

876

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.

RECEIVED 2280

OCT 23 2015

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Belmont 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: 1314 South Denver Avenue West

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Not For Publication: Vicinity: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,


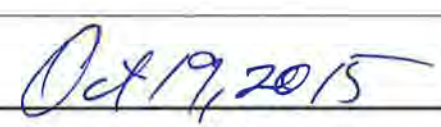
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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 ___ C ___ D

 Signature of certifying official/Title:	 Date
_____ State or Federal agency/bureau or Tribal Government	

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

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

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: _____)

for Edward H. Beall
Signature of the Keeper

12.8.15
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

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</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>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: walls: BRICK

Narrative Description

(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.)

Summary Paragraph

Located in the T.T.T. Addition, along the 1300 block of South Denver Avenue, the Belmont is about three blocks to the southwest of Tulsa's Original Townsite, as surveyed and platted in 1901. The Belmont was constructed in the mid-1920s on a standard sized lot with fifty feet of frontage along Denver Avenue and along the mid-block alley between Denver and Elwood avenues. The Belmont is a brick, flat-roofed, three-story above a finished basement, apartment building. Originally and currently, there were eight dwelling units in the building. Originally, the basement contained two one-bedroom dwelling units and a boiler/laundry room. Currently, the basement contains the two dwelling units, furnaces/air conditioners for the two units, wooden storage bins for tenants, a water heater, and a laundry area. The upper three stories contain six two-bedroom units; a front entry vestibule; a wooden staircase; and a covered light and air shaft near the center of the building, adjacent to the bathrooms. Originally, the lot was one hundred forty feet deep from the Denver Avenue frontage on the east to the alley on the west. In 1973, the Oklahoma Department of Transportation acquired a small strip of the lot, along the Denver Avenue edge. Sanborn maps indicate several garages along the west edge of the property, but those garages have been removed. Currently, the Belmont itself is the only building on the site, and its exterior and interior retain a high degree of historic integrity.

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

Narrative Description

The flat-roofed Belmont Apartments building is roughly rectangular in plan, with its front entrance and projecting exterior balconies facing east toward Denver Avenue and a rear unenclosed concrete exit stairway facing west toward the alley. The Belmont has buff wire-cut face brick on most of its exterior walls. The walls around the rear exit stair are finished in stucco and red common brick. With a few exceptions, the fenestration consists of vertical, four-over-one, double-hung, single-pane, wood frame windows. The notable exceptions are the six-over-one double-hung windows and the fixed transom/sidelights in the center bay of the front façade, and the four-lite transoms and one-over-one double-hung windows on the west wall of the two-bedroom apartment kitchens. The Belmont is forty feet wide, constructed on a lot fifty feet wide, with equal north and south side yard setbacks of five feet to the abutting property lines. The rear elevation of the building is set back approximately fifty-seven feet from the property line abutting the alley to the west. The concrete-paved alley is twenty feet wide. The residential properties on the west side of the alley are included in the Riverview Historic District (NRIS #07000906).

The apartment units are numbered 1 to 8. The building has a symmetrical layout, mirrored about a central east-west axis. The front entrance door is at the east end of the central axis. Six two-bedroom apartments are on the upper three stories, and two one-bedroom apartments are on the basement story. The odd-numbered units are in the south half of the building. The even-numbered units are in the north half. Apartments 7 and 8 are in the basement, with a central corridor between them, leading to the mechanical/laundry room at the east end of the basement. The lot slopes down from east to west, resulting in the west end of the basement being mostly above finished grade. The east end of the basement is mostly below finished grade. Apartments 1 and 2 are on the first story, slightly above the street level of Denver Avenue and the east front entrance stoop. Apartments 3 and 4 are on the second story, and Apartments 5 and 6 are on the third story, which is the highest floor of the building.

The front façade

The Belmont's highly symmetrical front façade faces east toward Denver Avenue (Photo 0001). The façade has three bays and is forty feet wide overall. From the public sidewalk along the west curb of the avenue, a short concrete walk connects to the tiled front entry stoop, which is two risers above grade. The centered wood stile and rail front entry door is hinged on its south (left) edge. The stiles and the top rail are relatively narrow in comparison to the rather tall bottom rail. The door is glazed with one large pane of beveled glass. Tall, narrow fixed sidelights with beveled glass flank the entry door, and a thin, three-lite fixed transom is above the door and sidelights. The door/sidelight/transom assembly is surrounded by cut or cast stone. At close examination, the outlines of the "BELMONT" name, which appeared as early as 1927 in a Tulsa city directory, is visible on the surface of the lintel stone above the transom. Two brackets support a projecting cornice with a small flat roof above the entry. A decorative iron railing surrounds the small roof area, creating a faux balcony appearance above an entry roof or awning. Two pairs of six-over-one double-hung windows are arranged in the center bay of the façade,

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

above the entry door. Each six-over-one window pair is surrounded with cast and/or cut stone trim and decorative rosettes at the corners. A simplified, flat pediment tops the center bay, and a cast or cut stone coping caps the entire front façade.

Balconies project from the south and north bays. When looking at the building from the street, the balconies for Apartments 1, 3, and 5 are stacked on the south (left) side of the center bay. The balconies for Apartments 2, 4, and 6 are stacked on the north (right) bay. The balconies for Apartments 1, 2, 3, and 4, are formed by brick corner columns and large openings between brick lintels/guards. The balconies for Apartments 5 and 6 are constructed of lighter weight materials, with wood columns at the corners and wood framed roofs/ceilings. The first story balconies, or porches, for Apartments 1 and 2, are raised slightly above street level and have concrete floors, slightly sloped to cast stone scuppers for drainage. There is some photographic evidence, as well as evidence on the building, that the balcony, or porch, for Apt 1 was enclosed with glass or insect screening in the past, but it is currently open, with only a few remnants of the perimeter of the removed framing. The floors for the balconies attached to Apt 3, 4, 5, and 6 are finished with tongue and groove wood. The ceilings of all six balconies and porches are finished with beaded wood tongue and groove boards. Five of the six balconies have a 15-lite French door flanked by vertical four-over-one double hung windows. The original French door to the balcony for Apartment 4 has been replaced with a French door with one single large pane of glass. Except for the entry door/sidelights/transom assembly, aluminum storm windows and doors have been installed on the exterior side of the original wood window and door framing. In 2014, damaged elements on the front façade and balconies, such as spalling brick, separating brick wythes, loose cut stone sills, rotting wood ceilings and floors, and sagging metal lintels, were repaired. The decorative iron railing above the entry roof has been cleaned and re-finished.

The south elevation

The four-bay-wide south elevation consists mostly of buff face brick with cut stone trim (Photo 0002). Terra cotta caps the lower portion of the parapet wall. The fenestration consists of thirty-eight four-over-one double-hung wood windows. There is also a single exterior entry door to Apartment 7 in the basement. The windows on the upper three stories are aligned vertically, reflecting the stacked two-bedroom unit layouts for Apartments 1, 3, and 5. The basement windows are not all vertically aligned with the window pattern above. The following description of the south elevation works from the front of the Belmont to the rear, or from right to left, or east to west. The stacked balconies for Apartments 1, 3, and 5 project from the main body of the building to the east (right). In the east (far right) bay of the main body of the building, there are eight double-hung windows, two single windows on each of the four levels of the building. In the basement the windows are on the south wall of the laundry room. One of the laundry room windows has been modified slightly to provide for condensing unit lines and dryer venting. The six single windows on the three stories above the basement laundry room are on the south walls of the living rooms in Apartments 1, 3, and 5. There are fireplaces and flues, which are not visible on the exterior of the building, on the wall between the living room windows. However, the east bay has a taller parapet wall which is clearly visible on the exterior. The taller parapet is capped with cut stone instead of terra, and its increased height accommodates the gradual slope of the flat roof from the front (east) down to a gutter along the rear (west) wall. The next bay to

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

the west (left), which is the second bay from the front of the building, consists of twelve double-hung windows. The windows are arranged in a series of tripled groupings. The triple unit window in the basement wall is on the south side of the bedroom of Apartment 7. The stacked triple unit windows on the upper three stories are on the south wall of the dining rooms in Apartments 1, 3, and 5. The next bay to the west (left), which is the second bay from the back (west) side of the building, consists of eight double-hung windows. The windows are arranged in pairs. In the basement, the pair of windows is on the south wall of the dining room in Apartment 7. On the three upper floors, the stacked paired windows are on the south wall of the smaller bedrooms in Apartments 1, 3, and 5. Finally, the west (far left) bay of the south elevation consists of ten double-hung windows and a single door. In the basement, the single window and the door are on the south wall of the living room of Apartment 7. On the upper three floors, the stacked tripled windows are on the south wall of the larger bedrooms in Apartments 1, 3, and 5. Sometime after the Belmont was built, but before the 1960s, metal awnings were installed above the windows and the door. The awnings have been removed.

The west elevation

The Belmont's mostly symmetrical west elevation faces the alley at the rear of the building (Photo 0003). The west elevation is the least decorative of the building's four sides, and it reflects utilitarian functions, such as roof drainage, electrical service, and a second means of egress, via a steep exterior concrete stair. At the west end of the building, the basement is mostly above finished grade, resulting in a rear wall that is nearly four stories tall. The center bay of the west elevation is inset, providing a covered stairway; doors and windows on the west kitchen walls of Apartments 1-6; windows on the north wall of the larger bedrooms of Apartments 1, 3, and 5; windows on the south wall of the larger bedrooms of Apartments 2, 4, and 6; an exterior door to the central corridor in the basement; and a roof access hatch in the ceiling above the uppermost stair landing. On the upper three stories, the center bay has a stucco finish on wood stud framing. At the basement level, the center bay is finished with red common brick instead of the buff extruded face brick, which was used almost everywhere else on the building's exposed exterior walls, including the south and north bays of the west elevation. The tripled windows on the basement level of the south and north bays are on the west wall of the living rooms of Apartments 7 and 8. On the three upper stories, the paired windows in the south and north bays are on the west wall of the larger bedrooms of Apartments 1-6. Sometime after the Belmont was originally built, but before the 1960s, metal awnings were installed over some, if not all, of the windows in the south and north bays. The awnings have been removed.

The north elevation

The Belmont's four-bay-wide north elevation is essentially a mirror image of its south elevation (Photo 0004). The former boiler room was in the northeast portion of the basement, and its two north windows mirror the laundry room south windows. Currently, gas meters are near the northeast corner of the building, along the north side of the north basement wall. The easternmost basement window has been slightly modified to accommodate natural gas piping. The fenestration for the even-numbered apartments on the north side of the building mirrors the fenestration for the odd-numbered apartments on the south side of the building, as described in a

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

paragraph above. There was at least one non-original metal awning installed on the north elevation, above the exterior entry door to Apartment 8. The awning has been removed. The north elevation is the least visible of the four sides of the building, because there's an existing house located on the property to the north of the Belmont. Freeze-thaw damage, such as spalling brick, is visible on the north elevation.

Exterior Alterations

The Belmont retains a high degree of integrity on its exterior with only a few modifications and repairs. Aluminum storm windows have been added to the exterior side of the original wood windows.

General interior arrangement

The upper three stories are symmetrical and quite similar in layout. The east front entry opens into a vestibule with a herringbone tiled floor and a metal mailbox/call box annunciator unit in the wall below the main stairway. The vestibule opens to the main interior stairway, which provides access to the interior entry doors into the living rooms of Apartments 1-6. There is no access to the basement or to the roof from the front stair. The entry vestibule and main stair hall maintain most of their architectural integrity with extensive original stained woodwork and plaster walls/ceilings intact. The basement consists of a common east-west corridor in the center of the building, with a laundry/water heater room in the east bay of the basement, Apartment 7 to the southwest of the common space, and Apartment 8 to the northwest. The common areas of the basement have concrete floors. The finished floors of the basement apartments are hardwood on wood sleepers and hexagonal tile on a thick mortar bed, which raises the floor level of the basement apartments a few inches above the basement floor slab level.

Arrangement of the one-bedroom basement apartments

The following description is written for Apartment 7. The arrangement of Apartment 8 is very similar, with a few modifications. The main entry is into the living room from an exterior stairwell in a concrete areaway. The living room has windows on two sides, a closet on the side opposite the exterior entry door, and a door to the dining room on the fourth (east) side. The dining room has windows on one side, and a doorway to a small kitchen, a built-in ironing board, and a door to an interior entry hall on the side opposite the windows. The door to the living room is on the west wall of the dining room, and the door to the bedroom is on the east wall. On the west side of the interior entry hall (which has been removed in Apt 8 to create a larger kitchen) is a small storage closet. On the east wall is one of the two doors to the bathroom. There's an interior entry door from the central corridor at the end of the hall opposite the door to the dining room. The bedroom has windows on one wall, and on the opposite wall, a second door to the bathroom and a closet door. The door to the dining room is on the west wall of the bedroom. The laundry area is on the other side of the east bedroom wall. A sink and counter with upper cabinets were on the west wall of the kitchen. The bathroom has a hexagonal tile floor. The tub space is along the east wall.

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

Arrangement of the two-bedroom apartments

The following description is written for Apartment 5, which is on the uppermost floor on the south side of the building. The other two-bedroom apartments have similar layouts. The interior entry is from the main stair hall at the east end of the building. The entry is into the living room, with a fireplace and flanking single windows on the exterior wall opposite the entry door. On the east side of the living room is the French door to the balcony with its flanking windows. On the west wall of the living room is the doorway to the dining room. The dining room has one exterior wall with triple windows. A closet door is on the wall opposite the windows. On the west wall of the dining room, there's a door leading to a narrow hallway, which gives access to the bedrooms, the bathroom, the kitchen, and a storage closet. There is wooden wainscoting on all of the dining room walls, below window sill level. The narrow hallway leads to the smaller bedroom, which has one exterior wall with windows opposite the bedroom entry door and a small closet on the west side of the room. At the west end of the narrow hallway is the entrance door to the larger bedroom, which has exterior walls with windows on its north, west, and south sides. A wide closet door is on the east wall of the larger bedroom. The hallway also has a door into the kitchen. In the kitchen, the door from the hallway is on the east wall; an exterior door and windows are on the west exterior wall. The exterior kitchen door provides access to the rear stairway. The kitchen sink and cabinetry are located on the central east-west wall of the building. A small storage alcove is built into the stud space of the wall opposite the cabinets. At the east end of the narrow hallway, there's a door to the bathroom. The bathroom has a hexagonal tile floor, with the built-in tub located along the east wall. Of all the rooms, the dining room has the most detail in terms of wood trim and casing. Both the dining room and the living room feature crown at the ceiling with picture rail molding below. Most of the woodwork is intact, as are most of the original interior doors, although all of the woodwork inside the apartment has been painted. A few doors have been removed.

Interior alterations

In Apartment 1, the cased opening between the living dining rooms has been enlarged and the original fireplace surround has been removed or altered significantly. In Apartments 1 and 2, portions of the walls between the kitchens and narrow hallways have been removed. Air conditioning evaporators/fan units have been installed inside the dining room closets and return grilles cut into the wall near the wainscoting. Around 2000, the ceilings of the narrow hallways and portions of the bathroom ceilings were lowered to provide space for concealed air conditioning ducts.

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

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

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning
and Development

Period of Significance

1925-1926

Significant Dates

1925-1926

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

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.)

The Belmont is eligible for the National Register of Historic Places under Criterion A in the area of community planning and development for its association with the boom in apartment construction in Tulsa in the 1920s. During the 1920s, the number of apartment houses increased dramatically from about 78 in 1919 to 333 in 1929. The Belmont was constructed circa 1925 in an area that had been specifically zoned and designated for apartment development. Over the decades, in the vicinity of the Belmont, most of the apartment buildings that had been constructed in the 1920s were demolished. The Belmont is one of a few surviving examples in its 1920s apartment zoning district, and it maintains excellent historic integrity and character. The Belmont is a fine example of an upscale apartment building of its era which has remained in residential use since the mid-1920s.

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

Present-day Tulsa was established in 1882 as a small encampment of tents along the projected route of the Frisco Railroad. The tracks were being extended westward approximately 60 miles, from Vinita to the Arkansas River. Tulsa's founders selected a site in Creek Nation, about a mile northeast of the river, near the southern boundary of the Cherokee Nation and the southeast corner of the Osage Nation.¹ Initially, Tulsa had only one "street," about two blocks long, which was bare dirt or mud, depending on the weather. The roadway was laid out perpendicular to the Frisco line. The founders dubbed it "Main Street," and it has retained that name since 1882. During the 1880s and 1890s, Tulsa was a cow town, serving as a loading point for cattle being shipped on the railroad to markets in Kansas City, St. Louis, and Chicago. Also, from its very early days, Tulsa "had an immense trade. Creek customers came from long distances, bringing venison hams, wild turkeys, pecans, pelts, and beautifully dressed buckskin to exchange for farm implements, cooking utensils, calico, sugar, and coffee."² Growth was relatively slow during Tulsa's early years, with fire insurance maps indicating a population of 800 by January 1894 and 1,000 in June 1896.³ The 1900 Federal census showed Tulsa's population as 1,390.⁴

In June 1901, the territory's first important commercial oil well – the Sue A. Bland No. 1 -- was discovered near the town of Red Fork, a few miles to the southwest of Tulsa, across the Arkansas

¹ Nina Lane Dunn, *Tulsa's Magic Roots*, (Tulsa, Oklahoma: N.L.D Corp., 1979), 18-20. See also Angie Debo, *Tulsa: from Creek Town to Oil Capital*, (Norman, Oklahoma: University of Oklahoma Press, 1943), 52-54.

² Debo, *Tulsa: from Creek Town to Oil Capital*, 62-64.

³ Sanborn – Perris Map Co., Limited, *Insurance Maps of Tulsa, Creek Nation, Indian Territory*, (New York, January 1894), sheet 1. Also (June 1896), sheet 1.

⁴ Debo, 81.

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

River.⁵ The discovery of the Sue A. Bland was headlined in newspapers throughout the United States, and its productivity was greatly exaggerated by the press. The national publicity brought oil men from Pennsylvania and other states flocking to Indian Territory. Travel between Tulsa and Red Fork was limited because the only nearby bridge over the Arkansas was the Frisco Railroad crossing. Wagon drivers and pedestrians were faced with the choice of fording the river or using a ferry to cross. In January 1904, three men opened a private toll bridge, thus providing a vital link for road traffic between Red Fork and Tulsa.⁶ The new toll bridge allowed Tulsa to benefit from the Red Fork discovery, and from a much larger strike in November 1905: the Glenn Pool. Within a few months of its discovery, the Glenn Pool became “famous throughout the industry as the richest small field in the world.”⁷

At Oklahoma’s statehood in 1907, Tulsa’s population had jumped to approximately 7,300,⁸ an increase of nearly 6,000 people in seven years. “Just three years later, in 1910, Tulsa’s population more than doubled to reach about 18,000.”⁹ The May 1911 fire insurance map listed Tulsa’s population as 20,000, and as 35,000 on the 1915 edition.¹⁰ As to be expected, a major commercial and residential building boom accompanied the tremendous population increase. Hotels, commercial buildings, and many fine residences were under construction. By late August 1910, construction activity underway in Tulsa was valued at over one million dollars,¹¹ but apartments were not plentiful or common at the time. Around 1908, named apartment buildings began to appear in the city directories and on insurance maps. Some of the early apartment houses were free-standing structures, such as the Newsum Apartments at 819 S. Boulder; the Reeves Flats at 208 S. Cheyenne; and the Sabetha Flats at 214 S. Elgin. Others were quarters on upper stories in commercial buildings along business streets, such as the Shirley Apartments on East Second Street.¹² Various rooms, flats, and apartments -- some named and others without names -- were contained in small buildings scattered throughout the city. A comprehensive count of all types of apartments in Tulsa throughout the years would be nearly impossible, but the city directories listed the larger free-standing apartment buildings by name. There were only three such buildings in 1908, and ten in 1910.¹³

By 1920, Tulsa’s population had grown to approximately 72,000, a fourfold increase in ten years. Nearly doubling in the ensuing decade, Tulsa’s population by 1930 was around 141,000 and the city was the second largest in the state. Although oil drilling activity occurred all over eastern Oklahoma, the oil companies’ headquarters were generally located at Tulsa and that is

⁵ Ibid., 80-81. See also Dunn, 218.

⁶ Debo, 87-88. See also Dunn, 239, 240.

⁷ Debo, 88.

⁸ Ibid., 90. See also Dunn, 382.

⁹ Debo, 97.

¹⁰ Sanborn Map Company, *Insurance Maps of Tulsa*, (New York, May 1911), sheet 1. Also (1915), sheet 0c.

¹¹ *The WPA 1930s Guide to Oklahoma*, (Lawrence, Kansas: The University Press of Kansas), 208.

¹² Burkhardt’s 1909 *Tulsa City Directory*. See also Sanborn Fire Insurance Maps, May 1911, sheets 15, 17, and 25.

¹³ Burkhardt’s 1909 *Tulsa City Directory*, and Hoffhine’s 1911 *Tulsa City Directory*. For this narrative, apartments on the upper floors of commercial buildings are excluded from the total counts. Although some of Tulsa’s early living quarters were called “Apartments” or “Flats” in the city directories and on fire insurance maps, they would be more accurately classified as rooming houses. Over the years, the city directories listed categories such as “furnished rooms,” “rooming houses,” “hotels,” “boarding houses,” and “apartment buildings” to make finer distinctions amongst the various multi-unit residential building types.

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

where the oil men in charge made their homes. As such, Tulsa became known as the “Oil Capital of the World.”¹⁴

The proliferation of apartment buildings is a defining characteristic of the 1920s growth of Tulsa. During the Roaring ‘20s in central Tulsa, numerous free-standing apartment buildings were constructed to accommodate the rapidly increasing population moving to the Oil Capital for economic opportunity. By the mid-1920s, some apartments were being built in the suburban neighborhoods surrounding Tulsa’s central business district. Since statehood, and especially during the 1910s and early 1920s, new construction in downtown Tulsa and in the first ring of suburbs had been rapid, but haphazard. Office towers rose up next to modest wood-framed houses. Gasoline stations suddenly appeared in residential districts. In late 1923, the Tulsa City Commissioners adopted a zoning ordinance to help protect existing real estate developments and to guide new growth in the burgeoning city. The new zoning code went into effect in early 1924.¹⁵ But even before the zoning code was adopted, private land developers had begun to place restrictions on new subdivisions. For example, Childers Heights Addition was platted and dedicated in 1918, just to the west of the T.T.T. Addition. Nola Childers included a number of restrictions within her subdivision, one being the exclusion of non-residential uses until 1928.¹⁶ The early residents of Childers Heights wanted to protect the low-density residential character of their neighborhood, and they even protested against the extension of a streetcar line from downtown into their addition.¹⁷ So, generally, the higher density residential and commercial development was kept out of Childers Heights until the late 1940s.

The Belmont was constructed in a zoning district specially designated for apartments. In fact, the Belmont’s zoning district was specifically named an “Apartment” district, and it was a transition zone between the higher density “Business” district to the north and east, and the lower density “Residential” neighborhood to the southwest. The transitional “Apartment” zone where the Belmont was built, approximately ten blocks in area, included the properties fronting the following streets: Boulder Avenue from Thirteenth Street to Fifteenth Street; Cheyenne Avenue from Thirteenth to Fourteenth Street; both sides of Carson Avenue from Thirteenth Street to Fourteenth; the lots on the west side of Carson Avenue from Fourteenth Street to Fourteenth Place; Denver Avenue from Twelfth Street to Fourteenth Place; and Elwood Avenue from Twelfth to Thirteenth Street. In this “Apartment” zone, 25 true apartment buildings (as opposed to small rooming and boarding houses) were constructed in brick or with brick veneer on wood framing. Of those 25 apartment buildings, eight are extant, and of those eight, six are currently in use as apartments and two as offices. The Belmont was built near the western edge of the “Apartment” zone, with the zoning district’s boundary being the alley abutting the west edge of the Belmont property. As such, the Belmont seamlessly blended into the residential character of the adjacent area.

During the spring months of 1925, there was concern that the number of apartment houses being constructed would saturate the market. However, around June 15, “the permits for apartments

¹⁴ *The WPA 1930s Guide to Oklahoma*, 208. See also Debo, 97-99.

¹⁵ *DeLano v. City of Tulsa*. 26 F.2d 640 (8th Cir. 1928)

¹⁶ *Vaughn v. Lyon*. 122Okla.179, 1927, OK 27, 252 P.108 8

¹⁷ “Childers Heights Against Extension,” *Tulsa Daily World*, 19 February 1919, p. 7.

Belmont Apartments

Name of Property

Tulsa County, OK

County and State

suffered a slump and there have been few since.” With many of the apartment houses which were started in April and May expected to be ready for occupancy by September 1, if not already in use by then, it was expected that it would be a renters market with no one being “coerced by conditions into taking anything” substandard. There were plenty of choices of apartments, and renters were moving to better units all the time. The occupancy rate in some of the older apartment houses had suffered from lack of maintenance, but there were “ ‘comparatively few vacant apartments of the better class.’ ”¹⁸

In the 1925 city directory, there is no listing for 1314 South Denver Avenue at all. By the 1926 directory, initial tenants of five of the apartments are listed, although the name “Belmont” and the apartment numbers themselves are not included. In the 1927 directory, the “Belmont” name and the tenants by apartment number are listed, with all units occupied except for Apartment 7.

A list of the early Belmont tenants includes:

Apt 1: Emil Turk, who, along with his brother W Cyril, owned Turk Brothers, shoe sales

Apt 3: James L Cook, treasurer-assistant secretary of Mid-Kansas Oil & Gas Company

Apt 5: William K Cottrell, accountant

Apt 6: William A Black, drilling contractor

Apt 8: Mabel E Lawson, a widow

Ardena Whitsitt Lewis, a single woman, had the Belmont Apartments constructed, and she continued to own the property until 1946. In 1922, when she was about 50 years old, Lewis had built a two-story, four-unit apartment building near Eleventh Street and Elgin Avenue.¹⁹ She was a resident, and sometimes the manager, of several apartment buildings in Tulsa over the years, according to the city directories.

The Belmont is an excellent representation of the apartment house construction boom in Tulsa during the 1920s specifically designed for the apartment zoned area of Tulsa. This trend in apartment house construction left a permanent mark on Tulsa’s community development. Increasing more than fourfold in just a decade, the number of named apartment houses mushroomed from 78 in 1919 to 333 in 1929. Tulsa’s building boom during this period, including that of apartment houses, was related to the virtual explosion in population which nearly doubled during the 1920s to make Tulsa a major metropolitan area, as well as the thriving economy fueled largely by the oil industry. Although some large apartment houses were constructed during the period, many of the apartment buildings, like the Belmont, were modest-sized, containing from four to eight units.

¹⁸ “Ample Supply of Apartments,” *Tulsa Daily World*, 9 August 1925, page 1, section 3.

¹⁹ “June Building Passes Million,” *Tulsa Daily World*, 30 June 1922, p. 9. See also “Building News: Buildings Proposed,” *Manufacturers Record*, 13 July 1922, p. 84.

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

9. Major Bibliographical References

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

Associated Expressway Engineers, Inc. *Tulsa Metropolitan Expressway System*. Tulsa, Oklahoma, 1961.

“Building News: Buildings Proposed,” *Manufacturers Record*, 13 July 1922, page 84. (accessed at books.google.com, May 2015)

Debo, Angie. *Tulsa: from Creek Town to Oil Capital*. Norman, Oklahoma: University of Oklahoma Press, 1943.

DeLano v. City of Tulsa. 26 F.2d 640 (8th Cir. 1928)

Dunn, Nina Lane. *Tulsa's Magic Roots*. Tulsa, Oklahoma: N.L.D. Corp., 1979.

Hoye's Kansas City Directory for 1894. Kansas City, MO: Hoye Directory Company, 1894, page 610. Available at www.ancestry.com.

National Apartment Directory. Tulsa, Oklahoma: National Apartment Service Bureau, Fall 1932.

Sanborn Fire Insurance Map. May 1911; 1915, sheets 0c and 45; 1915-1939, sheet 45.

Sanborn – Perris Fire Insurance Map. January 1894, June 1896.

Tulsa Zoning Map, corrected to 15 February 1924. Printed in color on linen. Base map compiled by A.T. Thorne. Copyright 1924 by Olson & Ducken.

Tulsa City Directory, 1909-1914, 1916-1935

Tulsa Daily World. 19 February 1919, 30 June 1922, 9 August 1925.

Vaughn v. Lyon. 122Okla.179, 1927, OK 27, 252 P.108 8 (accessed at law.justia.com, May 2015).

The WPA Guide to 1930s Oklahoma. Lawrence, Kansas: The University Press of Kansas, 1986.

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 36.143050 Longitude: -95.992560
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

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

Lot 4 less beginning at the northeast corner of Lot 4, thence west 5.2 feet, thence southeasterly 50.06 feet, thence east 2.6 feet, thence north 50 feet to the point of beginning, Block 3, T.T.T. Addition Amended, Tulsa, Tulsa County, Section 12, Township 19 North, Range 12 West.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the property historically associated with the Belmont Apartments, less the small strip of land acquired by the Oklahoma Department of Transportation in 1973.

11. Form Prepared By

name/title: Kenneth Paul Uttinger / Architect
organization: _____
street & number: 1324 S Elwood Avenue
city or town: Tulsa state: OK zip code: 74119
e-mail selwood14@yahoo.com
telephone: 918-592-6700
date: July 2015

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.)

Belmont Apartments
Name of Property

Tulsa County, OK
County and State

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: Belmont Apartments

City or Vicinity: Tulsa

County: Tulsa

State: OK

Photographer: Kenneth Paul Uttinger

Date Photographed: 03 May 2015

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

Photograph Number	Subject	Direction
0001	Façade	East
0002	South Elevation	North
0003	West Elevation	East
0004	Northwest corner of building	Southeast

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.

Belmont Apartments
1314 South Denver Avenue West
Tulsa, Tulsa County, Oklahoma



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.05 0.1 0.2 Miles









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Belmont Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OKLAHOMA, Tulsa

DATE RECEIVED: 10/23/15 DATE OF PENDING LIST: 11/27/15
DATE OF 16TH DAY: 12/14/15 DATE OF 45TH DAY: 12/08/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000876

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 12-8-15 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
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/shpon.htm

Founded May 27, 1893

RECEIVED 2280

OCT 23 2015

Nat. Register of Historic Places
National Park Service

October 19, 2015

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 twelve National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

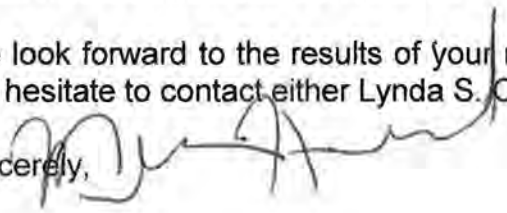
- a. Vannerson Homestead, South 7 miles on Highway 30 from intersection with Route 66, then 1.15 miles southwest, Erick Vicinity, Beckham County
- b. The University of Oklahoma Armory, 103 West Brooks Street, Norman, Cleveland County
- c. Fuksa, John and Mary, Farm, 1228 Marshall Road, Bison Vicinity, Garfield County
- d. Marshall Hall, 100 South University Avenue, Enid, Garfield County
- e. Public Library of Enid and Garfield County, 120 West Maine Street, Enid, Garfield County
- f. Robert R. and Minnie L. Kisner Mansion, 1111 West Wynona Avenue, Enid, Garfield County
- g. Santa Fe Freight Depot, 702 North Washington Avenue, Enid, Garfield County
- h. Lake Ponca Duck Pond Historic District, L.A. Cann Drive, Ponca City, Kay County
- i. Fairview Community Center, 206 East Broadway, Fairview, Major County
- j. Santa Fe Depot, 146 South EK Gaylord Boulevard, Oklahoma City, Oklahoma County
- k. Foyil Filling Station, 12243 S. Andy Payne Blvd, Claremore, Rogers County
- l. Belmont Apartments, 1314 South Denver Avenue West, Tulsa, Tulsa County

The members of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of architectural 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 Fuksa, John and Mary, Farm, Marshall Hall, Public Library of Enid and Garfield County, Robert R. and Minnie L. Kisner Mansion, Lake Ponca Duck Pond Historic District, Santa Fe Depot, and Foyil Filling Station 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 these noncontroversial nominations.

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