non-Contributing Structure. The garage is detached to the rear and clad in weatherboard. It is two car garage and has a single segmented overhead door of metal. The roof is hip and is clad in asphalt shingles. There is a side façade entry door which is slab.

85. 19 East 26th Place South. c. 1948. Contributing. Ranch. This one-story dwelling is clad in both brick and vinyl siding. The intermediate roof with a wide eave overhang is hip with asphalt shingles and the foundation is brick. The wood windows are double-hung, one-over-one and the side entry door is a metal panel. The eave chimney has vinyl siding. The entry area is recessed under the principal roof which creates a partial porch which is supported by a square column. Decorative details include large picture windows and brick wainscot on the front elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 44

Riverside Historic Residential District
Tulsa County, OK

Garage c. 1948. Contributing Structure. The two-car garage is detached at the rear and has a pyramid roof covered in asphalt shingles. The siding is weatherboard. The single garage door is overhead, of metal and segmented.

86. 23 East 26th Place South. c. 1951. Contributing. Colonial Revival. This two-story dwelling is clad in brick and weatherboard. It has a side gable roof shingled with asphalt and the chimney is brick. The foundation is brick and the wood windows are double-hung, six-over-six. The entry door is a wood glazed panel. The end slope chimney is brick. A front shed roof addition creates a partial entry porch supported by a square column and also a portion of the single car garage. Decorative details include louvered window shutters.

87. 27 East 26th Place South. c. 1945. Contributing. Colonial Revival. This two-story dwelling is clad in brick and vinyl siding. It has a side gable roof shingled with asphalt. The foundation is brick and the wood windows are double-hung, six-over-six. The entry door is a wood glazed panel. The small porch is covered with a closed gable roof and supported by open work metal columns. Decorative details include louvered window shutters and metal awning. The vinyl clad garage is attached at the rear, and there is a rear addition.

88. 105 East 26th Place South. c. 1926. Contributing. Colonial Revival. This two-story house with a flat roofed side wing has a side gable roof shingled with asphalt. The walls are clad in brick and asbestos shingles. The foundation is brick and the wooden windows are double-hung, eight-over-eight. The entry door is a wooden glazed panel. The residence has a partial second story overhang. The entry door is under the overhang and has a simple wood surround. There is a small porch, and the end ridge chimney is brick. Decorative details include louvered shutters, metal railing around the flat roof of the side wing and metal railings at the small porch. The overhang has two decorative brackets and the entry door is multi-paneled. The garage is at the side, attached, and clad with asbestos shingles. There is a side addition.

89. 109 East 26th Place South. c. 1926. Contributing. Tudor Revival. This brick one-story house has a side gable and hip-on-gable roof that is shingled with asphalt. It has a front hip and gable dormer with roof extensions. The foundation is brick and the interior slope chimney is brick. The wooden windows are six-over-one and are double-hung. The flush wood door is glazed. The entry is protected by a metal awning and there is a partial porch. Decorative details include a metal porch railing, metal awning over the entry door, triple windows, a screen porch integrated into the house with segmental arches, half-timbering detail and decorative eave on dormer. The roof eaves have an emphasized cornice returns at the front hip and gable ends.

Garage. c. 1926. Contributing Structure. Tudor Revival. This asbestos sided two story garage has an office above. The roof is a side jerkin head roof covered in asphalt shingles. It has a shed dormer with three, six-over-one double hung windows. The single metal garage door is segmented and overhead. The garage has an association with the house in materials, age and appearance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 45

Riverside Historic Residential District
Tulsa County, OK

90. 111 East 26th Place South. c. 1926. Contributing. Colonial Revival. This two-story dwelling has a recessed one-story flat roofed side wing which is the one car garage. The roof is side gable and there are two gable wall dormers. The house is brick and asbestos shingles and has wood double-hung windows that are eight-over-eight. The foundation is brick and the entry wood door is a glazed panel. The gable chimney is brick and there is a second story overhang. The entry door is recessed under the overhang. Decorative details include cornice dentils, louvered shutters at the windows and the entry door surround, and the flat roof side wing has wooden railing. The overhang has stepped brick brackets. There are metal railings at the partial porch. The garage is the side wing and clad in asbestos. There is a side addition.

91. 115 East 26th Place South. c. 1937. Contributing. Tudor Revival. This two-story house has a side-gable roof with a parapet and a front gable with parapet. The roofs are shingled with asphalt. There is also an inset gable dormer with double doors. The dwelling is brick with a brick foundation. The wooden windows are double-hung, eight-over-eight and the wood panel door is unglazed. There is a small porch and the entry door is sheltered by a metal awning. The chimneys are end and slope, and are brick. Decorative details include stepped, narrow, triple windows with multi-pane glazing that span the first and second stories in the façade's parapeted gable, the inset dormer with an awning and metal railing, and a group of four windows.

Garage. c. 1937. Contributing Structure. The brick garage is in the rear and detached. It has a two-car garage with a single segmented wood and overhead door. The garage has an association with the house in materials, age and appearance.

92. 123 East 26th Place South. c. 1930. Non-Contributing. Prairie. This multi-level dwelling is a hipped roof mass that is clad in vinyl siding. It has a dominant but lower flat roof wing which is a garage. The roof is shingled with asphalt and the foundation is concrete. The aluminum windows are double-hung, four-over-four and the wood side entry door is flush and glazed. The entry is within a recessed addition with a flared shed roof. A secondary entry door is recessed in a small single-story addition with a flat roof on the opposite side of the house. A door opens from the second floor onto this flat roof. The slope chimney is brick and the entry has a partial porch covered by a shed roof. Decorative details include window awnings, a wooden porch railing on the wing. The setting is hilly and affects elements of the house design such as the long stairs to the entry door. The house is non-contributing due to alterations.

93. 129 East 26th Place South. c. 1989. Non-Contributing. Neo-Tudor. This one-story house is stucco and has a cross-gable roof shingled with asphalt. There is a shed dormer over the two car garage which is attached to the house on the side. The ridge chimney is stucco and the wood windows are fixed with multi-panes. The entry door is glazed wood. The entry is unobtrusively recessed with a small side porch. Decorative elements include a side gable, extended roof in front of the garage which is supported by wood posts and the ridge chimney is emphasized by a large shaft and exposed shoulders. There is a shed dormer on the garage which attached at the side. This house is non-contributing due to age.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 46

Riverside Historic Residential District
Tulsa County, OK

94. 131 East 26th Place South. c. 1991. Non-Contributing. Neo-Tudor. This one-story brick and rubble stone house has gable/hip-on-gable roof that is shingled with asphalt. The house has front gable and the foundation is brick. The wood windows are multi-pane casements. The wood panel door is glazed and there are two slope stucco chimneys. A shed roof extends from the principal roof and shelters a partial porch and entry door which has a stone architrave. The porch walls have batten and board siding. The brick arched porch entrance within the front gable has tabbed brick surrounds. Other decorative details include a segmentally arched window that projects into the roofline, batten shutters and half-timbering accents in the stucco gable ends. Post supports under the principal roof have brackets. A row of soldier bricks is at the eave line, and random bricks are raised in decorative relief. The garage is to the rear and is attached. This house is non-contributing due to age.

95. 133 East 26th Place South. c. 1939. Contributing. Minimal Traditional. This one-story dwelling has side gable roof shingled with asphalt. There are two gable dormers. The roof is intermediate and eaves close. The walls are rough cut stone and the foundation is stone. The wood windows are double-hung, six-over-six, and the wood entry door is a glazed panel. The entry is slightly recessed and the small porch is covered by a gable roof is closed with siding and supported by decorative brackets on stone surround. Decorative details include metal railings on the porch, batten window shutters and groups of metal multi-pane windows, and some with side casements. The garage is attached at the rear and is clad with vinyl.

96. 134 East 26th Place South. c. 1939. Contributing. Colonial Revival. This one-story brick dwelling has a gable roof with asphalt shingles, and two inset gable dormers. The foundation is brick and the windows are wood six-over-six double-hung. The wood panel entry door is glazed. The principal roof projects over the front to form an extended porch supported by square columns. The brick chimney is in the gable wall. The gable ends are finished with weatherboard. Decorative details include bay windows and decorative panels framing the entry door. The square porch columns are separated by shallow segmented arches which create a scalloped pattern and are matched with pilasters. The two-story garage is attached at the rear and is clad in vinyl. There is a rear addition.

97. 126 East 26th Place South. c. 1982. Non-Contributing. Ranch. This one-story brick house with a layered hip roof has shingles of asphalt. The foundation is brick and the windows are double-hung, aluminum, six-over-six. The entry door is wood panel and unglazed. There is a small partial porch with a side entry which is created by staggered roof lines and walls which create dimension. The two-car, garage front plan is side opening with an overhead door. Decorative details include a row of soldier bricks at the eave, louvered shutters, and window boxes supported by brackets. This house is non-contributing due to age.

98. 120 East 26th Place South. c. 1939. Contributing. Minimal Traditional. This one-story dwelling is clad in shake shingles and has a cross gable roof with a front gable shingled with asphalt. The roof is intermediate and the eaves close. The foundation is concrete and the wood windows are double-hung, six-over-six. The wood panel entry door is unglazed. The entry is recessed under the principal roof and the roof is supported by

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 47

Riverside Historic Residential District
Tulsa County, OK

square columns. The garage at a lower level than the main house is incorporated into the house. Decorative details include batten window shutters and triple windows.

99. 116 East 26th Place South. c. 1982. Non-Contributing. Colonial Revival. This two-story clapboard dwelling has a gable front, and the roof is shingled with asphalt. The foundation is concrete and the wood windows are double-hung, six-over-six. The wood entry door is glazed. The chimney is in the front gable end and is brick. The side entrance is framed by a wood architrave and has a partial porch. Decorative details include the large chimney shaft with stepped shoulders. The garage is to the rear and is detached. Its walls are clapboards. This house is non-contributing due to age.

Garage. c. 1982. Non-Contributing Structure. The garage is to the rear, detached. The walls are clapboards. It is non-contributing due to age.

100. 112 East 26th Place South. c. 1926. Contributing. Mission/Spanish Colonial. This two-story house is rough stucco with a concrete foundation. The roof is side gable and shingled with terra cotta tiles. The wood windows are casement and the wood door is glazed. There is a gable chimney of also rough stucco and it has an elaborated cap with a tile roof. The eaves are unboxed with rafters showing. The entry door is recessed and sheltered by a tile shed roof. A principal roof and façade extension have paired decorative brackets, and an extended roof also overhangs a large multi-pane decorative window. Other decorative details are a second floor door and wooden balcony supported by wooden brackets. The balcony has a wooden railing.

Garage. c. 1926. Contributing Structure. The garage is to the rear, detached and clad in stucco. It has two single garages with glazed segmented overhead doors. The roof is gable with terracotta finished in terracotta. The garage has an association with the house in materials, age and appearance

101. 104 East 26th Place South. c. 1939. Contributing. Colonial Revival. The brick and vinyl house with a one-story flat roofed side wing has a primary side gable roof covered with asphalt shingles. The foundation is concrete and the flush wood entry door is glazed. The wood windows are double-hung, eight-over-eight and six-over-six. The gable chimney is brick. The entry door is recessed under second story which creates a small porch area. Decorative details include window and entry door panel shutters with shutter dogs, vertical bead board trim around the entry door, and a wooden railing around the side wing porch. The two car garage is to the side and is attached to the house by a small addition, which is clad in synthetic siding.

102. 32 East 26th Place South. c. 1924, 2004. Non-Contributing. Colonial Revival. This is a two-story dwelling with a cross-hipped roof, a segmental dormer and the roof is shingled with asphalt. The wall cladding is shake shingle. The foundation is brick and the wooden windows are double-hung, six-over-six. The wood entry door is a glazed panel. The eave chimney is brick. The residence has a second story overhang with a slight flare. The entry has a small porch which is protected by the overhang. Decorative details include a multi-pane bay window with casements, louvered and panel window shutters, pendants at the overhang and wood

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 48

Riverside Historic Residential District
Tulsa County, OK

shakes that simulate hewn. There is a side addition to the house and a side addition is under construction. The garage is at the rear and attached. The house is non-contributing due to alterations.

103. 20 East 26th Place South. c. 1952. Contributing. Minimal Traditional. The brick one-story dwelling has a hip and hip on gable roof and is shingled with asphalt. The roof is intermediate and the eaves close. The foundation is brick and the wood windows are double-hung, two-over-two. The side entry wood panel door is glazed. The entry is recessed under the principal roof creating a partial porch supported by open work metal posts. Decorative details include a false roof gable and picture window with casement side lights. The single car garage is incorporated into the house and has an overhead door.

104. 16 East 26th Place South. c. 1935. Contributing. Colonial Revival. This two-story dwelling with a two-story side wing has brick and vinyl siding. The side gable roof is asphalt shingled and the foundation is brick. The wooden windows are double-hung, eight-over-eight. The entry door is a glazed wood panel. The ridge chimney is brick and there is a slight second story overhang. The entry door is slightly recessed and framed by wood panels with raised details. Decorative details include louvered window and door shutters, and a second floor round window over the entry. The two-car garage with an overhead doors and is attached to the rear and side.

105. 2703 South Riverside Drive. c. 1924. Contributing. Colonial Revival. This one-story stone and wood house with two one and one-half story side wings has a gambrel roof covered in asphalt shingles. The foundation is stucco. The eaves are slightly flared and the roof has an insert dormer and continuous shed dormers. The principal roof overhangs the entry and creates a small porch area. The wooden windows are eight-over-eight or six-over-six double-hung. The entry door is wood slab, glazed, and is framed by sidelights. There are two stone gable chimneys. Decorative details include decorative stone lintels and window sills, and louvered shutters with small panel cutouts.

Garage. c. 1924. Contributing Structure. The two-car garage is detached at the rear of the house and is clad in weatherboard. The roof is front gambrel and covered in asphalt shingles. The garage doors are segmented, glazed and wood. The doors have a small pent roof above and there is a six-over-six window above the roof. The garage has an association with the house in materials, age and appearance.

106. 2640 South Boston Avenue East. c. 1993. Non-Contributing. Neocolonial. This one-story brick house has a foundation of brick and has a one-story side wing. It has a steep gabled asphalt roof with three hipped dormers. The aluminum windows are eight-over-eight double-hung and the wooden entry door is a glazed panel with side lights. The widely overhanging eave projects to create a colonnaded full facade porch. Decorative details include soldier bricks at the eave. The garage is in the side wing. The building is non-contributing due to age.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 49

Riverside Historic Residential District
Tulsa County, OK

107. 2642 South Boston Avenue East. c. 1993. Non-Contributing. Neocolonial. This one-story brick house has a foundation of brick and two one-story side wings. It has a steeply side gabled asphalt roof with two gabled dormers. The aluminum windows are eight-over-eight double-hung and the wooden entry door is a panel. The entry door and partial porch area recessed under the principal roof and has side lights. Decorative details include louvered shutters, a small surround at the entry porch composed of pilasters, dentils and crown molding and a small pent roof. The garage is in a side wing. This building is non-contributing due to age.

108. 2660 South Boston Avenue East. c. 1982. Non-Contributing. Neo-Tudor. This cut stone house has a steeply pitched hipped roof covered with asphalt shingles. It has cross-hipped roof stucco dormers and two shed roof dormers, one of which is centered over a recessed door under the principal roof. Façade windows extend through the eave line and have standing-seam metal shed roofs. The entry door is framed by a segmental arch. The windows are metal casement and the door is a wooden glazed panel. The slope chimney is of cut stone with a brick cap. Decorative details include art glass windows in the front shed dormer, half-timbering in stucco surfaces, copper cupola and chimney covers, and copper lightening conductors. The garage is integrated into the residence. This building is non-contributing due to age.

109. 2660 South Boston Avenue East Garage/Apartment. c. 1982. Non-Contributing. Neo-Tudor. There is a two story stone garage, with two garages. The roof line is complex and sheathed in both metal and asphalt shingles. The separate garage doors are wood panel, glazed, segmented, and overhead. There is a side entry door, wood, glazed board and batten. This building is non-contributing due to age.

110. 2700 South Boston Avenue. c. 1921. Contributing. Tudor Revival. This two-story stucco house has a steep hipped roof with multiple gables, some overlapping, both hipped and side and gable dormers. The house has an irregular plan with porte cochere at the entry. The roof is green glazed tile with a slight eave flare, and the wood windows are double-hung, six-over-six. Windows are found in groups; many are tall and narrow. The entry door is a glazed wood panel and there are three slope chimneys of stucco. Decorative details include a metal railing crowning the segmentally arched porte cochere, and brick chimney caps. The unboxed eaves rafter ends and there are brackets in steeply gabled roof cornices. There are louvered shutters at windows.

111. 2700 South Boston Avenue Garage/Apartment. c. 1921. Contributing. Tudor Revival. The garage apartment is detached to the side, one and one-half stories of stucco construction. The roof is hip and has an inset shed and gable dormer and is covered with glazed green tiles. There is also a chimney near the gable dormer. The eave has a slight flare and rafter tails are exposed. This is a three car garage. Each of three doors is glazed, segmented, wooden panels and overhead. The dormers have paired and triple, two-over-four windows. The garage has an association with the house in materials, age and appearance.

112. 2731 South Boston Avenue. c. 1929. Contributing. Tudor Revival. This two-story, brick and rough cut stone house has an asphalt roof and a shed dormer has horizontal wood siding. An entry area is formed by a one-story shed roof extension to the house front which is interrupted by a gable roof over a recessed entry door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 50

Riverside Historic Residential District
Tulsa County, OK

The entry door is a wood panel. There is a large stone front chimney and a small brick end chimney at the rear. The wood casement windows have divided lights. Decorative details include simulated hewn horizontal siding on the shed, gable and dormers.

Garage. c. 1929. Contributing Structure. The brick and simulated hewn horizontal siding, two-car garage is detached to the rear and has a single door. The door is overhead and segmented metal. The roof is front gable and there is a pair of one-over-one windows in the gable. The garage has an association with the house in materials, age and appearance.

113. 2661 South Boston Avenue. c. 1926. Contributing. Colonial Revival. This two-story, vinyl clad dwelling has a two-story side wing. It has an asphalt roof and a concrete foundation. The wood windows are six-over-six double-hung and the entry door is a wood panel. The brick chimney is slope. Decorative details include the accentuated front door's broken pediment surround with fluted pilasters and entablature, and louvered window shutters.

Garage. c. 1926. Contributing Structure. The detached garage to the rear is two-story and vinyl sided. It has a side gable roof with asphalt shingles. The two-car garage has a single overhead metal panel and segmented door. The garage has an association with the house in materials, age and appearance.

114. 2651 South Boston Avenue. c. 1926. Contributing. Tudor Revival. This one-story stucco-sided residence has a cross-gable roof with a hipped dormer and the roof is covered with asphalt shingles. The foundation is stucco and the wooden windows are six-over-six, double-hung. The wooden panel entry door is glazed and it is recessed under the principal roof. An eave wall rubble stone fireplace is to the right of the entry porch and a small entry porch is framed by stone wing walls. Decorative details include half timbering at the porch, and a slight overhang in the gable above the second floor paired windows and marked by an extended wooden lintel. Many windows have metal awnings.

115. 2651 South Boston Avenue Garage/Apartment. c. 1926. Contributing. Tudor Revival. The stucco garage is detached to the rear and is one and one-half story. The side gable roof is sheathed in asphalt shingles and has a shed dormer with a pair of six-over-six windows. There are two garages with bi-fold hinged wood doors, glazed. There is a side entry door which leads to the upper floor. Decorative treatment includes heavy stucco, and a scalloped trim at the windows. The garage has an association with the house in materials, age and appearance.

116. 2645 South Boston Avenue. c. 1952. Contributing. Minimal Traditional. This one-story house has a hipped roof and a dropped gable roof shingled with asphalt. The roof is intermediate and the eaves close. The wood-sided house has a stone wainscot veneer. It has two-over-two wooden double-hung windows, and the wooden panel entry door is glazed. The slope chimney is stone and the entry porch is recessed under the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 51

Riverside Historic Residential District
Tulsa County, OK

principal roof, which creates a partial porch. Decorative details include knee braces at the porch posts and a gable bay window.

Garage. c. 1952. Contributing Structure. There is a detached garage to the rear and it has a hip roof covered with asphalt shingles. There are two garage doors, one of which has a slight pent roof extension. The doors are overhead, metal and segmented. The garage has an association with the house in materials, age and appearance.

117. 139 East 26th Court. c. 1939. Contributing. Tudor Revival. This two-story cross-gable house with a gable dormer has asphalt shingles. Both rough cut stone and metal siding provide wall materials. The foundation is stone. The wood windows are double-hung, six-over-six and the entry door is a glazed wood slab. The end slope chimney is stone and there is a small entry porch covered by a metal awning. Decorative details include metal awnings, louvered window shutters and large multi-pane windows with casements. The chimney top is castellated. The garage is attached to the rear and clad with metal.

118. 135 East 26th Court. c. 1939. Contributing. Colonial Revival. This two-story brick dwelling has a brick foundation. The roof is cross-gable and shingled with asphalt. The wood windows are double-hung, six-over-six and the wood entry door is a slab with glazing. The side chimney is also brick. There is a combination shed and flat roofed porch with a closed gable which is supported by a continuous brick foundation. There is a full-width porch supported by pilasters and square columns separated by a wooden railings. Decorative details include a slightly recessed entry door and louvered window shutters. The garage is attached to the rear.

119. 129 East 26th Court South. c. 1939. Non-Contributing. Colonial Revival. This two-story dwelling is sided with brick and asbestos shingles. The roof is a side gable and shingled with asphalt. There is a two-story side wing also with a side gable roof and a flat-roofed side wing. The double-hung windows are six-over-six and the entry door is a wood panel glazed. The foundation is brick and the slope chimney is also brick. There is a partial front porch covered by a shed roof which is supported by square columns. Decorative details include louvered window shutters and large bay windows with metal standing seam roofs. There is wooden railing on the side wing flat roof. The garage is in the side wing and is clad in vinyl siding. This building is non-contributing due to alterations.

120. 128 East 26th Court South. c. 1939. Non-Contributing. Minimal Traditional. This cross-gabled one-story dwelling has an asphalt roof and wall materials are wood and rough cut stone. The roof is intermediate and the eaves close. The foundation is stone. The windows are fixed multi-pane with casements, and the wood entry door is panel. The house has front facing gables with weatherboard. The side gable chimney is stucco and stone and the partial porch is covered by a shed roof. The garage is attached. There are several additions. This building is non-contributing due to alterations.

121. 132 East 26th Court. c. 1939. Contributing. Ranch. This one-story dwelling is clad in vinyl and has a side gable roof with asphalt shingles. The foundation is concrete. The wooden windows are double-hung, one-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 52

Riverside Historic Residential District
Tulsa County, OK

over-one. The wood entry door is a panel. The ridge chimney box is brick. The entry door is sheltered under the principal roof. Decorative details include vertical trim around the entry and windows. The garage is incorporated into the house.

122. 138 East 26th Court. c. 1938. Contributing. Minimal Traditional. This one-story brick house is cross-gable with asphalt shingles. The foundation is brick and the wood windows are double-hung, eight-over-eight. The entry door is wood panel. The slope chimney is also brick. The partial porch, supported by a square post, is protected by a shed roof which projects from the principal roof. There is a front gable which contains the integrated single car garage with an overhead door. The roof line is intermediate and the eaves are close. Decorative details include a set of narrow triple windows, and soldier bricks at the eave line.

123. 142 East 26th Court. c. 1938. Contributing. Minimal Traditional. This one-story rough cut stone house has a cross-gable roof with a dropped front gable and is shingled with asphalt. The roof is intermediate and the eaves close. The foundation is stone and the multi-pane windows are fixed. The entry door is a glazed wood panel. The side chimney is stone and there is a partial front porch sheltered by a shed roof which is supported by small square posts. Decorative details include metal porch railings, batten window shutters, and narrow triple windows. The garage is at the rear, attached and covered with stone and vinyl siding.

124. 2667 South Boston Place East. c. 1939. Contributing. Colonial Revival. This one and one-half story dwelling is clad in asbestos siding and has a side gable roof with two wall dormers. There is a one-story gable roofed recessed side wing which contains a single car garage. The foundation is brick and the wood windows are double-hung, eight-over-eight. There are multi-pane casement windows. The wood entry door is a glazed panel and surrounded by reeded pilasters and cornice molding. A partial porch is sheltered by a shed roof supported by square columns. The end slope chimney is brick. Decorative details include reeded trim at the sides of the casement windows.

125. 2663 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick and weatherboard dwelling has a cross-gable roof singled in asphalt. It has a front gable and the windows are wood double-hung, six-over-six configuration. The entry is a wood glazed panel with side lights. The foundation is brick and the end chimney is in the roof slope. The intermediate pitched roof has close eaves. The entry and partial porch is under the gable roof. Decorative details include batten board shutters, a large multi-pane window, with a course of lentil soldier bricks above it. The garage is attached to the side and there is an addition.

126. 2657 South Boston Place East. c. 1940. Non-Contributing. Colonial Revival. This one and one-half story brick and weatherboard dwelling has a side gable roof shingled with asphalt, and has two wall dormers. It also has a side wing. The foundation is brick and the wooden windows are double-hung, eight-over-eight. The entry is a wood panel door. The end slope chimney is brick and the one-story gable front entry is clad in weatherboard and has fluted pilasters, a simple entablature and a half round fan window with a decorative

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 53

Riverside Historic Residential District
Tulsa County, OK

keystone. The gable end slope chimney is brick. Other decorative details include soldier bricks at the junction of the first and second story and dentils at the eave line. There are two large bay windows. The garage is in the side wing. This building is non-contributing due to alterations.

127. 2651 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick dwelling has an overlapping side gable roof shingled with asphalt and a dropped front gable. The foundation is brick and the wood windows are double-hung, eight-over-eight. The wood entry door is a panel. The roof pitch is intermediate and the eaves are close. The entrance is in the side of the front gable and is sheltered by a low shed roof which projects from the principal roof and covers a partial porch which is screened. A slope chimney is brick. Decorative details include diagonal batten window shutters and weatherboards in the of the front gable apex. An addition, where the garage was, has been made to the residence and is clad is asbestos shingles. There is no garage.

128. 2645 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick dwelling has a cross-gable roof with a front gable shingled with asphalt. The foundation is brick and the aluminum windows are double-hung, six-over-six. The wood panel entry door is glazed and there is a side eave brick chimney. The roof pitch is intermediate and the eaves are close. The entrance is in the side of the front gable and is sheltered by a metal awning. There is small partial porch. Decorative details include window shutters, a large fixed picture window with side sliders. Windows have louvered shutters or awnings. A row of soldier bricks decorates the front gable above a large awning. There is a rear attached garage which is clad in vinyl with a double carport in front.

129. 2641 South Boston Place East. c. 1939. Contributing. Colonial Revival. This two-story residence is clad in brick and asbestos shingles. It has side-gable roof shingled with asphalt and a second story overhang. The foundation is brick and the wooden windows are double-hung, eight-over-eight. The entry is a wood panel door in the recessed area under the overhang. The entry is framed by batten board panels on each side. A gable wall chimney is brick. Decorative details include a large fixed multi-pane window with small casements, and metal porch railings. Dentils and soldier bricks are at the overhang, and there are stepped brick brackets at the overhang. There is a large shed roof carport on the side which is sided with asbestos.

130. 2637 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick dwelling has a side gable roof with a dropped front gable roof. They are shingled with asphalt. The foundation is brick and the wood double-hung windows are eight-over-eight and six-over-six. The entry door is a glazed wood panel. The entrance has a partial porch and a principal roof projection provides a cover supported by metal brackets. A slope end chimney is brick. The roof pitch is intermediate and the eaves are close. Decorative details include window shutters, vinyl siding in the gable apex, a large fixed multi-pane window with small casements, and louvered window shutters. The garage is attached at the side and has a single overhead door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 54

Riverside Historic Residential District
Tulsa County, OK

131. 2631 South Boston Place East. c. 1939. Contributing. Tudor Revival. This one-story home is rough cut stone and has a stone foundation. The roof is cross-gable with asphalt shingles. The wood six-over-six windows are double-hung. The entry door is a wood glazed panel and the gable chimney is stone. Decorative details include batten board shutters. The partial front porch has metal railings. There is a shed roof, metal carport at the side and rear additions. There is no garage.

132. 2625 South Boston Place East. c. 1930. Contributing. Colonial Revival. This two-story home is clad in brick and has a side gable roof shingled with asphalt. There is one two-story side wing which is flat roofed. The foundation is brick. The wood double-hung windows are eight-over-eight and the entry door is a wood panel. The entry surround is composed of fluted pilasters, broken pediment and dentil molding. There is a multi-paned transom light above the door. Decorative details include multi-pane wood bowed triple windows with transoms, copper standing seam window shed roofs, lintels of header bricks above triple windows, a belt course of soldier bricks sills at second floor windows, louvered shutters on the windows, metal porch railings and a canvas awning. This dwelling was historically a duplex and is now a single dwelling.

Garage. c. 1930. Contributing Structure. The two car garage is detached at the rear and is brick. The side gable roof is covered with asphalt shingles. The two, single garage doors are overhead, segmented metal panel. The garage has an association with the house in materials, age and appearance.

133. 2619 South Boston Place East. c. 1930. Contributing. Colonial Revival. This two-story rough cut stone and shake shingled home has a side gable roof with asphalt shingles. The foundation is stone and the wood windows are double-hung, six-over-six. The entry door is a wood panel. The residence has a second story overhang and the entry is emphasized with fluted pilasters, entablature and broken pediment. There is a leaded transom light. The stone entry surround extends from the façade and is flush with the overhang. There are two bay windows which also extend to the overhang. Decorative details include brackets under the bay window. This dwelling was historically a duplex and is now a single dwelling.

Garage. c. 1930. Contributing Structure. The one-story stone garage is detached to the rear. The side gable roof is covered with asphalt shingles. The three, single garage doors are overhead, segmented metal panel. The garage has an association with the house in materials, age and appearance.

134. 2611 South Boston Place East. 2004. Non-Contributing. Neo Tudor. This house is a two-story, gable on gable roof which is covered in asphalt shingles. The cladding is dry-laid stone. The entry way is recessed under the principal roof, and the porch area is sided with weatherboard. The windows are fixed, two-over ten, and two over two. The entry door is wood, panel. It has an integrated garage and is non-contributing due to age.

135. 2609 South Boston Place East. c. 1930. Contributing. Colonial Revival. This two-story brick and wood shingled home has a side gable roof shingled with asphalt. The foundation is brick and the wood windows are double-hung, eight-over-eight. The entry door is a wood panel. The residence has a second story

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 55

Riverside Historic Residential District
Tulsa County, OK

overhang and the entry is slightly recessed and framed by a classical pediment with fluted pilasters and entablature. Decorative details include decorative pendants under the overhang, and louvered window shutters. The wood shingles are irregular giving the appearance of roughly split shingles. The stairs to the entry and the small porch are framed by metal railing. The two-story addition to the side continues the same shingle wall cladding. The first and second stories have small porches with railing and square columns. The columns are separated by shallow segmented arches which create a scalloped pattern.. This dwelling was once a duplex and is now a single dwelling.

Garage. c. 1930. Contributing Structure. The one-story garage is detached to the rear and is brick. The side gable roof is asphalt. There is one, one car garage and a two car garage. Both doors are segmented, overhead and metal. The garage has an association with the house in materials, age and appearance.

136. 2601 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick house has a side gable roof shingled with asphalt. The wooden windows are double-hung, six-over-six, and the foundation is brick. There is a small wood shingled front gable containing the entry door which is wood panel and glazed. The exterior chimney is at the side and slope. The roof line is intermediate, and the eaves close. Decorative details include window panel shutters with applied diamond pattern, a soldier brick line at the eave, and fixed multi-pane window with casements. The garage is attached at the rear and clad in shake shingles.

137. 2529 South Boston Place East. c. 1939. Contributing. Minimal Traditional. This one-story brick dwelling has an asphalt cross-gable roof with intermediate slope and close eaves. It also has a polygonal half-tower roof. The foundation is brick and the windows are wood eight-over-eight double-hung. The arched wood panel door is glazed. The exterior ridge chimney box is also brick. The front partial tower is a focal point for the side entry door which has raised brick surround. The tower has narrow grouped leaded windows. An extended principal roof which is slightly flared is supported by a decorative bracket and it protects the entry door. Decorative details include vertical weatherboard in gable end and a low brick wall at the entry. The garage is attached at the side, and covered with vinyl. The dwelling has an addition to the side.

138. 2519 South Boston Place East. c. 1939. Contributing. Colonial Revival. This one-story brick dwelling, with a recessed flat roofed side wing, has a gable roof with asphalt shingles. There are two gable dormers clad in wooden shingles. The foundation is brick and the windows are wood eight-over-eight, double-hung. The wood panel entry door is glazed. The principal roof projects over the front to form a partial porch supported by square columns which extends nearly the facade of the dwelling. The exterior brick chimney is in the gable wall. The gable ends of the second story are finished with wooden shingles. Decorative details include a wooden railing over a one-story side wing and batten board window and entry door shutters. The porch columns are separated by shallow segmented arches which create a scalloped pattern. There is an addition and the two-story garage is attached and recessed to the side and has a shake shingle roof.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 56

Riverside Historic Residential District
Tulsa County, OK

139. 2509 South Boston Place East. c. 1930. Contributing. Tudor Revival. This two-story, brick and stone dwelling has a hipped and gable roof, slightly flared, which are wood shingled. There are three gable dormers. There is a one-story side porch with a shed roof that is supported by wooden posts and brackets on stone piers. The wooden windows are six-over-six double-hung, and are mostly grouped. The entry door is wood panel and the exterior eave chimneys are brick. The foundation is brick and stone and a recessed entry is sheltered by a one-story shed roof addition. Decorative details include group of four windows, arched soldier lintel, extruded mortar joints, and decorative heavy vertical frame trim in the one-story entry area. Other details include white-washed bricks.

140. 2509 South Boston Place East Garage/Apartment. c. 1930. Contributing. Tudor Revival. This story and one-half garage with upper living area is brick. The gable on gable roof is wood shingle. There is a pair of windows in the gable, six-over-six wood. This is a four car garage, with paired wooden board and batten doors, segmented and overhead, and appear as if hinged. The garage has an association with the house in materials, age and appearance.

141. 2305-2307 South Boston Place East. c. 1930. Contributing. Tudor Revival. This two-story, brick and stone duplex has a side gable roof with a front gable and inset shed dormer. The shingles are asphalt and the foundation is brick and stone. The wood windows are six-over-six double-hung and the wood entry door is a panel with glazing. The two gable exterior chimneys are brick. The entry framed by a small side window and decorative large timbers. Decorative details include white-washed brick, random tabbed brick at the entry, extruded mortar joints, decorative heavy beams around windows, simulated hewn siding and a small narrow inset louver with tabbed brick surround and a brick sill. Other details include herringbone brick work, stone façade corners, multi-pane window, and triple window.

142. 2501-2503 South Boston Place East. c. 1930. Contributing. Tudor Revival. This two-story, brick duplex has a cross-gable roof covered by asphalt shingles. The foundation is also of brick. The windows are six-over-six double-hung and the two picture windows have multi-pane casements. The panel entry door is wood and glazed. A small hipped roof with a stand metal seam roof supported by openwork metal posts creates a partial porch. There are gable and eave chimneys of brick. Decorative details include stone façade corners, the metal railing on the porch, boxed window surround, and extruded mortar joints. Other details include white-washed brick, a shed-roofed stone side porch with arched openings, and vent in gable apex. A brick detached garage is to the rear of the dwelling and is shared with 2305-07 South Boston Place East.

143. 2501-2507 South Boston Place East Garage/Apartments. c. 1930. Contributing. Tudor Revival. A brick detached garage is to the rear of the dwelling and is shared with 2301-03 South Boston Place East. This story and one-half garage with upper living area is brick. The gable on gable roof is asphalt shingle. There is a shed dormer with a double hung, two-over-four window. There is a pair of windows in the gable, six-over-six wood. This is a three car garage, with single overhead segmented and glazed wood panel doors. The garage has an association with the house in materials, age and appearance. Decorative details include white washed brick,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 57

Riverside Historic Residential District
Tulsa County, OK

and simulated hewn siding at the gable apex. The garage has an association with the house in materials, age and appearance.

144. 2504 South Boston Place East. c. 1937. Contributing. Colonial Revival. This one and one-half story, brick and asbestos shingled house with a one-story wing, has a side gable roof with asphalt shingles and two wall dormers. The foundation is brick and the wooden windows are eight-over-eight and six-over-six, double-hung. The panel entry door is wood and is glazed. The exterior gable chimney is brick and there is a small shed roof supported by decorative brackets over a small porch which creating a front entry. Decorative details include the railing on the porch and louvered shutters. The two-story garage is attached at the rear and clad with asbestos shingles. Additions have occurred at the rear and side of the residence.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 58

Riverside Historic Residential District
Tulsa County, OK

ARCHITECT/BUILDER (CONT.).

Forsyth, John Duncan, architect
Sabacky, Joseph, architect
Kubatsky, Otto, builder
Campbell, Max W., builder
Criner, W. M., builder
Smedley, Art, builder

Henry, C.H., builder
Hanna, H. E., builder
Sullivan, H. L., builder
Brott, C. W., builder

SUMMARY

The Riverside Historic Residential District in Tulsa, Oklahoma, is eligible for the National Register of Historic Places under Criterion A for its community planning and development significance. The neighborhood developed over a nearly forty-year period during the height of the oil related expansion of the city, and for a period after World War II when established suburbs were filling with newer housing. It is a neighborhood district which expected residents to own and use automobile transportation, but it is situated close to the town's original town plat.

It is also eligible for the National Register under Criterion C for its architectural significance as an upper middle-class neighborhood dominated by Eclectic Revival styles and Minimal Traditional houses which are representative of national and local architectural taste during time periods in which they were constructed. While these were popular elsewhere in Tulsa, Riverside has excellent examples of these house types, and they demonstrate the shift in popular taste for housing styles as the community and the nation faced hard times, World War II and the 1950s.

HISTORIC BACKGROUND

Tulsa's early history is tightly aligned with the displaced Native Americans emigrants who arrived in the area from states such as Florida and Alabama in the 1830s. Groups sometimes shared lands such as the Creek and Seminole who lived in the area between the South Canadian and Cimarron Rivers. The Creek rebuilt their traditional communities in the Tulsa area after being driven from their homes. One community they reestablished was Tallasi, a settlement along the Arkansas River, which eventually became the city of "Tulsa." By 1878, a post office was established in "Tulsey" Town. With the arrival the railroad in 1882, Tulsa began to grow as a ranching community that included residents who were Creek, mixed blood and white and Tulsans shipped thousands of cattle eastward on the Frisco Railroad. Though still somewhat a settlement community in nature, the town was platted in 1897 and incorporated in 1898. The original town plan was skewed to align with the Frisco tracks (see Figure5)¹⁴ Within six months of incorporation, Congress passed Curtis Act which

¹⁴ As land was annexed to Tulsa, however, platting occurred along the north/south cardinal points, rather than the skewed railroad alignment. The plat is from Donald A. Wise, Bird's-Eye View Prints of Oklahoma Communities, 1877-1918, (Tulsa, OK: Gilcrease Museum, c. 1986), 41.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 59

Riverside Historic Residential District
Tulsa County, OK

terminated all tribal governments and provided for the disposal of all their lands, which signaled the loss of their control over their adopted western lands.¹⁵ As land ownership changed hands from the Creeks to others, the large ranches were broken up and previous owners turned to opening businesses or farming and the cow town days of Tulsa were over.¹⁶

There was probably no more important event in Tulsa's history than the discovery of oil in 1901. The town was then a rather small community of about 1,390 residents. The first oil well, located in Red Fork, was just across the Arkansas River from Tulsa, but its location put Tulsa in the center of the oil boom. In 1905, the Glenn Pool strike added to Tulsa's value as *the* centralized business location where one could get leases, obtain bank loans, hire drillers and find equipment for the oil fields. The Missouri, Kansas and Texas (Katy) (1903), Midland Valley (1903), Frisco (1904), and Atchison Topeka and the Santa Fe railroads (1905) brought their tracks into Tulsa and the city flourished, as the oil companies did.¹⁷

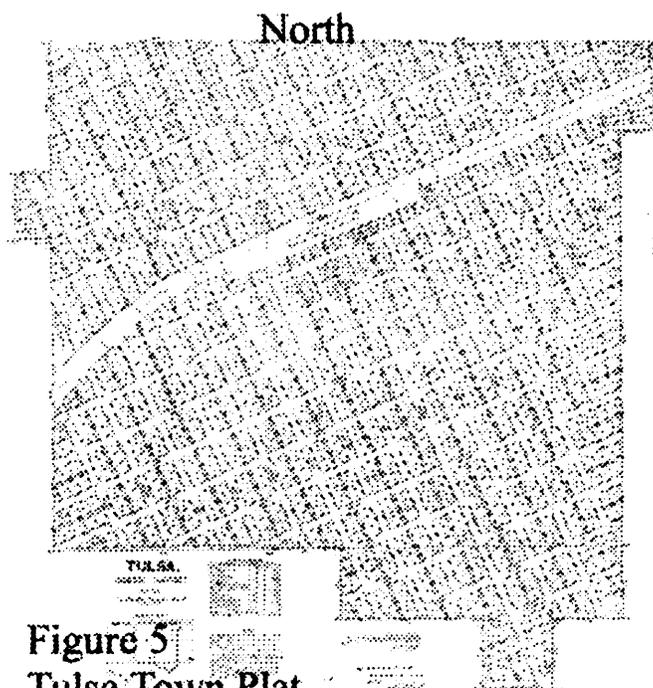


Figure 5
Tulsa Town Plat

Tulsa grew wildly in ten years as the population in 1910 reached 18,182. Even by 1904, the town had outgrown its original plan and to reach the oil fields in Red Fork and west Tulsa, a toll bridge was constructed over the Arkansas River in 1904.¹⁸

Oklahoma, assisted by the growth of Tulsa, was granted statehood in 1907. Such growth created demand for goods and services, housing and city infrastructure. Tulsa experienced a building boom in hotels, office buildings, and a strong demand for residences. For a period, oil worker homes were tents, or shacks and sheds. Some companies built temporary company towns of tents and eventually houses to help and keep their workers.

In 1920, the population reached 72,075. By 1930, it had nearly doubled to reach 141,258 as it became the second largest city in Oklahoma.¹⁹ Tulsa's leadership group worked to bring other oil company interests into the community and it was successful. Companies such as Texaco, Gulf Oil, Prairie Oil (a J.D. Rockefeller

¹⁵ Goble, Danney. Tulsa: Biography of an American City. (Tulsa, OK: Council Oaks Books, 1997), 26-37, 46; also see Cynthia Savage. National Register Nomination for Yorktown Historic District. On file at the Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma. 2002, 91.

¹⁶ Debo, Angie, From Creek Town to Oil Capital (Norman, OK: University of Oklahoma Press, 1963), 85.

¹⁷ Goble, 58.

¹⁸ Debo, 84, 87.

¹⁹ Savage, 92.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 60

Riverside Historic Residential District
Tulsa County, OK

company), Standard, Sun, Sinclair, and Skelly, and a host of other companies of various sizes such as Roxana (a branch of Royal Dutch and Shell) were involved in the state's oil industry building pipelines, or as suppliers or producers. Families associated with these companies moved to a logical place associated with the industry – Tulsa, which declared itself to be the oil capital of the world. Success within a community draws new residents, and Tulsa's success attracted people from all over the United States; those who believed they could improve their lives.²⁰ When a million dollars per month was being spent on building construction downtown in 1927, it was easy to make such assumptions.²¹

The Great Depression affected Tulsans as it did others in the nation. When oil was discovered in Texas and elsewhere, Tulsa also had another significant problem because of its one industry dependence. With an oversupply from wells in both Oklahoma and other states, prices fell in 1933. Residents in working class neighborhoods suffered the most during these hard times such as those in West Tulsa, or in the Black community. Without jobs in the troubled oil economy or in jobs as butlers, porters, yardmen, maids, nannies, and laundresses for the white community, many families lived in troubled conditions.

The depression, problems with the supply of oil, and low prices did bring regulation to the oil industry. Working with F.D. Roosevelt, oil producing states finally agreed to extract oil based on projected need, and that they would pro-rate oil production among various oil companies. This agreement stabilized the oil market between 1934 and 1940 and kept overproduction from financially ruining the industry. While some families associated with the oil companies fared better toward the end of the '30s after the production agreement was completed, some left the oil business and the population of Tulsa stagnated. By 1941, Tulsa had remain has almost the same number of residents that it did in 1930 – 142,157.²²

When World War II began abroad, its effects on the economy helped bring the nation out of the Depression but prior to Pearl Harbor, most defense related contracts went to the east and west coasts. Recruiters lured away workers from Tulsa initially. The city's shortage of working-class homes did not help since companies had no place to house workers. In 1941, however, Tulsa was chosen as a potential site for Douglas Aircraft Company for the production of bombers, and by 1942, 15,000 were employed. By 1945, about 42,000 were employed in non-oil related manufacturing which signified the end of a dependence on a single economy of oil.²³ By 1945, Tulsa was among the top three cities strongly affected by wartime industrial expansion and by 1945, the town's population was 185,000.²⁴

Following the end of the War, Tulsa enjoyed prosperity once again as consumers bought what they could not during war restrictions, such as houses. Consumer demand helped stimulate industrial development. Further boosting the city's economy was the continued spending by the Federal Government on military-related industries during and then after the Cold War. The variety of industrial activity helped continue Tulsa's growth

²⁰ Goble, 91.

²¹ Federal Writers Project. Tulsa: A Guide to the Oil Capital. (Tulsa, OK: Mid-West Printing, 1938), 44.

²² Savage, 92.

²³ Goble, 167-171.

²⁴ Savage, 93.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 61

Riverside Historic Residential District
Tulsa County, OK

through the 1950s and 1960s.²⁵ As it did, automobile allowed residents to live further and further away from the central city. The rise of shopping centers and parking, provided a convenience with which the more pedestrian downtown could not.

HISTORIC SIGNIFICANCE

Native Americans, Ranching and Railroads (1830s to 1900).

The area known at the Riverside Historic Residential District during this period belonged to Native Americans. In 1852, the United States granted the land to the Creek Nation and the Lochapoka Creek established homes, farms, early schools and engaged in commerce. Under the Dawes Commission, the historic district area was allocated to Moses Coney. In 1900, Mr. Coney described this property and that there the one house on the allotment when he received it and it belonged to John Perryman, one of Tulsa's early families with a diverse background which included Creek ancestry.²⁶

Early transportation was difficult until the railroads arrived. The Atlantic and Pacific Railroad, the east/west railroad franchise, (reorganized as the St. Louis and San Francisco, or Frisco) reached near Tulsa in 1882 and it allowed the exploitation of native grasses by both Native Americans and incoming whites through ranching. An unbroken string of massive ranches lay to Tulsa's southwest and east, with many thousands of acres leased to out-of-state cattle companies. With the arrival of the railroad, which was critical to the ranching industry need to ship entire herds east, the once small town of tent structures and rough residents began to transform its built environment into more substantial wooden structures.

Along with the Frisco, the Missouri Kansas and Texas received a franchise for a north/south line after the Civil War, but it did not reach Tulsa until 1903. The Midland Valley Railroad laid tracks in Tulsa in 1903, and its track bed eventually would become the eastern boundary of the Riverside District. In 1905, the Santa Fe Railroad recognized the value of Tulsa for transportation demands, and it arrived in Tulsa in 1905 as the town was experiencing a growing oil economy.

The influx of new families brought churches, schools and Tulsa's eventual incorporation as a city. While some Native Americans resisted the rising importance of Tulsa, others did not. The sale of city lots began in 1902, lots whose orientation was the railroad.²⁷

Normally, town streets were laid out by compass points as was the land survey, by Section, Township and Range. The plat's firm attachment to the railroad's northwest-southeast direction further emphasized the significance of the railroad to the town. With the tracks hugging the downtown core, until bridges were built

²⁵ Ibid, 93.

²⁶ Simmons, 23. Copies of these Department of Interior Records from the Muskogee Land Office are at the Tulsa Urban Planning Department in the research notes for the Intensive Level Survey of the district. They are unpagged and not cited.

²⁷ Goble, 33-47.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 62

Riverside Historic Residential District
Tulsa County, OK

over them, the railroad dominated commerce, movement through town, as well as communications with the surrounding area. Railroads were a thread of vitality for Tulsa and connected it to the outside world for many years. They still organize the city landscape somewhat today and claim an importance by location that has, in actuality, given way to the automobile.

An outgrowth of rail development was early trolley service. In July of 1906, with only a few paved roads within the city limits, trolley service began in Tulsa. By the end of that year, service was offered along Main, Third, and Fifth Streets. The service concentrated primarily on downtown and in an area just south of downtown at a time when the city was located mostly between railroads on the north and east and by the Arkansas River on the west.²⁸

The first company to institute trolley services was the Tulsa Street Railway (TSR).²⁹ The availability of mass transportation such as the trolley line, made it possible to live in the newer developing subdivisions which were expanding Tulsa's city limits. Without it, those workers who did not drive had to live near work, walk to work from a distance or find a means of transportation.

Population Figures for Tulsa³⁰

1900	1910	1920	1930	1940	1950	1960
~1390	18,182	72,075	141,258	142,157	182,740	261,685

A One Industry Town – Oil (1901-1930)

The history of the oil industry is tightly integrated into the history of the Riverside district. While most early settlement communities populate slowly over time; Tulsa did not. With a slowly growing population, lots in early additions remained available for the construction of new houses over decades, but Tulsa was different. Much like the California Gold Rush, the town experienced an "Oklahoma Oil Rush" of new residents after 1901, and by 1912, Tulsa became the leader among oil-producing communities in Oklahoma.³¹ The need for housing was tremendous so instead of taking decades to grow, the demand for housing overwhelmed the availability of building lots in the original town plan. By 1904, the town had already outgrown itself, and by

²⁸ On a 1922 subdivision map of the general vicinity, it appears that the street car may have reached as far south on Main Street as 18th Street. The map was included in research notes for the Intensive Level Survey of the district. They are unpagged and not cited.

²⁹ "Tulsa's Historic Preservation Resource Document." Tulsa Preservation Commission and the City of Tulsa's Urban Development Department. Ed., Kent A. Shell. (Tulsa, OK: September 1997), 25.

³⁰ Morris, John W, Charles R. Goins, and Edwin C. McReynolds. Historical Atlas of Oklahoma, (Norman, OK: University of Oklahoma Press, 1986), 83.

³¹ Goble, 56.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 63

Riverside Historic Residential District
Tulsa County, OK

1918, a Bird's Eye View of Tulsa shows that the town had by then incorporated land west to the Arkansas River, about six blocks north, and approximately 12 blocks east and south of the town plan.³²

Of all the historic neighborhoods noted in Tulsa's Historic Preservation Resource Document, approximately two hundred twenty-five plats were filed between 1900 and 1949. Of those plats, thirty-five or about 16% were filed between 1900 and 1910, and one hundred seventy-nine, or about 80%, were filed between 1910 and 1930.³³ During this twenty year period, the population ballooned from 18,182 to 141,258 residents. Many of the plat developers sold lots to either to home owners, or occasionally builders who built homes for the working classes, such as in the Yorktown neighborhood. Other neighborhoods, such as the proposed Riverside District were marketed to upper and upper middle class families.

The interest and growth of subdivisions even before 1900 was an established value in the United States, not just in Tulsa. The plethora of city additions fit into early 20th century residential patterns nationally. A proper home for the ideal family had been a well-developed cultural value held long before Tulsa's subdivision rush. From about 1870 to 1900, national values about the ideal home and lifestyle had well crystallized: homes should be single family, should be located away from the city core and freestanding on some amount of land.³⁴

The Riverside Drive plat was filed by Patrick J. Hurley and his wife Ruth on May 13, 1920. Even before the plat was official filed, advertisements in the May 12th Tulsa Tribune touted its lots with views and graded roads (Figure 6). Other ads noted the availability of graded or established roads, "80 acres restricted", large lots that would ensure beautiful homes, and that it was directly south of Stonebraker Heights, the desirable place to live during the nineteen-teens (see Figure 7).³⁵ The Hurleys amended their plat before the end of the year and extended Boston Avenue to the property boundary at 2800 S. Boston Avenue (excluded in the district area), and further divided blocks 15 through 18 to provide more land for the Hurley's home at 2700 S. Boston. The amendment also provided medium lots in block 15 and eliminated block 18.

³² Wise, Donald. A. Bird's-Eye View Prints of Oklahoma Communities, 1877-1918. (Tulsa, OK: Gilcrease Museum, c. 1986), 40.

³³ Land annexations Tulsa has made have not been listed or mapped, but the number of plats per decade helps demonstrate the rate of suburb expansion. The listings of the plats for each neighborhood in the Tulsa's Historic Preservation Resource Document provided the numbers.

³⁴ Sies, Mary Corbin. "Toward a Performance Theory of the Suburban Ideal, 1877-1917," Perspectives in Vernacular Architecture, Vol. IV. (Columbia, MO: University of Missouri Press, 1991), 199. Also see, Historic Residential Suburbs, 52.

³⁵ Tulsa Tribune, May 9 and 13, 1920. Stonebraker Heights, according to a 1983 Subdivision List, published in Tulsa by City Map Service, began just south of the original town plan at 16th and Elwood and ran south from this location. The area subdivision map is at the Tulsa Urban Planning Department in the research notes for the Intensive Level Survey of the district. They are unpagged and not cited.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 64

Riverside Historic Residential District
Tulsa County, OK

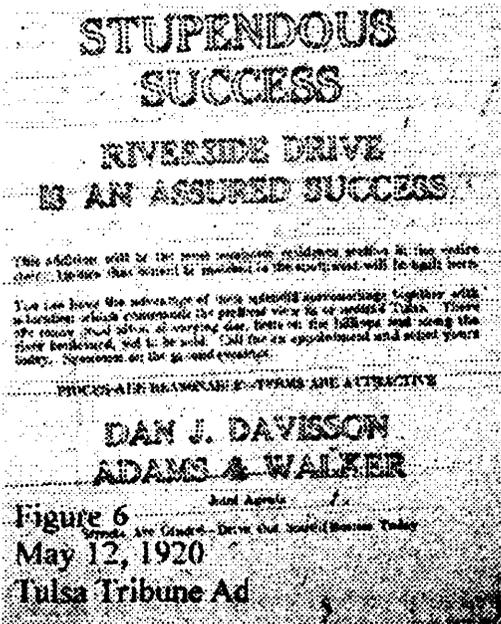
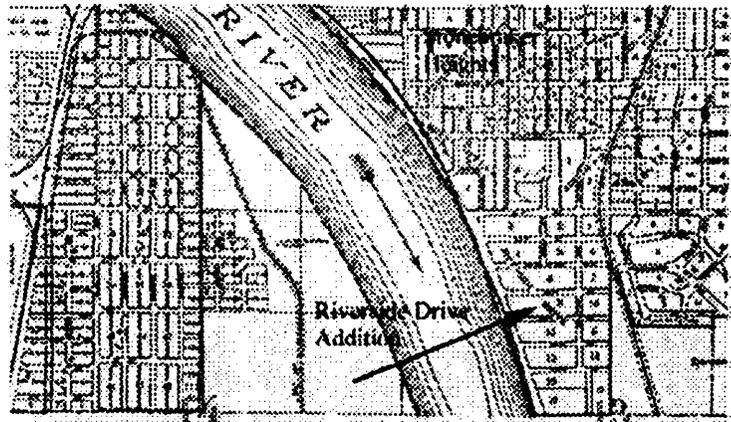


Figure 6
Riverside Ave Grade - Drive that would become Tulsa
May 12, 1920
Tulsa Tribune Ad



Tulsa on January 1, 1922.
Figure 7
Riverview Neighborhood

Hurley, the principal behind the new addition was a lawyer, a politician, and a real estate investor and he built a large house at 2700 South Boston Avenue. He sold his interests in the addition in 1923 to the insurance, real estate, and brokerage firm of Farmer and Duran who established ownership through the Sunset Gardens Company.³⁶ The firm began marketing and selling the lots to the Tulsa community in 1924, as “the most magnificent piece of ground any where around Tulsa for a really fine residential district.” The brochure, called “Riverside Drive, The Distinctive Addition of Tulsa,” claimed the addition an elite area, a “blue ribbon district” closely located near downtown for those interested in refinement, and for leaders in social and civic affairs. The brochure they produced was filled with sketches of houses that had already been built as examples of housing hopes and expectations (see Figure 8).³⁷

Farmer and Duran amended the Riverside Drive plat again in 1923. This amendment expanded lots in block 5, re-subdivided blocks 12, 13, and 15 into smaller lots, and reconfigured block 14 to make larger lots. They

³⁶ Arthur Farmer was also president of Sunbeam Petroleum Company, and director of various other businesses. See Clarence B. Douglas. *History of Tulsa*, Vol. 3, (Chicago, IL: Clarke, 1921), 183. The firm was also instrumental in developing several other subdivisions such as Sunset Park (1916), and Sunset Terrace (1923), in the Maple Ridge neighborhood. Farmer’s residence was at 2222 South Madison Avenue, in Sunset Park.

³⁷ This 1924 promotional brochure on the addition has been reproduced by the AIA Eastern Oklahoma, Harwelden Carriage House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 65

Riverside Historic Residential District
Tulsa County, OK

made a final amendment in 1924 which reconfigured blocks 5, 8 and 9 into larger lots. Today, lots 5 and 8 have multi-family dwellings which are outside the district.³⁸

Oil men, bankers, merchants, and lawyers were some of the businessmen who first settled in the Riverside Drive neighborhood. Prominent settlers included Clarence J. Wright (attorney), Harry Sinclair and P. J. White (Sinclair Oil), Robert McMann (McMann Oil), Joseph Sanders (Sanders Oil and Gas) and Flint Moss (attorney). Not to be too particular or elite though, Sunset Gardens Company placed an ad in the Tulsa Tribune, June 22, 1924, noting that the addition was ideal for good homes, large or small.

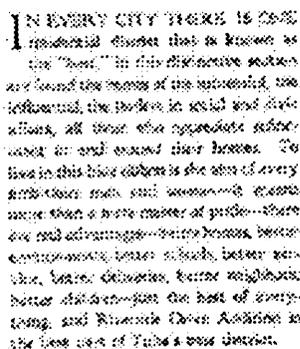


Figure 8
Ad from "Riverside Drive
The Distinctive Addition of Tulsa"

While Hurley and his wife had begun the developing process for populating Riverside area with mostly large and expensive homes such as their own (2700 South Boston Avenue), it appears that Farmer and Duran changed tactics to sell more lots (with the plat revisions), or perhaps they wished to receive a larger or quicker return on their investment. They were competing with other emerging elite neighborhoods such as the Maple Ridge area and parts of which were platted in the late nineteen-teens and continued during the same time period as Riverside Drive Addition.

Farmer and Duran did everything to ensure success selling lots. In 1925, they along with the Tulsa Tribune sponsored a contest in home design to stimulate the building of moderate cost houses in the Riverside neighborhood. The rationale was that such as contest would "advance the standard for the design and construction of moderate-priced homes," and that Farmer and Duran saw the

opportunity to dot the addition with attractive new homes.³⁹ This idea of moderately priced and sized houses was evolving nationally as movement that favored these criteria. From 1910 to about 1945, "Better Homes Week" competitions were held nationwide which featured the work of architects whose small house designs helped influence national style tastes, particularly for the Colonial or Mission/Spanish Revival house. Probably the most popular small house was, however the Tudor Revival.⁴⁰

The results were written about in the Building Age National Builder and Builders' Journal in January, 1926.⁴¹ The Eclectic revival style houses in Tulsa followed national trends. The houses which won distinction in this contest are at 118 E. 24th Street (Photo 36), 25 E. 26th Street (Photo No. 34), 26 E. 26th Street, 109 East 26th Street (Photo No. 30 and 32), 116 East 26th Street (Photo No. 29), 10 East 26th Street, and the prize winner at

³⁸ Simmons, David A. Intensive Level Historic/Architectural Survey of the Riverside Neighborhood, Tulsa, Oklahoma. Prepared for the Tulsa Preservation Commission, May 15, 2003, 23-24.

³⁹ Wheeler, Crawford. "Stimulating the Building of Moderate Cost Homes in Progressive Oklahoma. The Story of the Tribune-Riverside Prize Home Contest," 89-95. Wheeler was associate editor of the Tulsa Tribune.

⁴⁰ Historic Residential Suburbs, 59.

⁴¹ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 66

Riverside Historic Residential District
Tulsa County, OK

122 E. Woodward (Photo No. 2). The houses had to cost no more than \$12,500. A total of sixteen houses, however, were entered by builders.



Sketch of the winning house at 122 East Woodward, and Photo No. 2 of the house today.



Sketch of the 5th Place Winner at 25 East 26th Street, and Photo No. 34 of the house today.

The district has mixed housing both large and houses such as the Mayo house at 2301 South Boston or the more modest contest houses. Regardless whether large or small, about half of the Riverside Drive lots had houses by 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 67

Riverside Historic Residential District
Tulsa County, OK



Photo No. 37, 2301 South Boston Avenue

An important part of subdivision development was availability of transportation from subdivision or outlying areas to city core. While Tulsa had a trolley system had started in 1907, and continued to thrive through the early 1920s, competition from jitney cars, taxis, and the private automobile led to its decline and a replacement with busses in 1935.⁴² The 1911 Sand Springs and the 1918 Sapulpa interurban railroads however, brought workers into to Tulsa. The Sand Springs interurban left Tulsa every twenty minutes and in 1923, carried 3.7 million passengers.⁴³

In Tulsa County, roads had not been legal to plat until after statehood, so it has been difficult to maintain or improve the roads that existed. It was not until 1916 that voters passed a bond to upgrade and construct, and hard surface roads in the county. Most of the work was not completed even by 1920 when there were still only about 78 miles of hard surfaced roads within the entire county.⁴⁴

It was apparent in growing traffic in Tulsa demanded more streets, so in 1921, Tulsa planned a boulevard system which added several parks to the community. Main streets were to be upgraded as part of a plan that included Memorial Drive, now Riverside Drive. Along the drive, for beautification, the city planted trees for every Oklahoma soldier who had been killed in France during the Great War.⁴⁵

Traffic on the 11th Street bridge was so heavy in 1928, that the 21st Street bridge was constructed to help relieve congestion. In the Riverside District, cars were expected to be part of daily life. Within the Riverside

⁴² "Tulsa's Historic Preservation Resource Document," 25. Also see Tulsa, A Guide to the Oil Capital, 40.

⁴³ Everly-Douze, Susan. Tulsa Times: A Pictorial History: The Boom Years. (Tulsa, OK: World Publishing Company, 1987), 88-89.

⁴⁴ Douglas, 587, 633-34.

⁴⁵ Ibid., 587-8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 68

Riverside Historic Residential District
Tulsa County, OK

neighborhood, garages were at nearly every home; there were curb cuts from the streets to driveways that sometimes that served porte cocheres, and garages at the rear of the properties. This neighborhood was not dependent on public transportation and automobile usage was high. Tulsa was one of many cities in which the number of personal vehicles climbed upward toward the number of licensed drivers before World War II.⁴⁶

Knowing how construction was financed prior to the Great Depression helps explain housing patterns in Tulsa's 1920s subdivisions. Around 1900, most people paid outright for their homes instead of financing them. Mortgages for those with less cash were available only for a short term and holders had to renew them every three, five or sometimes ten years. If mortgages were renewed often, the holder could be subject to changes in the money market, which is what happened during the Great Depression. When there was no money available for lending from banks or savings and loans, mortgage holders were foreclosed. They found themselves unable to renew their mortgages or make the final large payments which would have allowed them to keep their homes. It was not uncommon for people who had their homes mostly paid for to lose them in foreclosure under these circumstances.⁴⁷

If one could get a first mortgage, they were still less than fifty percent of the value of the property so the amount of up-front cash required was still substantial. This made it difficult to undertake financing a complete subdivision unless you owned the property to begin with. If those subdividing had to buy land, they would do so with cash or a short-term mortgage but they could not afford to hold the property and invest in housing too, which may have been the case for Farmer and Duran as they changed lot size for more moderate houses. Since those selling lots were generally responsible for installing sewer and water, roads and street, lights, their investment was already substantial without building houses. Farmer and Duran noted in their promotional brochure that Riverside Drive their investment in sewers, curbs and paving; improvements that apparently were not available when Riverside Drive was first platted.⁴⁸ Lots were most frequently sold to prospective owner-residents, who would then contact a builder, or sometimes speculators would build houses to sell, or sometimes builders who could afford to do so would purchase a few parcels, building only a few houses at a time.⁴⁹

Such small speculative or income generating ventures did occur in Riverside Drive and Riverside View additions. At 2101 South Boston Avenue, for example, there is a complex of garden apartments built in 1926. Patrick Hurley financed duplexes at 2501-2503, and 2505-2507 South Boston Place.

⁴⁶ Goble, 252.

⁴⁷ Historic Residential Suburbs, 29

⁴⁸ "Riverside Drive – The Distinctive Addition in Tulsa." Because it had been four years after platting, Farmer and Duran felt the need to explain the slowness with which the addition developed. They explained that "the delay in getting Memorial Drive (Riverside Drive) and Cheyenne Avenue open to the property was the prime cause of delay in development."

⁴⁹ Historic Residential Suburbs, 26.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 69

Riverside Historic Residential District
Tulsa County, OK

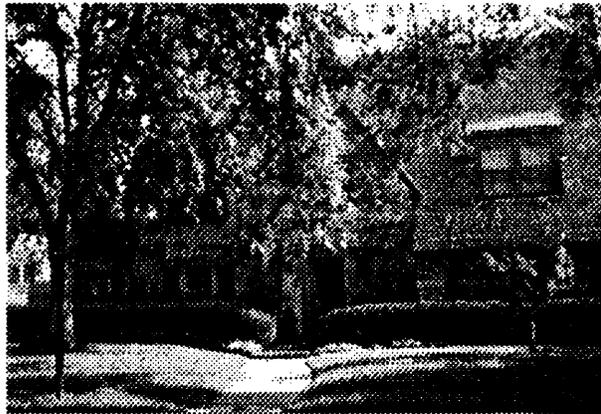


Photo No. 11, 2505-7 South Boston Place

Several more duplexes were built along South Boston Place, for example at 2625 and 2629, although these have been converted now into single family dwellings.⁵⁰

Regardless, it took cash or the creative use of mortgages for home buyers to find adequate financing. Sometimes individuals would put a down payment on a lot with a mortgage and, after paying off the lot in several years, they would use the lot for collateral for a mortgage to construct a house. But this meant subdivisions would usually take some time to fill completely with houses.

Great Depression and World War II (1931-1945)

The Federal Housing Act, passed in 1934 during the Great Depression, changed the financing and purchasing of homes. Meant to stimulate employment in the building industry, its provisions made long-term amortized mortgages with low down payments possible to both home owners and builders. It also allowed income tax deductions for mortgage payments. With insured deposits in savings and loans (FSLIC), financial institutions were less reluctant to lend money for mortgages lest they jeopardize their depositors' money.⁵¹ This encouraged large scale projects such as neighborhood subdivisions. Down payments decreased from more than thirty percent of the project to about ten percent. After the Federal Housing Administration came into being, mortgage interest rates also dropped.⁵² In the Riverside District, between 1935 and 1939, in only five years, forty-one houses were constructed (about 30%), which is partially the result of the Federal Housing Act. All combined, by the time World War II started, these conditions encouraged more and more Americans to consider home buying.

⁵⁰ Residents of these homes, which are now single-family, related their past as duplexes.

⁵¹ Mitchell, J. Paul. "The Historical Context for Housing Policy." Federal Housing Policy and Programs, Past and Present, edited by J. Paul Mitchell. (New Brunswick, NJ: Rutgers – The State University of New Jersey, 1985),

⁵² Goldfield, David R. and Blaine A. Brownell, Urban America: A History, (Boston, MA: Houghton Mifflin, 1990), 343.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 70

Riverside Historic Residential District
Tulsa County, OK

Another effect caused by FHA was its minimum and small house program. It emphasized five house types as part of publication, "Principles of Planning Small Houses," published in 1936. Each house plan stressed avoiding nonessential spaces, picturesque features and unnecessary items that would add to cost. The designs were based on principles of expandability, standardization and variability. These simple, one-story "minimum" houses were a starting point for multiple variations including simple stylistic appointments, which are seen in the district's Minimum Traditional styles.⁵³

While the FHA was very successful at changing suburban development, at the same time it also was responsible for encouraging restrictive covenants to maintain homogenous populations within subdivisions. These were upheld and became a norm in even though in 1948 the U. S. Supreme Court determined restrictions based on race were unenforceable.⁵⁴ Discrimination in housing effectively continued until the Civil Rights Act of 1968, which effectively forbid discrimination in the sale or rental of practically all U.S. housing.⁵⁵

The district's second plat was registered just at the beginning of the Great Depression, in April 1929, by the Tulsa Exchange Company and it was called the Riverside View addition. This plat added six irregularly shaped blocks and Boston Place, 26th Court, and a cul-de-sac on 24th Street to the area between the Midland Valley Railroad bed and Riverside Drive (see Figure 4). The landowners associated with the plat were Jeff Nix, J. M. Maurer, Elizabeth Harber Smith, Fay Johnson, Paul Edwards, and J. A. Chapman.

This plat came with an attached covenant, restricting lot splits (other than those designated on the plat), dictating setbacks for houses and garages, height requirements, size of garages, size of first floor square footage, restricting residents to Caucasian residents (except for domestic servants), prohibiting moved structures. The covenant also dictated minimum cost of houses constructed in the subdivision. As noted, restrictive covenants such as those for Riverside View addition which included race were not unusual at the time.

This plat was filed not only at the start of the depression, but perhaps even more importantly it was a period when overproduction significantly depressed the oil industry. These conditions are reflected in the number of houses built in both additions when in the first years of the decade, few houses were built. After the oil economy stabilized in the later years of the 1930s, housing starts began again so that by the beginning of World War II, the district was three-fourths filled with houses. Several empty lots may have also been sold as owners planned and saved to begin construction.

Residential construction during the war stopped as building materials were channeled into the defense industry's needs. As the break in construction began, the community refocused its interests in helping with the war effort. While in the war's earliest days, most war production was located on the east or west coasts, the oil related industries made Tulsa attractive for defense plants. Machinery needed for oil equipment was in place

⁵³ Historic Residential Suburbs, 60-62.

⁵⁴ http://www.cr.nps.gov/NR/publications/bulletins/01workshop/sub_landsc.htm Suburban Landscapes: The Federal Housing Administration's Principles for Neighborhood Planning and the Design of Small Houses.

⁵⁵ Mason, Joseph B. History of Housing in the U.S., 1930-1980, (Houston, TX: Gulf Publishing Co., 1982), 135.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 71

Riverside Historic Residential District
Tulsa County, OK

and could be adapted to production of war materials. Defense workers swarmed to Tulsa.⁵⁶ Many of these industries converted to peace time industries as the war's short supply of goods prevented people from consuming so that by the end of the war there was substantial pent-up demand for housing and a supply of money.

There are some slight differences in the subdividing of Riverside Drive and Riverside View additions which should be noted. While both additions were platted by locals, a standard practice during the 1920s, Riverside View depended upon a number of interested parties, the Tulsa Exchange Company, rather than a single investor such as Patrick Hurley or the firm of Farmer and Duran. The differences between these two were also seen elsewhere in the United States, but more often after World War II than before. Before the war, subdivisions such as Riverside Drive and Riverside View were usually small local endeavors rather than large housing developments encouraged by the federal government in their planning documents.

Dispersed Tulsa and an Economy of Aircraft Industries (1946-1960)

The defense industries that Tulsa had nurtured during war times, converted into peacetime industries. For example, Spartan School of Aeronautics trained mechanics in the United States and from other nations; Douglas Aircraft continued building bombers, as well as Nike, Thor and Minuteman missiles. Douglas merged with McDonnell Aircraft in 1967 and grew even more in size. North American Aviation arrived in 1962, and American Airlines began concentrating all its maintenance operations in Tulsa in 1950. These production and manufacturing giants, along with the side industries that supported them, made Tulsa the state's leader in manufacturing.

The war was also a boon to builders. They learned new skills during the war to build faster and at less cost. They learned to use prefabricated products, heavier and more efficient power tools, prepackaged windows and doors and factory built cabinets. They embraced new building products such as asphalt shingles (which dominate roofing choices in the Riverside District now). When the war was over, they were ready to build more standardized houses with mass produced and prefabricated components.⁵⁷

Such growth in the aircraft industries meant that demand for housing stock grew once again, and developers responded by platting new subdivisions further away from the city center. The rise in automobile use aided the spread of Tulsa, particularly to the south and east. Tulsa was dispersing outward into a town of many parts. With shopping centers such as Utica Square begin to appear in May 1952, they offered a highly sought after amenity – parking and drew consumers from the nearby neighborhoods who began to avoid shopping downtown. Other shopping centers followed and as housing areas continued to move outward, strip malls added to shopping with convenience and served the customer with an automobile. As the transition from town center to dispersed community occurred, the city core began to see mostly office buildings left. In the later 1960s, the rest of the decade would be spent by succeeding mayors adjusting and reacting to a community of residents who might work in the town core, but who, in essence, lived and shopped somewhere else.

⁵⁶ "Tulsa's Historic Preservation Resource Document," 28.

⁵⁷ Mason, 46-47.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 72

Riverside Historic Residential District
Tulsa County, OK

For the Riverside District, there were some building lots without houses after the war's end. Of the remaining thirty-seven lots, eighteen houses were constructed from 1945 and 1956.

Many of the other houses were Minimal Traditional and Ranch styles, as architectural tastes again evolved when owners chose to move from the more compact houses of the 30s and 40s to the single story larger Ranch style which incorporated garages. The Ranch house would become the popular house of the 50s elsewhere so its construction in the district was possible on larger lots. The district remained attractive to new residents because of location and its distinct neighborhood identity, directly the World War II and through the 50s. In 1967, only two new houses were constructed but fifteen were added in the 1980s and 1990s.

The Riverside Historic Residential District has a history closely tied to the history of Tulsa's community planning and development, especially during its heyday as an oil community when its population doubled between 1920 and 1930. The growth and oil created wealth. Even during the 1930s depression days, construction continued in the district, especially toward the end of the decade when oil prices had stabilized and those in the business had either left during the oil depression in the early 30s or had hung on and prospered. The neighborhood was born when the city spun outward with a spiral of subdivision growth, as developers tried to fulfill the demand for single family residences. Tulsans wanted an ideal home and lifestyle in a residential neighborhood; this crystallized cultural value was shared by the nation and is represented in the Riverside neighborhood. The Riverside District remains an attractive place to live because of its maturity, landscaping and settled neighborhood feel. The hopes that Farmer and Duran had for the neighborhood appear to have been mostly fulfilled.

Riverside Drive is only one and one-half miles from the heart of the business district.... [there are] no traffic problems, no railroad or car tracks, no bridges or subways, just a pleasant drive down wide, shaded, quiet streets.⁵⁸

ARCHITECTURAL SIGNIFICANCE

In addition to the district's significance under Criteria A, it is also significant under Criteria C for an outstanding group of Eclectic Revival and Minimal Traditional houses. The district is dominated by Eclectic architectural styles: Colonial Revival examples number thirty-eight, Tudor examples number thirty-seven, and Mission/Spanish Colonial Revival examples number thirteen. These styles nationally can be found generally from before 1900, to the 1920s for Mission/Spanish Colonial; to the 1940s for Tudor Revival; and to the 1950s for Colonial Revival. A number of these houses were designed by noted local architects.

The Eclectic movement draws on a spectrum of architectural tradition from Classical, Medieval, Renaissance Classical and even Modern for inspiration. The Eclectic movement stresses relatively pure copies of these traditions as originally built in different European countries and in the New World colonies. While the movement appeared first in houses for wealthy clients in the 19th century, after World War I, fashions in

⁵⁸ Riverside Drive – The distinctive Addition of Tulsa

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 73

Riverside Historic Residential District
Tulsa County, OK

domestic architecture shifted to these period styles. Changes in construction technology are partially responsible as they allowed for brick, stone and stucco to be applied as a façade over wood-frame construction. This technological change, in turn, allowed such period houses to dominate housing styles during the 1920s and 30s, regardless of house size or cost.⁵⁹ The most popular of the revivals in Riverside is Colonial Revival. Eclectic styles were constructed in the district from 1920 to 1951. Other Eclectic styles include Prairie (1), Craftsman (1) and International Style (1).

With arrival of the depression in the 1930s, a compromise between the architectural period piece with decorative detailing, and more subdued expectations brought on by hard times, resulted in the Minimal Traditional house, a simplified period style. The break in building which occurred between 1941 and 1945 aided the change in housing taste from those based on historical precedent to those of which were variations based on more “modern” styles that had appeared just before the World War II.

The Minimal Traditional house, which can be found nationally from about 1935 to about 1950, was a simplified form of period house, and frequently exhibits Tudor Revival characteristics. They usually have close eaves and an intermediate slope roofs instead of steep roof pitches, and they have less decorative detailing than their Eclectic revival predecessors. Often these houses keep a large fireplace, and some are two-story, which can be seen in the Riverside neighborhood. These two-story houses are more often associated, however, with Colonial Revival.⁶⁰ There are thirty-two examples of the Minimal Traditional house which were built between 1929 and 1956. Other Modern style choices in district are Ranch (12) and a Split Level (1) which were built mostly in the 1940s and 50s.

Newer non-contributing houses are Neo-Colonial (3), Neo Tudor (8) and Neo Eclectic (1).

Riverside has an association with Maple Ridge Historic Neighborhood but the neighborhood is divided into four parts, North and Central (from about 14th street to Hazel) are on the National Register of Historic Places. The South and Southwest (see Figure 9) are not. Together these four areas make up Oklahoma’s largest intact residential area.⁶¹ The north neighborhood is composed of six subdivisions dating from 1907 to 1916. This area is the oldest of the four and has largely two-story, brick and clapboard mansions dating from about 1912. Building lots in the northern part of Maple Ridge are very large when compared to ones from the Central area. The area has had an association with well-known residents in the oil business and was known as “Black Gold Row.” There are grand housing examples of revival styles.

The central section was established later with two subdivisions that date from 1916 to 1923. The landscape is also filled with very large homes, not unlike those to their north, although lots are slightly smaller in size. However, the landscape layout is distinctly different. Countering the grid’s predictability, streets are curving

⁵⁹ McAlester, Virginia and Lee. A Field Guide to American Houses. (New York, NY: Alfred Knopf, Inc. 1984), 319.

⁶⁰ Ibid., 478.

⁶¹ “Tulsa’s Historic Preservation Resource Document,” 54.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 74

Riverside Historic Residential District
Tulsa County, OK

and winding and triangular medians are frequently at street intersections. This area was subdivided by Farmer and Duran, as they did the Riverside area later, but it was done with assistance from landscape architects from the well-known firm of Hare and Hare in Kansas City, Missouri. Hare and Hare were unusual in the role they played in site planning in cooperation with real estate developers and architects of buildings, and were particularly influential with their community and city planning work. In particular, Hare and Hare were known in creating gardens, estate, and city plans in the Midwest and are for their subdivisions, gardens, and their designs for public and private spaces.⁶²

The southern part of Maple Ridge dates from platting in the mid-1920s to 1938. It is an area where lots are smaller than those to the north and central parts and streets are a bit narrower. The landscape is a modified grid although with some distinctive landscape attributes such as triangular landscape medians and some curved street intersections. The landscape is mixed, however, with the grid in the southern most blocks, and the area's topography tends to undulate and rises as it goes east and north. This area has not been surveyed, but a majority of housing appears to have been constructed when minimal traditional houses were popular.

Riverside by contrast has its own distinct topography which gave the area its "river side" description. The flood plain and the river are elemental in defining this district. Its differences from and association with the rest of Maple Ridge are determined by the presence of the Midland Valley Railroad tracks. The tracks are a defining characteristic which divides Riverside from the rest of the area. The tracks create a physical, visual, and psychological barrier between these areas. In fact, it was not until the 1970s that Riverside began an association with Maple Ridge when the residents of the entire area outlined in Figure 9 joined efforts to stop a planned expressway which would have gone down the railroad track right-of-way.

⁶² The reference to Hare and Hare's work in Sunset Park and Sunset Terrace is from an exhibit at the Philbrook Museum, Tulsa, Oklahoma, which describes the design of the Philbrook, its grounds and the neighborhood. Referenced September 27, 2003.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 75

Riverside Historic Residential District
Tulsa County, OK

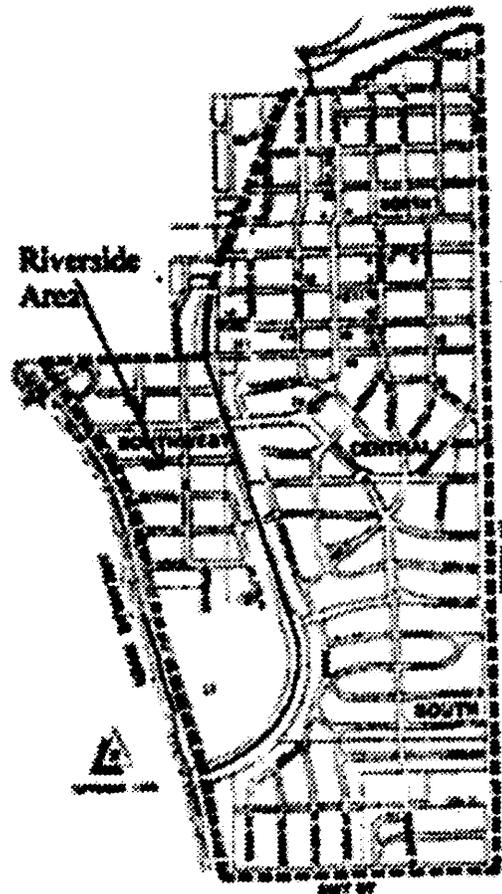


Figure 9. Maple Ridge

Along with its boundaries, Riverside was a product of real estate development in Tulsa with its history tied to how its roads and infrastructure developed, the changing economic conditions of Tulsa, and the architectural tastes of the building periods. It was a neighborhood that exemplified suburbanization trends nationally as the 1925 local building contest held demonstrates.

While Maple Ridge Historic Neighborhood (and Riverside, Figure 9) is also closely entwined with Tulsa's historical development and period of community wealth which came from an oil economy, Riverside maintains its own distinction in its physical features, topography, functions and land use.⁶³ Riverside conveys a sense of historic and architectural distinction that reflects the time and place it developed. The district is a context for the community's history of the oil boom days and it has a high degree of its own integrity in location, design, setting, materials, workmanship, feeling and the association of houses.

⁶³ "Tulsa's Historic Preservation Resource Document." 54.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 76

Riverside Historic Residential District
Tulsa County, OK

Overall, the Riverside District has a significant group of both Eclectic Revival and Minimal Traditional houses (total 119) which compose 83% of the district's 144 residences. These houses may also be found elsewhere in Tulsa, but these stand out as a cohesive collection which spans a period of changing architectural tastes.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 77

Riverside Historic Residential District
Tulsa County, OK

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 78

Riverside Historic Residential District
Tulsa County, OK

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Recorded Plat No. 630. Riverside Drive Addition, 1920. Land Office, Tulsa County Courthouse, Tulsa, OK.

Recorded Plat No. 697. Third Amended Plat of Riverside Drive Addition. Land Office, Tulsa County Courthouse, Tulsa, OK.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 79

Riverside Historic Residential District
Tulsa County, OK

Recorded Plat No. 974. Riverside View Addition, 1929. Land Office, Tulsa County Courthouse, Tulsa, OK.

1922 Tulsa Subdivision Map of the Riverside Neighborhood and Surrounding Area. Tulsa Urban Development Department.

Information about the involvement of the landscape firm Hare and Hare is given in an exhibit at the Philbrook Museum, Tulsa, Oklahoma, describing the development of the Maple Ridge area and the individuals involved. Referenced September, 27, 2003.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 80

Riverside Historic Residential District
Tulsa County, OK

(CONT):

BOUNDARY JUSTIFICATION

The boundaries of the Riverside Historic Residential District were chosen based on the recommendations in the National Register Bulletin 16A, pages 56-57.

The district's northern most natural and historical boundary once would have been along East 21st Street from the Midland Bicycle Trail to Riverside Drive (see maps.) But after careful survey of the buildings along East 21st, 22nd, 24th, East and West Woodward and South Main Street from the bicycle trail west and south to East 24th Street, most historical residences once in the area are no longer extant. In-fill of contemporary multi family dwellings, in-process new construction, and commercial sites have replaced nearly all of the historic fabric. The existing buildings are non-contributing to a historic district because of their age; they cannot contribute to the significance of the district in community planning and development or architecture. One National Register residence, Harwelden at 2210 South Main remains within this area, but is an isolated example of the earlier historic character of this area. The excluded area north of the chosen boundary of the district clearly reflects a differentiated pattern of age and architectural character, as specified by the guidelines. Contemporary use and development precludes inclusion in the Riverside Historic Residential District. As Bulletin 16A recommends, the chosen northern boundary of the district (without this non-historic area) includes but does not exceed the significant resources that contribute to the district.⁶³

The eastern boundary is a natural boundary, the Midland Valley Railroad bed, which is now a walking and bicycle trail. The railroad in essence cut off the district from other neighborhoods to the east and south. A natural barrier to automobile traffic, there is only one of the district's streets which exits the neighborhood across the old railroad tracks on the east, which is East 26th Street.

The southern boundary is marked by the southern most edge of two subdivisions: Riverside Drive and Riverside View additions. This is the boundary of the platted subdivisions which have planned housing developments upon them.

The western boundary is a historical one; Riverside Drive. This drive skirts the Arkansas River and provides the natural visual barrier which is a significant factor in determining boundaries for districts. The drive separates the district from the river and it has been a natural boundary for the district since the area became residential.

⁶³ This is a recommendation also from National Register Bulletin #21, "Defining Boundaries for National Register Properties," page 2, which recommends that peripheral areas should be excluded when they no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces such as erosion.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 81

Riverside Historic Residential District
Tulsa County, OK

Importantly, the boundaries show significance in architecture between 1920 and 1956 in the revival architectural styles that predominate there. According to the National Register Bulletin on Historic Residential Suburbs, resources within districts that were built within the last 50 years do not require a justification of exceptional importance if the neighborhood was generally in place 50 years ago and the majority of homes are greater than 50 years old.⁶⁴ This period of significance for the district ends in 1956, because this construction date is consistent with neighborhood historic architecture and its development and character.

In summary, the boundaries of the Riverside Historic Residential District to the East is the Midland Railroad bed, now a bike trail, which is a natural boundary; to the South is the property lines for the southern edge of the Riverside Drive and Riverside View subdivisions, and on the west, Riverside Drive skirts the Arkansas River and provides another natural boundary for the district. The district's northern boundaries have been determined by historic residential land use, and the integrity of the resources. The have been chosen to exclude a residential area which once had historic associations with the district, but does not have sufficient integrity to be included.

The following maps show UTM coordinates, and a GIS generated map shows the boundaries as well as the division line which marks the Riverside Drive Addition and the Riverside View Addition.

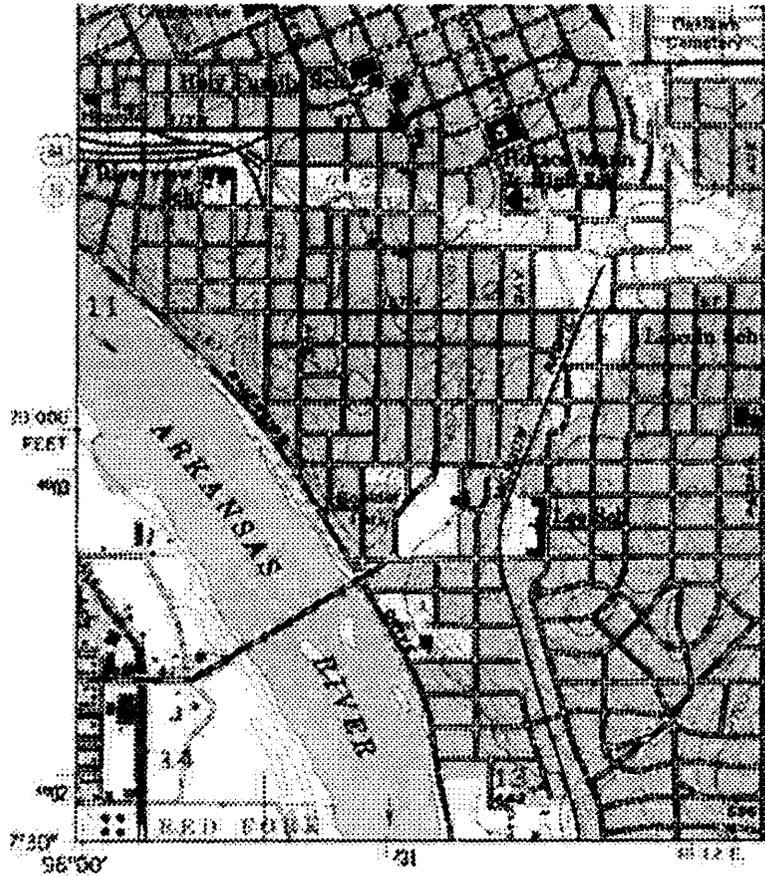
⁶⁴ Ames and McClelland, *ibid*, 96.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 82

Riverside Historic Residential District
Tulsa County, OK



Maped, edited, and published by the Geological Survey

Topographic Map of District
Tulsa Quadrangle

UTMs:

1. 1/5	2/3/1/3/8/0	4/0/0/2/8/6/4	2. 1/5	2/3/1/5/8/9	4/0/0/2/0/8/2	3. 1/5	2/3/1/3/2/4	4/0/0/2/0/7/1
Zone	Eastng	Northng	Zone	Eastng	Northng	Zone	Eastng	Northng
4. 1/5	2/3/1/3/2/4	4/0/0/2/0/5/0	5. 1/5	2/3/1/1/9/2	4/0/0/2/0/5/2	6. 1/5	2/3/1/1/3/5	4/0/0/2/3/7/4
Zone	Eastng	Northng	Zone	Eastng	Northng	Zone	Eastng	Northng
7. 1/5	2/3/1/0/7/0	4/0/0/2/5/41/1	8. 1/5	2/3/1/2/9/2	4/0/0/2/5/3/5	9. 1/5	2/3/1/2/9/8	4/0/0/2/8/6/5
Zone	Eastng	Northng	Zone	Eastng	Northng	Zone	Eastng	Northng

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section 10 Page 83

Riverside Historic Residential District
Tulsa County, OK

PHOTO LOG:

Photographer: Cathy Ambler

Date: September 2003

Location of Negatives: Oklahoma State Historic Preservation Office, Oklahoma City, OK

#	Location	Feature	Direction	Date
1	2101 South Boston Avenue	Landscaping-Walls and Gate	SE	9.21.03
2	122 Woodward	Contest House-Colonial Revival	S	9.21.03
3	135 East 24 th Street	Minimal Traditional	N	9.21.03
4	138 East 24 th Street	Non-Contributing-Alterations	SE	9.21.03
5	134 East 24 th Street	Minimal Traditional	S	9.21.03
6	124 East 24 th Street	Tudor Revival	S	9.21.03
7	2403 South Boston Avenue	Non-Contributing-Alterations	SE	9.21.03
8	115 East 24 th Street	Flint Moss House	NE	9.21.03
9	123 East 25 th Street	Tudor Revival	N	9.21.03
10	122 East 25 th Street	Mission/Spanish Colonial Revival	S	9.21.03
11	2505-7 South Boston Place	Duplex	NE	9.21.03
12	2501-3 South Boston Place	Sidewalks	E	9.21.03
13	2619 South Boston Place	Colonial Revival Duplex	NE	9.21.03
14	2637 South Boston Place	Minimal Traditional	E	9.21.03
15	138 East 26 th Court	Minimal Traditional	S	9.21.03
16	26 th Court	Landscaping-Median strip	W	9.21.03
17	2657 South Boston Place	Non-Contributing-Alterations	E	9.21.03
18	116 East 26 th Place	Non-Contributing-Age	S	9.21.03
19	112 East 26 th Place	Mission/Spanish Colonial Revival	S	9.21.03
20	123 East 26 th Place	Non-Contributing-Alterations	N	9.21.03
21	104 East 26 th Place	Colonial Revival	S	9.21.03
22	2800 South Boston Avenue	Landscaping-Character	SE	9.21.03
23	2661 South Boston Avenue	Colonial Revival	E	9.21.03
24	2660 South Boston Avenue	Non-Contributing-Age	W	9.21.03
25	16 East 26 th Street	Colonial Revival	S	9.21.03
26	BLANK	BLANK		
27	26 th Place and South Boston	Landscaping-Character	E	9.21.03
28	102 East 26 th Street	Colonial Revival	S	9.21.03

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10

Page 24

Riverside Historic Residential District
Tulsa County, OK

29	116 East 26 th Street	Contest House-Mission/Spanish Colonial	S	9.21.03
30	109 East 26 th Street	Contest House-Mission/Spanish Colonial Revival	N	9.21.03
31	115 East 26 th Street	Garage Front	N	9.21.03
32	109 East 26 th Street	Contest House-Mission/Spanish Colonial Revival	N	9.21.03
33	22 East 26 th Street	Mission/Spanish Colonial Revival	S	9.21.03
34	25 East 26 th Street	Contest House-Tudor Revival	N	9.21.03
35	24 East 24 th Street	Tudor Revival	S	9.21.03
36	118 East 24 th Street	Contest Home-Tudor Revival	S	9.21.03
37	2301 South Boston Avenue	Colonial Revival	E	9.21.03
38	2640 South Boston Avenue	Non-Contributing-Age	W	9.21.03
39	115 East 26 th Place	Building Elevations on Hill	N	9.21.03
40	32 East 26 th Street	Ranch	S	9.21.03
41	26 th and South Boston Avenue	Landscaping-Character	E	9.21.03
42	10 Block 25 th and Riverside Drive	Landscaping-Character, South Side	E	9.21.03
43	25 East 25 th Street	Ranch	N	9.21.03
44	26 th and South Boston Avenue	Landscaping-Character	W	9.21.03
45	118 East 25 th Street	Non-Contributing-Age	S	9.21.03
46	2300 Block South Boston Place	Landscaping-Character	S	9.21.03
47	South Boston Avenue & 26 th Place	Landscaping-Character	N	9.21.03
48	100 Block 26 th Street and South Boston Avenue	Landscaping-Character, North Side	E	9.21.03
49	2600 Block of South Boston Place	Landscaping-Character	N	9.21.03
50	24 th Street & South Boston Avenue	Landscaping-Character	W	9.21.03
51	South Boston Avenue & Woodward Avenue	Landscaping-Character	N	9.21.03
52	Boston Avenue at 2700 Block	Landscaping-Character	N	9.21.03
53	2101 South Boston Avenue	Contributing Garage/Apartment	S	1.21.05
54	111 East Woodward	Contributing Garage	N	1.21.05
55	115 East Woodward	Non-Contributing Garage	N	1.21.05
56	122 East Woodward	Contributing Garage	S	1.21.05
57	117 East 24 th Street South	Contributing Garage	N	1.21.05
58	24 East 24 th Street South	Contributing Garage	S	1.21.05
59	122 East 25 th Street South	Contributing Garage	S	1.21.05
60	20 East 25 th Street South	Contributing Garage	S	1.21.05

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 25

Riverside Historic Residential District
Tulsa County, OK

61	17 East 25 th Street South	Contributing Garage	N	1.21.05
62	26 East 25 th Street South	Non-Contributing Garage	S	1.21.05
63	134 East 26 th Street South	Contributing Garage	S	1.21.05
64	129 East 26 th Street South	Non-Contributing Garage	N	1.21.05
65	21 East 26 th Street South	Non-Contributing Garage	N	1.21.05
66	15 East 26 th Street South	Contributing Garage	N	1.21.05
67	32 East 26 th Street South	Contributing Carport	SW	1.21.05
68	108 East 26 th Street South	Contributing Garage	S	1.21.05
69	2700 South Boston Avenue	Contributing Garage/Apartment	SW	1.21.05
70	2660 South Boston Avenue	Non-Contributing Garage/Apartment	W	1.21.05
71	2651 South Boston Avenue	Contributing Garage/Apartment	E	1.21.05
72	112 East 26 th Place South	Contributing Garage	S	1.21.05
73	2501-2507 South Boston Place East	Contributing Garage/Apartments	NE	1.21.05
74	2509 South Boston Place East	Contributing Garage/Apartments	E	1.21.05
75	2501-2507 South Boston Place East Garage	Contributing Garage/Apartments	NE	1.21.05
76	2501-2507 South Boston Place East Garage	Contributing Garage/Apartments	NE	1.21.05