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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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JUL 24 2015

Nat. Register of Historic Places  
National Park Service

### 1. Name of Property

Historic name: Sally Ann Apartments

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: 1309-1311-1313, 1310-1312-1314 S. Jackson Avenue

City or town: Tulsa State: OK County: Tulsa

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.


In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide    x    local

Applicable National Register Criteria:

   x    A     B    x    C     D

 _____ <b>Signature of certifying official/Title:</b>	<u>July 20, 2015</u> _____ <b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ <b>Signature of commenting official:</b>	_____ <b>Date</b>
_____ <b>Title :</b>	
<b>State or Federal agency/bureau or Tribal Government</b>	

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Jon Eason H. Beall      9.8.15  
Signature of the Keeper      Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

WORK IN PROGRESS

\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MODERN MOVEMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Concrete

**Narrative Description**

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(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Sally Ann Apartments, constructed in 1948, are a representative example of a post-World War II Modern style apartment building. Located at the western edge of the Riverview Historic District (NRIS #07000906) and south of downtown Tulsa, the complex is distinguished by its site configuration and building mass. The two apartment buildings are each comprised of three building blocks; two blocks are parallel to West 13<sup>th</sup> Street and one is parallel to South Jackson Street. The two buildings are a mirror image separated by a driveway leading to the rear of the property where the garage is located. The building layout is stepped, framing a shallow plaza/courtyard on the north side of the complex. The apartment building's simplistic form, horizontal banding of windows, corbelled brick and concrete construction are distinctive characteristics of the Modern architectural style. As such, the Sally Ann Apartments maintain a high degree of architectural integrity due to the lack of alterations and extant historic materials.

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### Narrative Description

#### Neighborhood Context

The Sally Ann Apartments, now known as River Ridge Apartments, are located at the terminus of S. Jackson Avenue, south of 13<sup>th</sup> Street. The site is southwest of downtown Tulsa visually and physically separated from the downtown area by the Inner Dispersal Loop known as the Broken Arrow Expressway (built 1968). The area south of downtown and specifically, south of the Expressway, is triangular in form generally bordered by Main Street on the east and Riverside Drive (along the Arkansas River), on the southwest. Within this area are four separate residential historic districts that have been listed on the National Register of Historic Places in recent years<sup>1</sup> (See Figure 2 at end of nomination). The apartment complex is located at the west edge of the Riverview Historic District but is not included within the historic district boundary.<sup>2</sup> The Riverview Historic District generally spans from S. Elwood Avenue to S. Jackson Avenue and from Riverside Drive to 12<sup>th</sup> and/or 13<sup>th</sup> Streets and is comprised almost entirely of residential buildings constructed between 1911 and 1938.<sup>3</sup> Contributing resources within the Riverview Historic District are primarily Bungalow/Craftsman, Tudor Revival, Prairie School, and Colonial Revival-style homes and apartment buildings. Among the most distinctive of the resources in close proximity to the Sally Ann Apartments are a row of 1930s Tudor Revival apartment buildings along Riverside Drive immediate south of the site.

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<sup>1</sup> Within this large area south of downtown Tulsa and west of Main Street are the Carlton Place, Stonebreaker Heights, Buena Vista Park, and Riverview Historic Districts, all listed on the National Register in 2007.

<sup>2</sup> The west boundary of the Riverview Historic District actually jogs around the site of the Sally Ann Apartments encompassing the apartment houses along Riverside Drive south of the property and the single-family homes around 13<sup>th</sup> Street north of the property. Constructed in 1948, the Sally Ann Apartments were built outside of the Riverview Historic District's period of significance which ends in 1938.

<sup>3</sup> See National Register Nomination for precise boundaries of the Riverview Historic District and a thorough discussion of the area's development and architectural character. (Cynthia Savage, 2007)

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In stark contrast, the area immediately west of the Sally Ann Apartments (outside of the Riverview Historic District) is characterized by contemporary condominiums along Lawton Avenue between 12<sup>th</sup> Street and Riverside Drive. Immediate north of the apartment building, single-family homes are located along 13<sup>th</sup> Street and S. Jackson Avenue.

The massing of the Sally Ann Apartments, with two distinct sections each comprised of three two-story building blocks, is compatible with the scale of the neighborhood although obviously larger than most of the individual homes. The siting of the apartments is unique; the six building blocks form a U-shape around a circle drive at the south end of S. Jackson Avenue. However, given its location on a dead-end street, this distinction is not conspicuous in the neighborhood. The primary distinction of the Sally Ann Apartments, when compared to the adjacent historic neighborhood, is the architectural style which is distinctively Modern in form, fenestration, and detailing (or lack thereof).

### Site

The site is a four-sided trapezium that forms an irregular-shaped boundary (See Figure 4 at end of nomination). Vehicular access is provided from S. Jackson Avenue via a private drive that bisects the parking area in front of the building and extends south between the two buildings to the rear parking lot and garage located south of the east apartment building.

The apartment complex has two buildings, each comprised of three two-story interconnected building blocks. Each block addressed separately - the east blocks are 1309, 1311, & 1313; the west blocks are 1310, 1312, & 1314. At each building, the two center four blocks are positioned horizontally facing north (parallel to W. 13<sup>th</sup> Street); the outer block is sited vertically, facing the center (parallel to S. Jackson Avenue). This stepped configuration frames a small plaza in front of the complex.

Concrete sidewalks extend around the perimeter of the north parking lot to a central entrance at each apartment block. Walks also extend from the rear parking lot to the central rear entrances of the east building and an angled walkway runs along the west building to provide rear access to the west blocks. A dense border of large deciduous trees is in place along the north edge of the site at the shared boundaries with the single-family homes on S. Jackson Avenue (north of the apartment complex). Additionally, a stone retaining wall runs along the northeast property line. Outside of the paved parking, the site is a grass lawn with minimal landscaping. The site slopes from north to south gradually except at the southwest quarter where the grade slopes steeply to the rear lots of the apartment houses along Riverside Drive.

### Exterior

With the exception of some basement apartments; each building block is comprised of four apartments accessed by front and rear entrances. A small foyer at the front building entrance provides access to the two first-floor apartments and an open stair provides walk-up access to the two upper-floor apartments. The rear deck/fire escape is accessed from a back door in the kitchen of each apartment.

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Each of the building blocks is identical except where noted. The buildings are distinctly Modern in design and detailing featuring simple rectangular forms with little ornamentation. Each block is a two-story rectangular form with a flat roof and simple concrete parapet cap. The exterior is concrete masonry units over a textured concrete foundation with contrasting corbelled brick between the windows and at the building corners. Originally unpainted, the contrast between the concrete and brick was distinct. However, the exterior facade was formerly painted a single color which minimizes the distinction in materials (See Figure 7 at end of nomination).

The front facade of each building block has a central entrance on the first floor. The entrance is a concrete stoop with metal railings. The front doors are original wood doors, framed by glass block sidelights. The doors are multi-paneled wood units with a small four-light window. Angled brick sidewalls frame the central entry, providing “false” support for a cantilevered concrete canopy over the front door.

The contrasting masonry, along with the facade fenestration, provides the only detailing on these simple rectangular building blocks. Fenestration includes wood doors and wood and metal windows in varying styles. The style of the windows with horizontal sashes and placement of the windows to form a horizontal band that extends from one building to another are elements of the building’s Modern design.

Windows on the front and side facades are single and paired wood double-hung units distinguished by horizontal 2/2 sashes. Over the front entrance, a large fixed-sash window is framed by four-panel sidelights. On the rear of the buildings, each apartment has two small vertical three-light metal casement windows corresponding to the kitchen and bathroom. All windows are punched openings with simple concrete sills. Historically the windows had wood-framed screens which remain in place at a few openings. Metal slat awnings were installed at some time in the building’s past and remain in place in select locations.

The rear apartment doors are four-panel wood doors with a single glass-light configured in a 1-panel over glass over 3-panel design with replacement units in isolated locations. The apartment doors, including the front entry and interior doors are 2-panel wood doors. All interior and exterior wood has a painted finish.

Open steel stairs located in the center of each building block on the rear facade serve the dual purpose of fire escape and rear deck. The steel structures have simple angle-iron railings and a platform that creates a small deck shared by two apartments at each floor.

The only significant distinction in the apartment buildings is the presence of a basement in the west building – blocks 1310, 1312, and 1314. The sloping grade of the site provides for above-grade exposure for the basement on the south facades. Building 1314, the eastern-most of the west building blocks, has a basement accessed at the southwest corner on the rear. This basement is comprised of laundry room and tenant storage available to all residents. The center block (1312) has two basement apartments. The western-most block (1310) has one basement apartment. The basement apartments are accessed from the south/rear facades at the building

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foundation. The facades are textured concrete, with a painted finish. With the exception of a front entrance, the fenestration is similar to the upper-floor apartments.

### Interior

All of the 1<sup>st</sup> and 2<sup>nd</sup> floor apartments have the same basic plan configuration. The front door (from the central entry foyer in each building) provides access into the apartment at the corner of the living room which is an L-shaped space with a dining alcove. The kitchen is located in the void of the ell and includes a back door accessing the rear deck/fire stair. The kitchen is a small narrow space with original cabinetry, countertops and appliances in select units. Original cabinets were wood with simple slab doors. Countertops and back-splashes included a variety of colorful tile. Sinks had wall-mounted faucets and refrigerators and ovens were small apartment units. Where original features and fixtures exist, many are in poor condition. Replacement finishes and fixtures are common. A small corridor extends off the living room to access to two bedrooms and a bath. Like the kitchens, some bathrooms retain original fixtures including tile floors and tub surrounds but most are in poor condition. Original finishes include hardwood floors that are exposed in living, dining, and bedrooms and plaster walls and ceilings throughout. Past repairs in some apartments include applied texture to apartment ceilings. Vinyl tile is in place in most kitchens and bathrooms. Other extant historic features include paneled wood doors and wood trim throughout. Historic trim includes door and window casings, baseboards with a simple squared profile with base shoe and a plate rail near the ceiling plane. Walls have a painted plaster finish and all wood doors, windows, and trim have a painted wood finish. Most doors retain original hardware including hinges and knobs. Original built-in closets are in place in the living room and bedrooms and a recessed telephone nook is located between the living room and dining alcove outside of the kitchen. Some apartment units retain original wall heaters but light fixtures have been replaced throughout.

The foyers in the center of each building generally have finishes similar to the apartments with plaster walls and wood floors however; vinyl tile has been installed at the first floor at most entry foyers. The original recessed wall mail boxes are in place in some locations as are original door knockers and bells at select apartments. The stairs are wood in a simple split configuration with landing. Risers are painted in some of the buildings but treads are exposed hardwood throughout. The stairways are distinguished by a plaster half-wall railing.

The basement units are similar in configuration to upper apartments but contain only one entrance and a single bedroom. The three basement apartments are accessed from the rear/south facade at ground level. Basement units have exposed painted concrete floors rather than the hardwood floors found in upper-floor units.

### Integrity

The Sally Ann Apartments retain a high degree of historic integrity on the interior and exterior. There have been no major alterations to the site or the exterior of the buildings. The only obvious site modification has been the addition of the carport at an unknown date. The apartment buildings retain exterior masonry with no changes to masonry openings. With few exceptions, the buildings retain their original doors and windows. Original wood window screens have formerly been removed in most locations and metal slat awnings are in place at a few windows

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reflecting a former addition. A few doors, generally on the south/rear facade, have formerly been replaced with contemporary doors. Existing doors and windows are in fair to poor condition in need of general maintenance. The available historic views of the building clearly show that the concrete block was originally painted white in contrast to the red brick and exposed concrete foundation. In recent years, the entire building (block and brick facades as well as, metal awnings) was painted a red/terra-cotta color. The rear of the west buildings were not repainted at that time and retain remnants of former white and green paint. While paint color is typically not a significant historic issue, the original colors reinforced the contrast between the block and brick on the facade emphasizing the horizontal ribbon of windows (with corbelled brick between). This detail is barely visible since the building was been painted a single color.

Remarkably for a sixty-nine year old apartment building, the interior of the complex has undergone only minor alteration. There have been no known changes to the plan configuration. With few exceptions, original features and built-ins are extant and most areas retain historic finishes. The known alterations include replacement of light fixtures, replacement of kitchen cabinets and countertops in some apartment units, and installation of vinyl tile in the kitchen and bathrooms of most apartments. The most-obvious repair is the addition of textured ceilings at locations of plaster deterioration.

The building is in relatively good condition with several areas of necessary maintenance and repairs including the windows and doors, particularly at locations of window-air-conditioning units which have resulted in severe damage to wood windows and plaster walls in isolated locations. Kitchen and bathroom fixtures and some cabinetry are in disrepair and in need of repair or replacement. The former modifications and necessary maintenance generally represents normal wear of materials and fixtures and does not significantly impact historic integrity.

### Garage

The existing garage is original to the 1948 construction of the apartment complex and considered a contributing resource. Located south of the east building, the garage is a one-story concrete block structure with a side-facing gable roof. The building spans approximately 170' in length; concrete block columns divide the building into individual garage bays, each facing north. Wood frame walls with plywood sheathing are extant between some of the individual garage bays. Available photographs taken shortly after construction illustrate wood garage doors on some bays. Today the garage is open air with no doors in place. A small wood-frame storage bay and dumpster enclosure are in place at the west end of the garage.

### Carport

A non-historic metal carport was built for supplemental parking at an unknown date. The carport is located opposite the garage on the north side of the rear parking lot, behind the east building. Steel posts support a flat roof with metal pan roofing. The carport is a non-contributing resource.



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## 8. Statement of Significance

### Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PPLANNING AND DEVELOPMENT

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1948

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1948

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

O.A. Moreland, Builder

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## Statement of Significance

**Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Constructed in 1948, the Sally Ann Apartments are locally significant under Criterion A for their association with community planning and development and Criterion C for their Modern architectural style. The period of significance is 1948 when the apartments were built by local real-estate man Oscar A. Moreland in response to Tulsa's post-World War II housing shortage. They were named – The Sally Ann Apartments after Moreland's daughter.

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

### Tulsa's Residential Development

Tulsa was originally settled by the Lochapoka Creek Indians in the late 1820s when they were removed from their lands in Alabama. The Frisco railroad arrived in 1882 supporting an economy based largely on ranching. Tulsa was incorporated in 1898 and had a population of 1,390 residents in 1900. Passage of the Curtis Act in 1901 allowed formation of towns in Indian Territory, and the city was finally platted.<sup>4</sup> Following the discovery of oil at Red Fork in 1901 and at Glen Pool in 1905, Tulsa transitioned from a cow town to an oil town. Numerous oil companies located in Tulsa following the Glen Pool strike and by the second surge of oil discoveries between 1915 and 1930, the city was well-established as the "Oil Capital of the Nation."<sup>5</sup> Tulsa's population rose to 18,182 by 1910, 72,075 by 1920, and 141,258 by 1930.<sup>6</sup> Tulsa's economy was only slightly affected by the First World War, and the 1920s were a period of extensive growth. The City built parks and a zoo, began the International Petroleum Exhibition, opened a new airport and saw the establishment of Tulsa University. By 1927, Tulsa was headquarters to more than 1,500 oil-related companies and produced two-thirds of the nation's oil.<sup>7</sup>

The Riverview Historic District, the residential neighborhood east of the Sally Ann Apartments, is generally comprised of the Childers Heights and Norvell Park Additions to the city of Tulsa. The Sally Ann Apartments are located in the Cardiff Re-Subdivision, part of Blocks 11-12 of the Norvell Park Addition, a second replatting that occurred in 1930.<sup>8</sup> Like most of the center city residential neighborhoods, its primary development occurred during Tulsa's oil boom. The

<sup>4</sup> Debo, *Tulsa: from Creek Town to Oil Capital*, (Norman, OK: University of Oklahoma Press, 1943) 84, 87.

<sup>5</sup> Tulsa Preservation Commission, Tulsa History accessed online at <http://www.tulsapreservationcommission.org/history/> 10 September 2013.

<sup>6</sup> Debo, 87-88.

<sup>7</sup> Cathy Ambler and Rosin Preservation, *Downtown Tulsa Intensive-Level Historic Resources Survey* (City of Tulsa, 2009) 49-50.

<sup>8</sup> See the Riverview Historic District National Register Nomination for details on the platting of the Riverview neighborhood. The land was owned and developed by Nola Childers Tracy who inherited the land upon the death of her father William Childers. Childers received the land as part of his Creek allotment in 1905. (Cynthia Savage, 2007)

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period of significance for the Riverview Historic District is 1911 – 1938, the time during which 85% of the district’s resources were constructed. Building activity in the neighborhood ceased for several years after this time.<sup>9</sup>

Likewise, a majority of existing historic resources in Tulsa’s central business district date to the early twentieth century, the period from 1900 – 1929. Although many of downtown’s historic residences were removed in the urban renewal land-clearance programs of the 1960s, seventy residential properties were recently surveyed. The 2009 Historic Resource Survey of Downtown Tulsa studied a large area bordered on the south by the Inner Dispersal Loop, two blocks north of the Sally Ann Apartments. Of the 500+ surveyed properties, residential properties accounted for only 7% of the surveyed resources, split evenly among single-family and multi-family units. All except one of the single family residences in downtown was constructed between 1909 and 1930; seven downtown hotels were constructed during the same period. The remaining multi-unit apartment buildings are generally located on the periphery of the central business district. The survey included several high-density, modern apartment towers constructed in second half of the twentieth century. Most of the existing multi-family residential buildings are contemporary construction of reinforced concrete or steel frame with flat roofs (post-dating the Sally Ann Apartments).<sup>10</sup>

Tulsa saw apartment buildings emerge in the early twentieth century, in response to the city’s rapid growth. The design of apartment buildings and hotels resembled popular residential styles of the period. After the First World War, apartment architects drew inspiration from the Romantic styles including English Tudor, Gothic Revivals, and Spanish Colonial Revivals.<sup>11</sup> Purpose-built apartment buildings were designed to provide truly self-sufficient living with private kitchens and baths, providing an affordable option to private homes with similar amenities. Generally built in residential neighborhoods, the apartment buildings of the 1920s-1930s were designed with functionally modern plans and applied stylistic ornamentation.

In addition to the emergence of apartment buildings, Tulsa’s rapid growth of the 1920s created continuous demand for new additions and subdivisions; Tulsa’s upper-class residents continued to move south and east away from the city core.<sup>12</sup>

While the Depression arrested population growth and expansion of the city, Tulsa’s economy was not devastated to same degree as other cities in Midwest.<sup>13</sup> According to the WPA Guide, an estimated 540 oil companies were still in business in Tulsa at the end of the Depression.<sup>14</sup> Even so, in sharp contrast to the 1920s boom, construction activity had all but ceased by the mid-1930s. However, Tulsa rebounded fairly quickly as the industrial base expanded from the pre-Depression focus on oil, to wartime industries such as aviation. As the nation emerged from the

<sup>9</sup> Savage, Riverview National Register Nomination, 54.

<sup>10</sup> Downtown Survey, 20.

<sup>11</sup> Emily Hotaling Eig and Laura Harris Hughes, National Register of Historic Places, MPDF “Apartment Buildings in Washington, D.C.1880-1945,” 1993, E-44.

<sup>12</sup> Downtown Survey, 48.

<sup>13</sup> Carl E. Gregory, "Tulsa," *Encyclopedia of Oklahoma History and Culture*, [www.okhistory.org](http://www.okhistory.org) (accessed January 25, 2015).

<sup>14</sup> *WPA Guide to the 1930s Oklahoma*, (Lawrence, KS: University Press of Kansas, 1986) 209.

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Depression, World War II ignited Tulsa's economy as it did in many American cities. Wealth generated by oil helped Tulsa become a leader in the aviation industry.<sup>15</sup>

The housing shortage prevalent in the 1920s, remained as World War II began, limiting Tulsa's ability to compete for defense projects as there were not enough homes for an influx of workers.<sup>16</sup> However, the shortage helped the city to secure construction of federally-supported wartime housing.<sup>17</sup> In 1941, Tulsa was chosen as a site for Douglas Aircraft Company. Also, Spartan Aircraft built planes to train pilots at its School of Aeronautics. By 1945, for the first time in Tulsa's history, large numbers of workers were employed in non-oil related manufacturing.<sup>18</sup>

Tulsa's population reached 185,000 in 1945, expanding by nearly a third from 1940. In 1945, the U.S. Department of Labor determined that Tulsa was among the top three cities positively impacted by wartime industrial expansion. Two thousand residents worked in local manufacturing plants, the majority of these unrelated to oil.<sup>19</sup> As the war ended Tulsa's war-based economy successfully shifted into peacetime industries. American Airlines bought existing terminals at the Tulsa Airport and began using them as the hub of the airline's maintenance operations in 1950. Douglas Aircraft merged with McDonnell Aircraft in 1967. For the next five decades McDonnell-Douglas and Rockwell International facilities in Tulsa would contribute to national defense and space programs.<sup>20</sup>

The post-war era provided Tulsans new employment opportunities and brought physical changes to the city and specifically to downtown. The movement away from downtown began in the 1920s as automobiles became commonplace and residents were able to move further away from town. The 1950s and 1960s ushered in another era of physical growth as the city's expansion continued to the south and east. While the 1950s and 1960s saw a renewed focus on downtown with the first organized planning efforts and the emergence of urban renewal, the immediate post-war years saw little development activity.<sup>21</sup>

The Sally Ann Apartment complex on S. Jackson Avenue was built by local real-estate man Oscar A. Moreland in response to Tulsa's housing shortage in the post-World War II years. As the economy shifted away from oil, Tulsan Oscar Moreland shifted his focus to real estate, investing his proceeds from a decade of brokering oil royalties.

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<sup>15</sup> Gregory.

<sup>16</sup> Downtown Survey, 51.

<sup>17</sup> Danny Goble, *Tulsa! Biography of the American City*, (Tulsa, OK.: Council Oak Books, 1997) 171.

<sup>18</sup> Gobel, 167-171.

<sup>19</sup> Gobel, 181

<sup>20</sup> Tulsa Historical Society & Museum, History of Tulsa online at <http://tulsahistory.org/learn/online-exhibits/early-tulsa-history/aviation/> (accessed 25 January, 2015).

<sup>21</sup> The Tulsa Urban Renewal Authority was established in 1959 beginning a decade-long redevelopment and land-clearance program that forever changed the face of downtown Tulsa.

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O.A. Moreland and the Sally Ann Apartments

Oscar Alex Moreland was born in Jackson, Mississippi 30 December 1892.<sup>22</sup> His parents, Alexander and Sylvia Cox Moreland had five children – three sons and two daughters.<sup>23</sup> By 1914, Oscar had moved to Tulsa and was employed as a clerk at Baker Drug.<sup>24</sup> By 1918, he had married Nina Smock and the two were living in Tulsa.<sup>25</sup>

During her teenage years Nina lived in Arkansas City, Kansas and according local newspapers, was a frequent visitor to Tulsa.<sup>26</sup> By 1915, she was living in Tulsa and by 1920 at age 25; Nina Smock Moreland was buying oil royalties in Kansas.<sup>27</sup>

Tulsa's oil boom attracted laborers and the working class from countless professions and the Morelands were no different. Whether following his wife's lead or enticed by Tulsa's booming oil economy, Oscar was working in the oil business by the early 1920s.<sup>28</sup>

By 1930, Nina's mother Jessie Smock, was living with Oscar and Nina in Tulsa; Oscar's occupation was listed as "lease broker."<sup>29</sup> In 1931, Oscar was working for Chieftain Oil Royalties with offices in the Robinson Building.<sup>30</sup> The couple had their first and only child, Sallye Ann in 1932.

The thirties were a decade of change. By 1934, Oscar's occupation was again listed as a druggist.<sup>31</sup> The couple was living at 2727 E. 5<sup>th</sup> Street in Tulsa and by 1940 Oscar was self-

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<sup>22</sup> Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005, accessed at Ancestry.com on 7 Jan 2015.

<sup>23</sup> Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004, accessed on Ancestry.com on 7 Jan 2015.

<sup>24</sup> The 1916 and 1917 Tulsa City Directories list Oscar's occupation as "clerk at Baker Drug." His WWI Draft card and the 1918 Tulsa City Directory list his occupation as "Druggist at Baker Drug." Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 7 Jan 2015 AND Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005, accessed at Ancestry.com on 7 Jan 2015.

<sup>25</sup> Oscar and Nina Moreland are listed in Tulsa City Directories beginning in 1918. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 7 Jan 2015

<sup>26</sup> Newspapers.com, *Arkansas City Daily Traveler*, Arkansas City, Kansas, Tuesday, 4 June 1912, p. 1 and *The Iola Register*, Iola, Kansas, Friday, 12 March 1915, p. 6, accessed on 28 January 2015.

<sup>27</sup> Newspapers.com, *The Iola Register*, Iola, Kansas, Friday, 12 March 1915, p. 6 "Oil & Gas Leases," *Arkansas City Daily Traveler*, Arkansas City, Kansas, Saturday, 11 December 1920, p. 7, accessed on 28 January 2015. Several local Kansas newspaper articles confirm Nina Smock's age in indirect references.

<sup>28</sup> Moreland's occupation was listed as "oil royalties" in the 1922 Tulsa City Directory. 1922 – 1933 Tulsa City Directories. Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 7 Jan 2015

<sup>29</sup> Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2002, accessed on Ancestry.com on 28 Jan 2015.

<sup>30</sup> Ibid.

<sup>31</sup> 1934 Tulsa City Directory. 1922 – 1933 Tulsa City Directories. Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 7 Jan 2015

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employed in the real estate business.<sup>32</sup> Likely taking advantage of federal housing funding during the war, Oscar was building FHA homes.<sup>33</sup>

Nina Smock Moreland died in October 1945 and was buried in Arkansas City, KS along with her mother.<sup>34</sup> Sallye Ann would have been 13 years old when she lost her mother. Three years later, Sallye Ann was a sophomore at Will Rogers High School in Tulsa<sup>35</sup> and her father named an apartment building he constructed after his only daughter.

Originally part of the Childers Addition, the property on S. Jackson that would become the Sally Ann Apartments was replatted by Norvell in 1920 and by Cardiff in 1930. In February 1940, M.C. Spradling was the highest competitive bidder at a public sale of the property on S. Jackson Avenue by the City of Tulsa.<sup>36</sup> O.A. Moreland bought Lots 1-7<sup>37</sup>, Block 1 of the Cardiff Re-Subdivision, from Spradling in 1947. He obtained a utility easement from Southwestern Bell that same year “for the purpose of furnishing telephone and electric service to customers in the Sally Ann Apartment house area.”<sup>38</sup> The City of Tulsa vacated a portion of S. Jackson Street in January 1948 clearing the way for the construction.<sup>39</sup>

The 1949 Tulsa City Directory contained a full listing of apartment residents at 1309 – 1314 S. Jackson; O.A. Moreland had an office in the building at 1310 S. Jackson. The 1950 through 1960s City Directories listed the “Sally Ann Apartments” and its numerous residents. By 1955 Moreland was listed as a contractor, still with an office at the apartment building. The only other known building constructed by Moreland is almost identical to the Sally Ann Apartments, located a mile to the east, off of Riverside Drive at 1920 S. Cheyenne. Moreland and his second wife Esther Jayne, sold the Sally Ann Apartments to 1300 Jackson Corporation in 1959.<sup>40</sup> The name of the complex was changed to Thirteen Hundred Apartments.<sup>41</sup> In 1982, the property was again sold and renamed, River Ridge Apartments - a name it retains today. It was purchased by the current owner in 2013 and is undergoing a rehabilitation project utilizing historic tax credits.

Oscar A. Moreland died 9 June 1962 and is buried in Tulsa with his second wife Esther J.<sup>42</sup> His daughter Sallye Ann married Bobby Joe Smith 22 December 1950 in Benton County, Arkansas; they lived in Jackson, Mississippi.<sup>43</sup> Sallye Ann died 11 June 2008.<sup>44</sup>

<sup>32</sup> Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012, accessed at Ancestry.com on 7 Jan 2015.

<sup>33</sup> Ancestry.com. *U.S., World War II Draft Registration Cards, 1942* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. *Fourth Registration Draft Cards (WWII)*. Oklahoma State Headquarters ca. 1942. NAI: [576250](#). The National Archives at St. Louis, Missouri. U.S.A. Accessed on Ancestry.com on 7 Jan 2015.

<sup>34</sup> FindAGrave.com accessed on 28 January 2015 at <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Moreland&GSfn=nina&GSbyrel=all&GSdyrel=all&GSob=n&GRid=46772918&df=all&>

<sup>35</sup> Ancestry.com. *U.S. School Yearbooks, 1880-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010, access on 7 Jan 2015.

<sup>36</sup> Tulsa County Register of Deeds Records. County Deed issued February 1940; a Tulsa County ReSale Deed was formerly issued in May 1939 suggesting a foreclosure.

<sup>37</sup> O.A. Moreland and his wife Esther sold Lot 7 to Don C. and Maxine Putnam in 1953 (Tulsa County Register of Deeds).

<sup>38</sup> Tulsa County Register of Deeds Records. November 1947 Utility Easement.

<sup>39</sup> Tulsa County Register of Deeds Records.

<sup>40</sup> Ibid.

<sup>41</sup> 1961 – 1981 Tulsa City Directories, accessed at the Tulsa City/County Public Library, Special Collections.

<sup>42</sup> Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012, accessed on Ancestry.com on 7 Jan 2015.

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The Sally Ann Apartments reflects the Modern Movement in Architecture

The Sally Ann Apartment complex is architecturally significant as a post-World War II apartment building representative of the Modern Movement in architecture. The building reflects a transitional period in Tulsa. The years immediately following the war were a unique time during a lull in federal housing programs that arose during the war and pre-dating urban renewal and the technological changes that forever changed the design of multi-family housing in the 1950s and 1960s. Constructed in 1948, the Sally Ann Apartments were built in the immediate post-war years, a cautious time economically and aesthetically.

The Modern Movement in architecture has no clear beginning but rather slowly developed from ideas rooted in the eighteenth century. While it is widely recognized as a twentieth century phenomenon, the idea of modern architecture, in contrast to a revived style from some earlier period, had been in existence for decades. The Industrial Revolution was a major force in modern architecture by supplying new methods of construction that allowed new forms. The style emphasized a process and introduced function as a design criterion. Modern architecture, in its simplest form, was based on the practical use of materials, the principles of function, and the rejection of historic precedent and specifically, the use of ornament.<sup>45</sup>

The first Modern designs date to the 1920s and are embodied by Tulsa's best-known style of historic resources, that of Art Deco. Art Deco was a style that consciously strove for modernity and was the first widely popular style in the United States to break with the revivalist tradition.<sup>46</sup> The International or Streamline style replaced Art Deco in the popularity, in the 1930s and then the Great Depression and World War II stunted any architectural development outside of federally-funded works programs and war-related building. The concept of modernism gained wide popularity in the period after World War II. During that time, many true modernists rejected the Art Deco, Art Moderne and Streamline styles for their use of traditional architectural values and use of ornamentation albeit geometric in form.

Following the lull in private construction due to the Great Depression and World War II, there was a pent-up desire to design and construct new buildings that reflected the optimism of a new era. Yet in most Midwestern cities, "there was no sweeping surge of innovation" after the war, but instead a "cautious movement toward an increased modernism in architecture" that was generally acceptable to a conservative clientele.<sup>47</sup> The builder of the Sally Ann Apartments, O.A. Moreland, had built FHA homes during the war, likely representing his foray into the construction and real estate fields. The federally-funded homes during and after the war were simplistic in form with little ornamentation. Given Moreland's recent entry to the housing

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<sup>43</sup> Ancestry.com. *Arkansas, County Marriages Index, 1837-1957* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 7 Jan 2015.

<sup>44</sup> Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012, accessed on Ancestry.com on 7 Jan 2015.

<sup>45</sup> William J.R. Curtis, *Modern Architecture Since 1900*, (Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1982, 14-30.

<sup>46</sup> Historic American Buildings Survey and National Trust for Historic Preservation, *What Style is it? A Guide to American Architecture*, (New York: John Wiley and Sons, 1983) 88.

<sup>47</sup> Sally F. Schwenk, Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" National Register of Historic Places Multiple Property Documentation Form, 2007, E-37, 40 (quoting George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*. Rev Ed. (Columbia, MO: University of Columbia Press, 1992) 121.



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industry and lack of formal training, it is likely that federal wartime housing was the primary stylistic influence on his early apartment buildings like the Sally Ann Apartments. Even after the war, FHA guidelines for the design of multi-family housing backed by federal mortgages reinforced a conservative approach to modern design. The guidelines did not dictate any particular architectural styles, but clearly embraced the tenets of Modern Movement style, requiring simple designs avoiding excess ornamentation or a “startling use of materials.”<sup>48</sup>

Advances in building technology were important factors in the re-emergence the Modern Movement in architecture after the war. High-rise office buildings and apartment towers were the most impressive symbol of architectural modernism in the late 1940s however; the design of multi-unit residential architecture followed the same pattern clearly reflecting a break from the designs of the early twentieth century.<sup>49</sup> The Sally Ann Apartments pre-date the stereotypical “Modern” structures constructed of reinforced concrete or steel however; noted Midwest architectural historian George Ehrlich described post-war apartment buildings as early representatives of the Modern Movement. Particularly true of apartments, buildings erected in the immediate post war period were “geometrically neat, clean cut, and virtually free of ornament.” Patterned brickwork laid in simple bold patterns coupled with a strict overall emphasis on geometric planes with sharply delineated openings and edges created a formal balanced horizontality, verticality, or contrasting vertical and horizontal emphasis.<sup>50</sup>

A good representative of the post-WWII Modern Movement in architecture, the Sally Ann Apartments are distinguished from their early twentieth-century predecessors by their concrete exterior, horizontal massing, and subtle articulation of form and materials. Specific distinguishing characteristics include the stepped form of the rectangular building blocks, the projecting center bays with cantilevered concrete canopies, and the windows and contrasting corbelled brick that form a horizontal band around the front facades in contrast to the smooth concrete block facades. Void of any ornamentation, these subtle details are the only articulation of the building facades.

In addition to their Modern architectural style, the design/layout of the apartments themselves reflected modern trends in apartment design based. The Sally Ann Apartments are classified as a “Low-Rise Walk-Up” Apartment Building containing self-sufficient units with private kitchens and baths. Such apartment buildings are usually two to four stories in height and often arranged in larger blocks of conjoined buildings or identical buildings sitting in a row. The apartment style typically has a single public entry but may have secondary entrances. The buildings typically have an entry vestibule but not a lobby and do not have an elevator. The Sally Ann Apartments clearly exhibit the characteristics of this apartment type. The apartments in the Sally Ann complex are simplistic in form with a functional layout including a flexible and spacious living room, small kitchen, two bedrooms and bath. Typical of modern apartment layouts, the apartment incorporates a small dining alcove in the living room in lieu of functionally-limited spaces such as a separate dining room.

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<sup>48</sup> Sally F. Schwenk, Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” National Register of Historic Places Multiple Property Documentation Form, 2007, E-41-42.

<sup>49</sup> Ibid, E-38.

<sup>50</sup> Ehrlich, 116.

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Garages were a feature of private homes often missing in the early twentieth-century apartment buildings. Guided by functional demands, the Sally Ann Apartments were designed and constructed with a detached garage that provided covered auto storage for apartment tenants.

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## 9. Major Bibliographical References

### **Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Tulsa City/County Public Library Special Collections

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

**10. Geographical Data**

**Acreage of Property** 1.33

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 36.143640 Longitude: -96.000439

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

LOTS 1, 2, 3, 4, 5, & 6, Block One, The Cardiff Re-Subdivision of a Part of Blocks 11 & 12, Norvell Park Addition to Tulsa, Tulsa County, State of Oklahoma.

**Boundary Justification** (Explain why the boundaries were selected.)

Boundary reflects legal description of parcel on which the apartment complex is located, was constructed, and has been historically associated.

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### 11. Form Prepared By

name/title: Brenda R. Spencer  
organization: Spencer Preservation  
street & number: 10150 Onaga Road  
city or town: Wamego state: KS zip code: 66547  
e-mail: Brenda@SpencerPreservation.com  
telephone: 785-456-9857  
date: 30 January, 2015

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Sally Ann Apartments  
City or Vicinity: Tulsa  
County: Tulsa State: OK  
Photographer: Brenda R. Spencer  
Date Photographed: 9 October 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

#	<u>Direction</u>	<u>Description</u>
1 of 30	S	Looking S on S. Jackson Avenue toward Sally Ann Apartments
2 of 30	SW	Looking SW at west block of apartments (1314 and 1312)
3 of 30	W	Looking W toward west block of apartments (1314 – 1310)
4 of 30	SW	1310 and 1312 at SW corner of west block of apartments

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5 of 30	SW	Entrance to 1310 at W end of west block of apartments
6 of 30	W	Detail of brick & block banding at upper windows (East facade of 1314 at west end of west block of apartments)
7 of 30	NE	Looking E from in front of west block of apartments
8 of 30	SE	1313 at west end of east block of apartments
9 of 30	SE	1311 & 1309 at east end of east block of apartments
10 of 30	E	Entry to 1309 at east end of east block of apartments
11 of 30	SW	North and east/rear facade of 1313 at east end of east block
12 of 30	W	Rear apartment entry (typical) on east facade of 1313
13 of 30	NW	South/rear facade of 1311 & 1313 with carport in foreground
14 of 30	N	Rear porches with apartment entry (typical) on south facade 1313
15 of 30	NW	South and east facade of 1310
16 of 30	SE	Original concrete bock garage south of east apartment block
17 of 30	SW	Interior view of garage bay
18 of 30	NW	Rear/south facade of 1314-1312-1310
19 of 30	E	Looking E from SW corner of west block of apartments
20 of 30	N	Entrance to basement apartment on south facade 1312
21 of 30	S	Door to apartment 1 inside front building entrance (typical)
22 of 30	N	Looking N from stair landing toward entry to 2 <sup>nd</sup> floor apartments And front building entrance on ground floor
23 of 30	E	Access to apartments 3 & 4 at top of stairs (typical)
24 of 30	N	Living room with front apartment entry (typical)
25 of 30	E	Original apartment finishes include hardwood floors, plaster walls and wood trim including telephone alcove, baseboards, picture molding, and 2-panel wood doors (typical)
26 of 30	E	Kitchen, some units with original wood cabinets and tile counters and backsplash (formerly replaced in many of the of kitchens)
27 of 30	S	Rear door with 3-light steel casement window in kitchen (typical)
28 of 30	NE	Bedroom door and closet (typical)
29 of 30	S	Steel casement window in basement bathroom, with a mixture of original and replacement fixtures and tile
30 of 30	S	Basement bedroom (basement units have painted concrete floors)

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Sally Ann Apartments

Name of Property

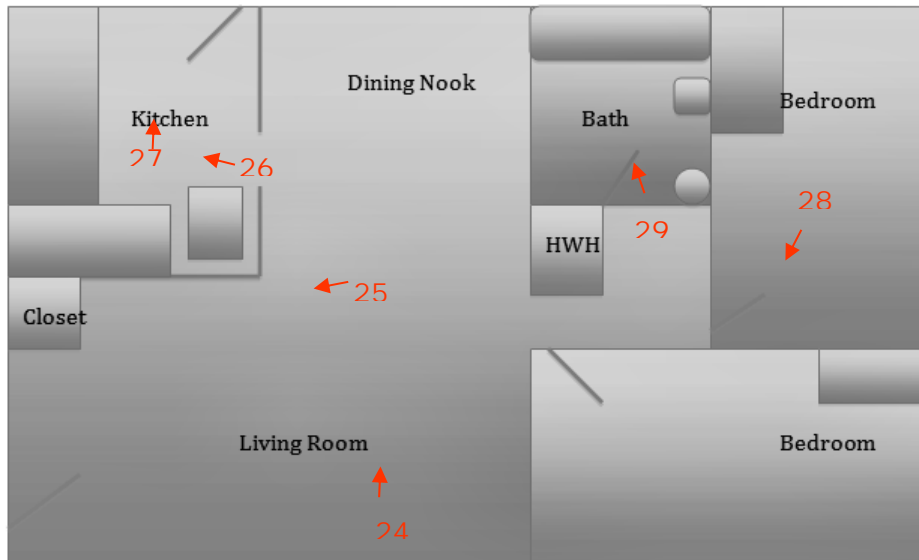
Tulsa, OK

County and State

**Photo Key**



Exterior photos keyed on aerial image from Google.com.



Interior photos are keyed to diagram of typical 1<sup>st</sup>-2<sup>nd</sup> floor apartment layout

Sections 9-end page 23

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**Additional Documentation - Maps**



Figure 1 - Aerial View of Downtown Tulsa Context Google.com 2014

Figure 2 – Residential Historic Districts in proximity to the site. Downloaded at Tulsa Preservation Commission website from booklet: Tulsa’s Historic Neighborhood Series: Riverview, page 8 <http://www.tulsapreservationcommission.org/nationalregister/districts/riverview/bookletriverview.pdf> (accessed 28 January 2015).



★ Sally Ann Apartments  
1309-1314 S. Jackson Avenue  
Tulsa, Tulsa County, Oklahoma  
Latitude/Longitude: 36.143640 / -96.000439  
Datum WGS84

● Black dot depicts similar apartment complex also built by Moreland – 1920 S. Cheyenne)

**Additional Documentation - Maps**



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Figure 3 - Aerial View of Site from Google.com 2014  
 Dashed line indicates approximate site boundary (see figure below for precise boundary)  
 Sally Ann Apartments, 1309-1314 S. Jackson Avenue  
 Tulsa, Tulsa County, Oklahoma  
 Latitude/Longitude:  
 36.143640 / -96.000439  
 Datum WGS84

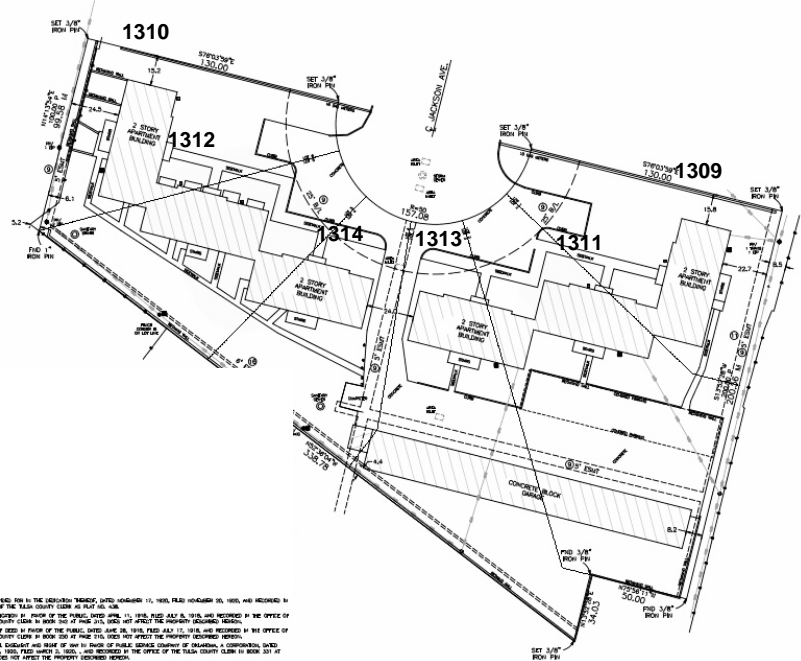


Figure 4 - Site Survey  
 indicating lot lines,  
 building footprints and addresses  
 (Courtesy D&S Surveying and  
 Mapping, 2014)

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**Additional Documentation – Historic Views**

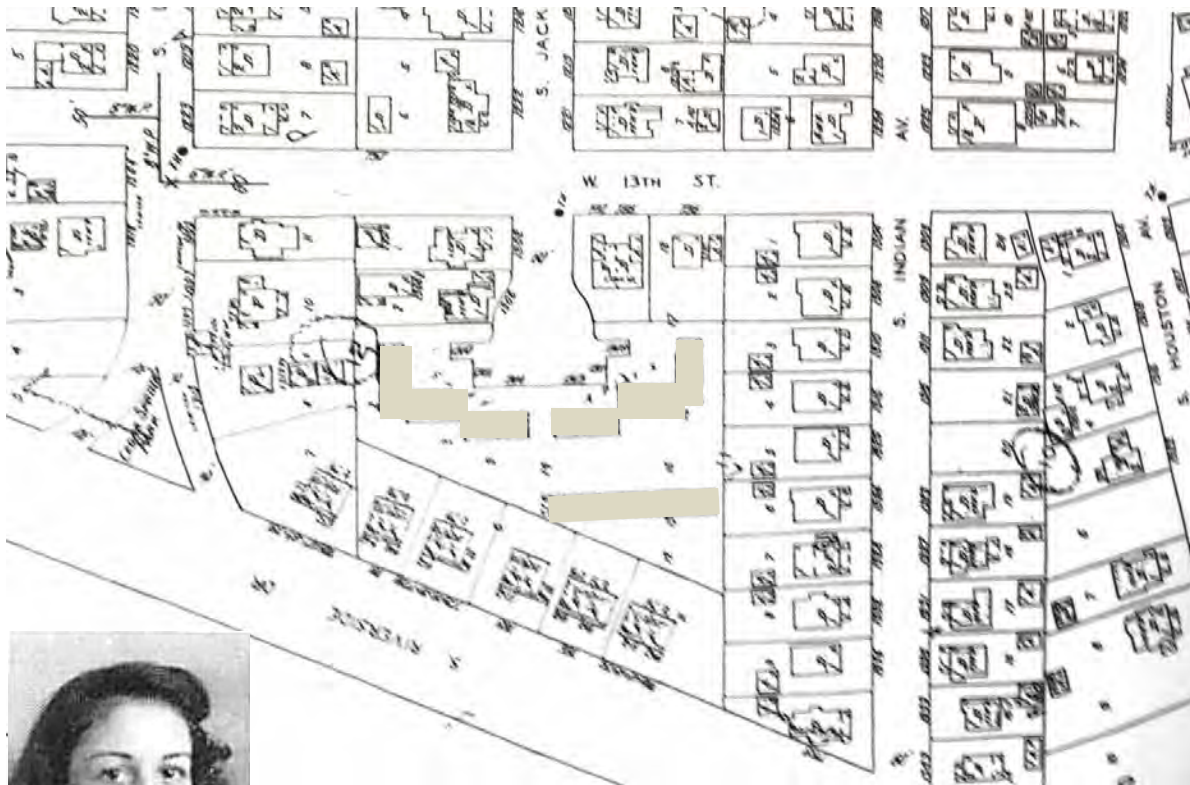


Figure 5 (above) – Apartments at 1309 – 1314 S. Jackson Avenue extant on 1950 Sanborn Fire Insurance Map, Excerpt page 89

Figure 6 (left) – School portrait of apartment’s namesake - Sallye Ann Moreland, daughter of builder/owner O.A. Moreland (1948 Yearbook-sophomore at Will Rogers High School, Tulsa, OK) accessed at ancestry.com 7 January, 2015

Figure 7 - Early views of Sally Ann Apartments c.1948-1949 shortly after construction  
Courtesy Tulsa City/County Public Library, Special Collections Photographs – “Sally Ann Apartments”  
Right - Looking south from Jackson Avenue (car visible in photo is 1947 Chevy Fleetline)



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Looking SW at 1314 – 1312 & 1310 comprising west section of Sally Ann Apartments



Looking SE at garage located south of east apartment blocks at rear (south) of property











1310









River Ridge  
Leasing Info.  
918-744-7463



















RECYCLING

CHARLEY



15

14









**NOTICE TO TENANT**

Notice and 30-day termination of tenancy  
I hereby give you notice that I am terminating your tenancy of the premises described above and you are to vacate the premises on or before the date specified below. This notice is given to you in accordance with the provisions of the Residential Tenancy Act, R.S.O. 1990, c. 239, s. 29(1) and (2).

TERMINATION DATE: 2014-01-31

Signature: [Illegible]

Date: [Illegible]

























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sally Ann Apartments

MULTIPLE NAME:

STATE & COUNTY: OKLAHOMA, Tulsa

DATE RECEIVED: 7/24/15      DATE OF PENDING LIST: 8/24/15  
DATE OF 16TH DAY: 9/08/15      DATE OF 45TH DAY: 9/08/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000581

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    9.8.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# Oklahoma Historical Society

Founded May 27, 1893

## State Historic Preservation Office

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

RECEIVED 2280

JUL 24 2015

July 20, 2015

Nat. Register of Historic Places  
National Park Service

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmark Programs  
National Park Service 2280, 8th floor  
1201 "I" (Eye) Street, NW  
Washington D.C. 20005

Dear Mr. Loether:

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

Fuksa Portion of the Chisholm Trail, Bison Vicinity, Garfield County  
Seminole Municipal Building, Seminole, Seminole County  
Sally Ann Apartments, Tulsa, Tulsa County  
James Martin Baggs Log Barn, Pickens Vicinity, Pushmataha County  
KCS Railway Depot, Stilwell, Adair County

The members of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of history and prehistoric archeology were absent from the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of KCS Railway Depot, Seminole Municipal Building and Fuksa Portion of the Chisholm Trail was not present for the HPRC's formulation of its recommendation on the nomination. However, substantive review of this nomination is not requested because the SHPO staff member possessing the requisite professional qualifications participated in the HPRC's deliberations on this noncontroversial nomination.

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

Sincerely,

Melvena Heisch  
Deputy State Historic  
Preservation Officer

MKH:lso

Enclosures