

United States Department of the Interior
National Park Service

JUN 28 1989

NATIONAL REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Veasey, James Alexander, House
other names/site number Veasey-Leach House

2. Location

street & number 1802 South Cheyenne Avenue NA not for publication
city, town Tulsa NA vicinity
state Oklahoma code OK county Tulsa code 143 zip code 74119

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>2</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. NA See continuation sheet.
Donald L. Falay
Signature of certifying official _____ Date _____
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

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

Alvina Byrum entered in the National Register 7/27/89
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation BRICK

walls Weatherboard

roof ASPHALT

other WOOD/porte cochere

Describe present and historic physical appearance.

The James Alexander Veasey House is situated in a residential area overlooking the Arkansas River Valley in Tulsa. The Veasey House property consists of a two-story, Colonial Revival house and a one-story, detached garage. Both buildings are constructed of wood, but detailing and decorative features imitate masonry. The property retains a high degree of integrity of setting, feeling, workmanship, materials, design, location, and association.

The house is constructed in a "T" shape plan with end gables, flanked on one end by a masonry chimney and on the other by a one-story decorative porte cochere. The porte cochere features Tuscan full and engaged columns with square bases and capitals and undecorated cornice, topped with a metal railing.

The roof of the Veasey house features a front, centered dormer and is further penetrated by one internal chimney on the rear wing. The cornice is detailed with dentils and modillions on all eaves and rakes and carried out in returns on the gable ends. The cornice contains a built-in gutter feeding metal downpipes. Modillions continue onto the rake and simulate the appearance of purlins. The decorative dentils also continue up the rake. Historically, the house was covered with a wooden, cut shingle roof, but now has a composition shingle roof.

The pedimented front entrance, which is of recessed Adams style, is centered on the front facade and is set between engaged Tuscan columns. The recessed entry door is further detailed by side and fan lights.

The gables are decorated with a Palladian window above the porte cochere, quadrant lights flanking the chimney on the opposite end and a fan light on the rear wing. The majority of the windows in the house are double-hung, 8/8 or 12/12 light, wooden windows. French doors with multilight transoms are present adjacent to and beneath the porte cochere. Above the porte cochere two dual, multilight doors are present.

The siding on the house is a narrow, bevelled dropsiding that gives the appearance of coursed of masonry. This illusion is further enhanced by the quoins and also keystones, all constructed of wood.

The house is painted white with green, painted shutters on most windows and the French doors beneath and adjacent to the porte cochere.

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

**National Register of Historic Places
Continuation Sheet**

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The interior of the house retains the historic floor plan and most of the historic finishes and fixtures. One mantle has been altered in the main living room, and the kitchen has been modified for modern appliances. Other than these minor alterations, the configuration, trims, ceiling and wall finishes and decorative elements for the most part remain original.

The condition of the house is very good to excellent.

The garage building is a one-story combination one-car garage and efficiency apartment. Decorative elements and features of this building reflect the house on a smaller and simplified scale.

The same narrow wood siding is present, as well as the double hung 12/12 wooden windows. The gable ends feature the decorative returns and multilight windows, but absent are the modillions, dentils and purlins. The wood shingle roof is penetrated by a single brick chimney centered in the ridge. A wide, single-car garage penetrates the elevation facing the street. A small, lean-to addition is present on the opposite elevation. The entire building is painted to match the house. It has no shutters.

The garage is in excellent condition and shows no other exterior alterations.

The Veasey House property retains a high degree of historic and architectural integrity.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1913

Significant Dates

1913

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Blair, John T., Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The James Alexander Veasey House is architecturally significant because it is the best remaining example of a Colonial Revival style residence of all wood construction known to exist in the city of Tulsa. The house was built in 1913, approximately the mid-point of the Colonial Revival style's popularity in the United States.

HISTORICAL BACKGROUND:

James Alexander Veasey came to Tulsa as an attorney with the Dawes Commission. After the Commission's business was completed, Veasey continued to practice law. He specialized in oil and gas law and retired in 1938 as Chief Counsel of Carter Oil Company (a subsidiary of Standard Oil of New Jersey). Among other accomplishments, Veasey was a co-founder of Holland Hall, the oldest private preparatory school operating in Tulsa.

Veasey had the nominated property designed and constructed for his family in 1913. Today the property is owned by his daughter, Mary Veasey Leech.

ARCHITECTURAL SIGNIFICANCE:

The use of all wood construction for Colonial Revival style buildings was prevalent in the early phase of the style's popularity, particularly in the northeastern United States. However, by the turn-of-the-century Colonial Revival style buildings were generally of masonry construction.

The Veasey House represents an interesting reversion to the early period of the style's prominence when wood was often used. Clearly the Veasey House was built of wood in a manner to emulate the appearance of brick and stone. This is evident in the siding, which is narrow as well as flat in application, giving the appearance of coursed brick. Also, the quoins, keystones, pediment and columns all present the look of masonry decorative features but are all of wood.

The blueprints for the house clearly indicate the architect's intended masonry construction, but wood was substituted to meet Veasey's wishes. Thus, the Veasey House is unusual in that it is the only remaining example known in the city of Tulsa of a Colonial Revival style residence executed in all wood construction.

See continuation sheet

9. Major Bibliographical References

Blueprints for the James Alexander Veasey House (1913).

The Tulsa Historic Preservation Plan Report, September 1980.

Tulsa-World, October 12, 1965 and January 15, 1976.

Tulsa Tribune, October 13, 1965.

Ackin, Cheryl, Housing Research Report: Home of Mrs. Mary Leech (April 1976; unpublished).

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A 1,5 23,09,7,5 4,00,30,7,0
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lots 1 and 2, Block 5, Buena Vista Addition to the City of Tulsa

See continuation sheet

Boundary Justification

The boundary includes the entire two city lots that have historically been associated with the nominated property.

See continuation sheet

11. Form Prepared By

name/title John Hill and Melvena Heisch date November 1988
 organization State Hist. Pres. Office, OK Hist. Soc. telephone (405) 521-2491
 street & number 2100 North Lincoln Blvd. state OK zip code 73105
 city or town Oklahoma City

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Continuation Sheet**

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John T. Blair, architect, designed the Veasey House. He was well known in the Tulsa area and held the fourth license issued in the State of Oklahoma for the practice of architecture. While it cannot be absolutely documented, Blair Brothers Construction Company is believed to have constructed the house. John T. Blair and his brother owned a construction company that was often responsible for carrying out designs of the former.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JUN 2 1975
DATE ENTERED	JUL 18 1975

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Tulsa Municipal Building

AND/OR COMMON

Old City Hall

2 LOCATION

STREET & NUMBER

124 E. 4th Street

___ NOT FOR PUBLICATION

CITY, TOWN

Tulsa

___ VICINITY OF

CONGRESSIONAL DISTRICT

No. 1

STATE

Oklahoma

CODE

40

COUNTY

Tulsa

CODE

143

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
___DISTRICT	___PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	___AGRICULTURE ___MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	___UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL ___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL ___PRIVATE RESIDENCE
___SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ENTERTAINMENT ___RELIGIOUS
___OBJECT	___IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	___GOVERNMENT ___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL ___TRANSPORTATION
		___NO	___MILITARY ___OTHER:

4 OWNER OF PROPERTY

NAME

KCEE (Oklahoma Limited Partners)

STREET & NUMBER

124 E. 4th Street

CITY, TOWN

Tulsa

___ VICINITY OF

STATE

Oklahoma

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the County Clerk

STREET & NUMBER

Tulsa County Courthouse

CITY, TOWN

Tulsa

STATE

Oklahoma

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Special City Hall Study

DATE

1974

___FEDERAL STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Oklahoma Historical Society

CITY, TOWN

Oklahoma City

STATE

Oklahoma

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED (basically)	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Constructed in 1917, Tulsa's old Municipal Building has a generally Greek Classic facade. Its principal elevation features two-story, fluted Ionic columns. The simplified columns on the east and west elevations are modified Tuscan. Walls of the four-story buildings are of gray, 36-inch cut stone. Interior walls in public areas are faced with marble.

The 59 x 115-foot building faces north on a 100 x 140-foot lot. A basement serves for storage and equipment. The original architects were Rush, Endacott, Rush. The recent restoration (which continues on the upper floors as this nomination is being prepared) is under direction of the architectural/engineering firm of Coleman-Ervin-Harrington. The exterior has been left virtually unchanged, though doors and windows have been changed. Major addition is a new red brick plaza, in keeping with the old brick streets of the period in which the building was erected.

The spacious public spaces are being retained, though completely refurbished. These will accommodate art and photography exhibits. A 26 x 16-foot mural depicting life in Tulsa in 1919, has been commissioned to Delbert L. Jackson for the entrance lobby. A six-foot Jackson sculpture, the Goddess of Justice, will be a feature of the landing between the third and fourth floors. More than 20,000 square feet of leaseable office space on the four floors has been provided by the restoration. It is, of course, new and modern ... with carpeting, parket wood floors, hardwood paneling, the latest electrical and mechanical equipment.

The restoration is an excellent example of adaptive use of a still-sound historic building.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1917 - 1969

BUILDER/ARCHITECT Rush, Endacott, Rush

STATEMENT OF SIGNIFICANCE

Tulsa's handsome Old City Hall has been dubbed a "Phoenix" by Mark Ross, executive director of the Arts Council of Tulsa. Several factors have made it so. Original credit is due its architects and builders, who endowed it with both grace and strength. Through a half-century of use and three years of idleness it "wore well." Perhaps even greater credit, however, is due its latter-day private owners, who had the vision to realize that these qualities could be "recycled" into highly desirable office space ... and the architectural/engineering firm now carrying out this complete adaptive-use restoration. Ross' "Phoenix" emerges, then, as an almost textbook example of adaptive-use preservation in an age when such recycling is urgently needed, not only to save both money and material resources, but also to counter the recent trend toward razing the old, no matter how valuable historically, and rebuilding from the ground up. "The trend in Tulsa, almost without exception, has been to create anew," Ross says. "To run counter to trends, and succeed, is notable."

* * *

The Old City Hall, first occupied in 1917, served Tulsa all those years it was energetically building its "Oil Capital" claim. That it succeeded in establishing the claim is why, ironically, the handsome old neo-classic structure eventually proved inadequate and, in 1969, was vacated. Tulsa got a post office in 1879, but by 1900 its population was only 1,390. The first oil boom came in 1901 and by 1910 its population had climbed to 18,182. The 1920 census showed a spurt to 72,075. The figure is well over 350,000 today and Tulsa has more than 850 oil and oil-oriented firms, many of them with national and international headquarters in the city, that employ some 30,000 area residents.

For some 52 years, then, Tulsa's classic Municipal Building watched a modern major city grow up about it, dealing with countless matters concerning the lives and businesses of those directing and shaping that growth. What Tulsa is today was largely determined by the day-to-day actions and decisions that unfolded within its walls. And this importance is further buttressed by the fact that the structure has features and embellishments virtually prohibited by modern economics and formulas for new construction. Nearly all of Tulsa's significant early-day

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Ross, Mark, "Love an Old Building," Tulsa, Dec. 7, 1972, pp. 12-14
 ---- "Old City Hall - A Phoenix," Tulsa, Apr. 4, 1974, p. 13
 Ruth, Kent, Oklahoma: A Guide to the Sooner State, University of Oklahoma Press, 1956, pp. 214-229
 ---- Oklahoma Travel Handbook, University of Oklahoma Press, to be released in 1976

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre
 UTM REFERENCES

UTM OK
HL

A	1 1 5	2 3 1 1 5 0	4 0 0 4 8 4 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kent Ruth, Deputy

ORGANIZATION

Oklahoma Historical Society

STREET & NUMBER

Historical Building

CITY OR TOWN

Oklahoma City

DATE

April 1975

TELEPHONE

405/884-5456

STATE

Oklahoma

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

[Handwritten Signature]

TITLE

SPO for Oklahoma

DATE

28 May 75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Handwritten Signature]

DATE

7/18/75

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

[Handwritten Signature]

DATE

JUL 14 1975

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JUN 2 1975
DATE ENTERED	JUL 18 1975

CONTINUATION SHEET

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Tulsa Municipal Building

buildings have in recent years been destroyed to make way for those shiny new structures that etch the city's present skyline. Fortunately, the Old City Hall has not only been preserved but, more importantly, it has been restored and "recycled" for another half-century of service ... by private interests and for commercial use. It is for these valid reasons that National Register status for it is sought.