

329



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.

1. Name of Property

Historic name: Elizabeth Manor

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: 1820 South Boulder 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Not For Publication: Vicinity: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,

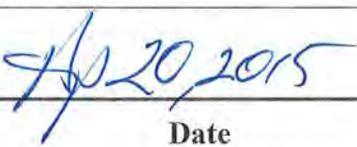
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

Elizabeth Manor
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 Edison H. Beall
Signature of the Keeper

6-8-15
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

Elizabeth Manor
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>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

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.)

COMMERCE/TRADE:
professional

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

7. Description

Architectural Classification (Enter categories from instructions.)

Late 19th and 20th Century Revivals:
Late Gothic Revival/Collegiate Gothic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: 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

Elizabeth Manor is a brick, three-story with an above-grade finished basement, Late Gothic Revival/Collegiate Gothic style, apartment building. Originally, the building contained six units with the basement likely containing common storage and mechanical space. Currently, there are multi-room offices on each floor, including the basement, with the central interior staircase still in use. A contributing, flat-roofed, multi-car, brick garage is located along the back of the property. Located in the 1800 block of South Boulder Avenue, the building is situated about a mile south of downtown Tulsa. Constructed in the mid-1920s, the building is situated within the Buena Vista Park Addition. Elizabeth Manor is located off the east edge of the Buena Vista Park Historic District (NRIS #07000919), a residential district encompassing portions of three blocks of the Buena Vista Park Addition. With only a small garage/apartment to the north and a multi-story, mid-century Modern, apartment house to the south, Elizabeth Manor fronts onto a park area that remained a grassy area throughout the twentieth century, although two roads now divide what was originally an undivided block in front of the building. Elizabeth Manor retains a high degree of historic integrity, including the aspects of location, design, setting, materials, workmanship, feeling and association.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

Narrative Description

The flat-roofed Elizabeth Manor has a brick foundation and walls. The brick is laid in a running bond. The apartment house features a combination of windows. This includes vertical, four-over-two, wood, hung windows and multi-pane metal casement windows on the upper levels of the façade. The other elevations consist predominately of six-over-one, wood, hung windows. The above-grade basement windows are typically six-over-one wood hung with some fixed, wood, three-pane windows. The uncovered entry porch features a replacement wood paneled door with three vertical lights. The door is flanked by two narrow, one-over-one, wood windows. All of the other doors on the building are located on the rear (east) elevation and consist of a centrally located, metal, slab door on each floor. Exterior features include full-height five-sided projected bays on the front and a large, nonhistoric, metal, fire escape on the rear. Decorative details include cast quoins, cast and brick sills, double windows, cast rectangular ornaments, cast watertable, cast beltcourse and cast pedimented coping. The elaborate cast entry surround features the name of the building in an incised table directly above the door.

The symmetrical façade is divided into five narrow bays (photograph #1). The narrow center bay on the east elevation contains the uncovered entry porch which has an extended concrete walk that connects to the black-topped parking area in front of the building. At the end of the walk, there are currently short concrete piers. Based on the available historic image of Elizabeth Manor, available in the Beryl Ford Collection at the Tulsa City-County Library and based on the single visible car likely taken in the 1940s, the piers were originally brick with concrete caps. The elaborate cast entry surround has a flat pedimented top with incised ornamentation on either side. Centrally located on the pediment is a drop light centered over the incised table bearing the building's name, "Elizabeth Manor." The pattern of the pedimented top is repeated above the segmental arch that contains the large, wood, paneled door. The nonoriginal door features three, narrow, vertical lights. The owner of the building replaced the door many years ago; however, the original door remains in the garage/apartment located to the northwest of Elizabeth Manor. The original door was wood paneled with a three-pane light in the upper two-thirds of the door. The replacement door is similar to the original door, although the muntins in the replacement door are thicker than in the original and the glass features an etched design. Flanking the door on both sides are narrow, recessed, one-over-one, wood windows with modern etched glass. The design etched in the glass matches the ornaments incised on the entry surround above.

Directly above the front entry are two single, wood, vertical, four-over-two, hung windows located at mid-level to light the central interior staircase. Both of the windows have soldier brick headers with the upper window having a cast sill. The lower window's sill is the top of the entry pediment. Above the upper window in the center bay, there is a cast beltcourse at the height matching the top of the third floor casement windows in the adjacent bays. Directly above the beltcourse in the center bay, there is a small band of five bricks laid in a soldier course. The cast coping in the center bay is pedimented to echo the entry below.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

Flanking the center bay are matching, projected, full-height, five-sided bays. On the basement level, the middle section of the projected bays contain a large, one-over-one, hung, wood window. On either side of this in the basement are six-over-one, wood, hung windows. The outside section of each projected bay contain matching, six-over-one, wood, hung windows. The inside section of the projected bays are obscured by the cast entry surround. The basement windows feature a continuous cast sill which wraps around the façade. Separating the basement windows from the first floor windows is a cast watertable which also extends across the façade. All of the windows on the first through third floors in the projected bays are multi-pane, metal, casement windows with the windows in the large middle section being paired. The eight-pane casement windows all feature a four-pane header window. In total, the second and third floors each contain five windows. As with the basement, the first floor has only four windows with the section adjacent to the entry being obscured by the cast entry surround. The first floor windows in the projected bays have a continuous cast sill which crosses the entire façade. The second and third floor casement windows have individual cast sills. All of the casement windows have soldier brick headers with a cast rectangular block marking the corners of the projected bays. Along the top of the projected bays, there are centrally located, rectangular, cast blocks matching the cast coping above.

The matching outside bays of the façade are symmetrical with paired windows on each level. The basement windows are six-over-one, wood, hung with the upper floors having vertical, four-over-two, wood, hung windows which match those in the center bay of the façade. The basement windows have a narrow cast sill and no headers. The upper floors have a continuous cast sill and soldier brick headers. As in the projected bays, the cast watertable separates the basement from the first floor. A wide beltcourse above the third floor windows aligns with that in the center section and the cast rectangular blocks on the upper wall of the projected bays. Marking the corners of the façade are cast quoins. The quoins do not extend below the cast watertable separating the first floor from the basement.

The south elevation (photograph #2) is much plainer than the façade and is nearly identical to the north elevation (photographs #5 and #6). The fenestration pattern on the side walls is symmetrical, although the windows in the basement on the west side are shorter to accommodate the increased grade of the side driveways. Of the cast ornamentation, only the quoins on the first through third floor, the beltcourse and a portion of the continuous cast sills for the basement windows wrap around to a side elevation. The defining difference between the south and north elevations is that the continuous cast basement sill extends partially along the south elevation but not the north wall. Of the other cast ornaments, only the beltcourse extends the full length of the side elevations. With the exception of the three basement windows towards the west, the windows on the side elevation are all six-over-one, wood, hung. The windows towards the outside on the first through third floors are paired with continuous cast sills and brick soldier headers. The center windows on the first through third floors are smaller, lighting the restrooms in each apartment. In the lower pane of each center window, a metal vent has displaced the single glass pane. Like the paired windows to either side, the single center windows have cast sills and soldier brick headers. On the east edge of both side walls at the basement level, there is a single, standard sized, wood, six-over-one, hung window. The matching window to the

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

immediate west on both sides of the building has been completely infilled with brick and a metal vent. The vent matches the vents in the center windows above. The other three basement windows are symmetrical to the windows above with each being a fixed, three-pane, wood window.

The west elevation of Elizabeth Manor is also symmetrical and made of red brick laid in a running bond (photographs #3 and #4). However, the brick on the rear elevation is noticeably less fine than the higher quality face brick on the other elevations. The back wall also features a large, nonoriginal, metal, fire escape. Added at an unknown time, the fire escape sits on a raised brick and concrete porch which likely incorporates the original rear porch. Along the east side of the porch, against the building, is the stairwell to the basement. On the south side of the porch, there is a large metal vent which, like the fire escape, rises above the roof of the building. Centrally located on the west elevation on each floor is a single, metal, slab door. On the north side of each door, there is a small, one-over-one, wood, hung window. The basement door does not have an adjacent small window but there is a second metal slab door to the south. To either side of the center entries on floors one through three, there are triple, three-over-one, wood, hung windows with narrow brick sills and no headers. On the north side of the third floor, the center window has been replaced with a fixed single pane window. Along the outside edge of the west elevation are paired, standard sized, six-over-one, wood, hung windows with narrow brick sills. The basement level of the west elevation has a series of small, three-pane, fixed windows. There are three unequally spaced basement windows to the north side and three evenly spaced windows to the south side.

Along the front of Elizabeth Manor, on either side of the concrete entry walk, are small landscaped areas which give way to a black topped parking lot to the front of the building (photographs #1 and #6). On either side of the building, there is a black topped driveway which leads to the garage located along the rear lot lines of the property. Along the north side of the north drive, there is a brick retaining wall, visible on the available historic image of Elizabeth Manor, which contains a large grassy area with steps to provide access to the larger parking lot located to the north (photograph #6). Located towards the front of the grassy area, there is a large, modern, freestanding, rectangular sign which has the name of the building and property manager information.

To the back of the property, there is a nine car, brick garage (photographs #7 and #8). The garage features a flat roof supported by brick columns. On the ground in front of each column, there is a concrete stub. The stalls are open with no dividing walls or doors. Along the upper front wall, vinyl siding has been added. The garage appears on the 1939 Sanborn Fire Insurance map and partially in the historic image of the apartment building available in the Beryl Ford Collection at the Tulsa City-County Library. It is believed that the garage was constructed when the apartment building was constructed. As such, it is the second contributing building within this nomination.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

ALTERATIONS

Elizabeth Manor retains a high degree of integrity with only a few modifications. The most substantial change to the building is the addition of the fire escape on the rear. While the fire escape is fairly large, due to its location on the rear and that it is not readily visible from the front of the building, the impact to the integrity of the building is minimal. The front door is also not original; however, the replacement door is of matching materials in a compatible design. The replacement is subtly differentiated due to its thicker muntins and etched glass. The glass in the small windows flanking the door has also been replaced as the glass now features an etched design which matches the ornaments on the upper part of the entry surround. On the north and south elevations, the second standard sized basement window from the east has been completely infilled with brick and a vent. Other changes include the replacement of the lower panes with vents in the center windows of the side elevations, the replacement of the hung window with a fixed window in the center window in the third floor of the north side of the west elevation and replacement of the brick piers at the end of the front walk with concrete piers. All of these modifications are relatively minor and do not impact the ability of the building to convey its historical significance.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

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

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

Areas of Significance
(Enter categories from instructions.)

Community Planning &
Development

Period of Significance
1925

Significant Dates
1925

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Atkinson, Arthur M., architect

Elizabeth Manor
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.)

Elizabeth Manor 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 unprecedented 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. Based on the *Tulsa City Directory*, Elizabeth Manor was constructed in 1925; although oral accounts indicate the building was built in 1924.¹ The 1920s trend in apartment house construction reflects the extraordinary surge in population spurred by the oil industry which earned Tulsa the title of Oil Capital of the World. Although no longer used for residential purposes, Elizabeth Manor retains a high degree of historic integrity. Located within the Buena Vista Park Addition, Elizabeth Manor was not included in the Buena Vista Park Historic District (NRIS #07000919) because this portion of the addition underwent a major reconfiguration in about 1950 to accommodate the construction of the large, multi-story, Modern style, Park Plaza Apartments to the immediate south of Elizabeth Manor.

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

The town of Tulsa existed as early as 1879 when a post office was established on the Perryman Ranch in the Creek Nation of Indian Territory. The town, first called "Tulsey Town," grew slowly. During the early 1880s, the town was a haven for gamblers and "bad men" due to its isolation. At the time of the first government townsite survey in Indian Territory in 1900, Tulsa's population stood at merely 1,390.²

Shortly after the government survey, a momentous event occurred near Tulsa, Indian Territory. This event not only had a major impact on Tulsa but the entire future state of Oklahoma as well. In 1901, the state's first important commercial oil well was discovered. Located in Red Fork, this landmark well was situated across the Arkansas River from Tulsa. Two years later, the Secretary of the Interior allowed the leasing of restricted Indian Territory lands under the Department of Interior supervision. The oil rush was officially on as oil men from Pennsylvania and other states flocked to Indian Territory. In 1904, three men built a toll bridge over the Arkansas River, thus connecting Red Fork and Tulsa. In addition to allowing Tulsa to benefit from the Red Fork strike, the toll bridge also enabled the town to profit from the fabulous Glenn Pool strike which

¹ Draft National Register Nomination for Elizabeth Manor, received 28 October 1981 (available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma).

² *The WPA Guide to 1930s Oklahoma*, (Lawrence, Kansas: The University Press of Kansas, 1986), 206-208.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

occurred in 1904. Within months of the discovery, the Glenn Pool field was “famous throughout the industry as the richest small field in the world.”³

At the time of Oklahoma’s statehood in 1907, Tulsa’s population had jumped to 7,298, an increase of nearly 6,000 in just seven years. In just three years, Tulsa’s population more than doubled to reach 18,182 in 1910. As to be expected, a major commercial and residential building boom accompanied the tremendous population boom with brick plants working at capacity. Hotels, office buildings and fine residences were under construction as the streets were paved. By late August 1910, construction activity underway in Tulsa was valued at over one million dollars. However, only about thirteen apartment buildings were constructed by 1910.⁴

With pipelines opened to the Gulf of Mexico, oil prices continued to climb. In 1912, a third major oil pool, the Cushing field, was discovered. Although the incredible production from the Cushing field temporarily resulted in a drop in crude oil price by 1917 the United States’ entrance into World War I rallied the market. Additionally, it was during this time that the first oil refining plant opening in Tulsa. By 1920, Tulsa’s population had grown to 72,075, a tremendous increase of almost 54,000 persons in merely ten years. Nearly doubling in the ensuing decade, Tulsa’s population by 1930 was 141,258 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 where the oil men in charge made their homes. As such, Tulsa became known as the “Oil Capital of the World.”⁵

In an effort to capitalize on Tulsa’s early boom, Charles A. Sanderson platted the Buena Vista Park Addition in 1908. The addition originally consisted of seven irregularly shaped blocks. The shape of the blocks reflected the convergence of the grid pattern of development with the reality of the Arkansas River. While the compass-oriented grid system dominated Tulsa’s residential neighborhoods platted during the 1910s and subsequent periods, the diagonal presence of the Arkansas River along the southwest side of the Buena Vista Park Addition required accommodation. This resulted in wedge shaped blocks on the western edge of the addition which align on their east sides with the more prevalent rectangular shaped blocks of the rest of Tulsa. Although conceived in the early boom days of the first decade of the twentieth century, construction activity in the Buena Vista Park Addition was slow until the late 1910s and early 1920s. The addition was dominated by single family homes; however, in addition to Elizabeth Manor, the neighborhood included three brick apartment buildings on the west side of the addition off of Riverside Drive and Nineteenth Street.⁶

In the early 1920s, Charles and Elizabeth Sanderson resided at 1811 South Cheyenne Avenue (now demolished). In about 1925, Sanderson caused the construction of Elizabeth Manor to the

³ Ibid, 208. See also Angie Debo, *Tulsa: From Creek Town to Oil Capital*, (Norman, Oklahoma: University of Oklahoma Press, 1943), 86-88.

⁴ Ibid, 208-209. See also Debo, 88 and 97-99; and, *Tulsa City Directory*, 1911.

⁵ Ibid, 208-209. See also Debo, 88 and 97-99.

⁶ Cynthia Savage, National Register of Historic Places nomination for *Buena Vista Park Historic District*, (available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma), 7:9.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

almost direct east of his residence. Both Sanderson's house and apartment building were located on opposite sides of Block 6 of the Buena Vista Park Addition.

Reportedly, Sanderson and his son Roy constructed Elizabeth Manor.⁷ The pair are also widely credited with constructing Holland Hall in 1923, located to the south of Elizabeth Manor at 1850 South Boulder Avenue and listed on the National Register in 2003 as Boulder-on-the-Park (NRIS #03000872). However, according to the city directory information, the Sandersons were respectively president and secretary-treasurer of Mid-West Building Material Company from at least 1923 through 1925. Advertisements for the Mid-West Building Material Company indicate the business sold heating distributors and installed Mueller furnaces on both a wholesale and retail level; thus, it was building related but not apparently a building company. While Sanderson's occupation in 1926 is listed as real estate, this is not the same as being a builder. From his activities with the Buena Vista Park Addition, it is clear that Sanderson was a real estate developer but, again, this is not the same as being a builder. According to the 1930 census, the elder Sanderson was a real estate investor, with his son Roy listed as a clerk for an oil company and his daughter Myrtle as a stenographer for an oil company. Charles Sanderson passed away in 1935. With the extended family, including Roy, Myrtle, their spouses and children, residing at 1811 South Cheyenne Avenue with Elizabeth Sanderson according to the 1940 census, Roy's occupation is listed as a contractor in the building industry. Thus, while it is possible the Sandersons constructed the building, available historic documentation suggests that they developed the building, rather than actually built it, with Roy apparently getting into the construction business later in life.⁸

The Sandersons' development of Elizabeth Manor in the mid-1920s was opportune. During the 1920s, Tulsa nearly doubled its number of residents. According to the city directories, Tulsa was the third fastest growing city in the U.S. during the first decades of the twentieth century. With Tulsa's population virtually exploding, there was a clear demand for additional housing of both a permanent and temporary nature. In all, Tulsa granted over \$10 million in building permits in 1925. This included about twenty-six new apartment buildings with the number of apartment buildings in the city directory increasing from about 211 in the 1925 directory to 237 in the 1926 directory. This was a significant increase, the fourth highest during the ten period starting 1919 and ending 1929. The number of apartment buildings constructed in 1925 was exceeded only by the years 1922, 1923 and 1929. As recorded in the 1923 directory, forty apartment buildings were built in 1922 and, per the 1924 directory, forty-six apartment buildings were constructed in 1923. The banner year for apartment construction in the 1920s in Tulsa was 1929 when around fifty-six buildings were built. In all, the number of apartment buildings in Tulsa more than quadrupled from 1919 to 1929, rising from 78 to 333.⁹

Similar to the spread of housing additions which expanded the Tulsa city limits during this period, the proliferation of apartment buildings is a defining characteristic of the 1920s growth of

⁷ 1981 Draft National Register nomination.

⁸ *Polk Tulsa City Directories*, 1923-1926. See also 1930 and 1940 United States Federal Census for Charles and Elizabeth Sanderson (available www.ancestry.com, retrieved 4 December 2014).

⁹ *Ibid*, 1920-1930.

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

Tulsa. Although Tulsa had already earned the title of “Oil Capital of the World” at the time Elizabeth Manor was built, the city was in a rapid state of change in the mid-1920s. 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 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. Additionally, although “hundreds” of new single family homes had also been constructed that year, it was expected that “the constant influx of people” would continue to keep occupancy rates high in the existing and newly constructed buildings.¹⁰

The relatively modest size of Elizabeth Manor, combined with its restrained Late Gothic Revival/Collegiate Gothic style, allowed the building to seamlessly blend into the mid- to upper-class residential character of the area. In addition to ensuring the apartments were suitably attractive to attract respectable renters, these characteristics were consistent with Sanderson’s efforts to maintain the cohesiveness of his neighborhood development. This was a prime concern of Sanderson’s as demonstrated in the 1917 lawsuit of *Sanderson v. Dee* in which Sanderson sought to reclaim title to land on which the buyer had erected a building which did not meet the deed restrictions.¹¹

Sanderson named the new apartment building for his wife Elizabeth. Thirty other apartment buildings in Tulsa in 1925 had female names and twenty-six male names. The addition of “Manor” to the building name was likely to give the building a touch of Old World elegance. Of the other apartments in Tulsa in 1925, two included “Manor” and twelve had “Court” in their name. In general, the names of the buildings were selected to enhance the image of the apartment, which, although becoming more socially acceptable as the century progressed, were still frequently viewed as inferior to home ownership.¹²

Elizabeth Manor is an excellent representation of the apartment house construction boom in Tulsa during the 1920s. 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 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 booming oil industry. Although some large apartment houses were constructed during the period, many of the apartment buildings, like Elizabeth Manor, contained from four to eight units to allow the size of the building to be relatively modest. Stylistically, the apartment houses employed the popular residential architectural styles of the period. In this way, the apartment buildings such as Elizabeth Manor maintained the scale and cohesiveness of the residential areas, and thus Tulsa, in which they proliferated.

¹⁰ *Tulsa Daily World*, 21 June 1925 and 9 August 1925.

¹¹ *Sanderson v. Dee*, (<http://law.justia.com/cases/oklahoma/supreme-court/1917/28281.html>, retrieved 6 December 2014).

¹² *Polk Tulsa City Directory*, 1926.

Elizabeth Manor
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.)

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

Draft National Register of Historic Places nomination for Elizabeth Manor. Received 28 October 1981. Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma.

Polk Tulsa City Directories, 1911, 1916, 1919-1929. Available www.ancestry.com.

Sanderson v. Dee. <http://law.justia.com/cases/oklahoma/supreme-court/1917/28281.html>. Retrieved 6 December 2014.

Savage, Cynthia. National Register of Historic Places nomination for *Buena Vista Park Historic District*. Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma.

Tulsa (Oklahoma) Daily World. 21 June 1925 and 9 August 1925.

United States Federal Census. 1920, 1930 and 1940. Available www.ancestry.com.

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

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: _____

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property Less than One (1) Acre

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: 36.135348 | Longitude: -95.989332 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Elizabeth Manor
Name of Property

Tulsa County, OK
County and State

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

North 25' of Lot 38 and all Lots 39 & 40, Block 6, Buena Vista Park, 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 Elizabeth Manor.

Form Prepared By

name/title: Cynthia Savage, Architectural Historian, for
organization: Sally Heard Davies
street & number: 346 County Road 1230
city or town: Pocasset state: OK zip code: 73079
e-mail: archconsulting.savage@yahoo.com
telephone: _____
date: November 2014

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.)
-

Elizabeth Manor
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: **Elizabeth Manor**
City or Vicinity: **Tulsa** County: **Tulsa** State: **OK**
Photographer: **Cynthia Savage**
Date Photographed: **15 August 2014**

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

Photo 0001: East {front} elevation, camera facing southwest

Photo 0002: East elevation (right), south elevation (center) and garage (left), camera facing northwest

Photo 0003: West {rear} elevation (center) and south elevation (right), camera facing northeast

Photo 0004: West {rear} elevation (center) and north elevation (left), camera facing southeast

Photo 0005: North elevation, camera facing southeast

Photo 0006: East {front} elevation (center) and north elevation (right), camera facing southwest

Photo 0007: East elevation of Garage, camera facing northwest

Photo 0008: East elevation of Garage, camera facing southwest

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.

Elizabeth Manor

1820 South Boulder Avenue West
Tulsa, Tulsa County, Oklahoma

Legend

★ 36.135348° -95.989332°

S Cheyenne Ave

S Boulder Ave

Google earth

© 2014 Google



200 ft



Elizabeth Manor

1820 South Boulder Avenue West
Tulsa, Tulsa County, Oklahoma

Legend

 36.135348° -95.989332°











834-7000

KMS

834-7000

KMS









834-7000
KMS

W10

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Elizabeth Manor
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OKLAHOMA, Tulsa

DATE RECEIVED: 4/24/15 DATE OF PENDING LIST: 5/19/15
DATE OF 16TH DAY: 6/03/15 DATE OF 45TH DAY: 6/09/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000329

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 6.8.15 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



April 21, 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 four National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Hays-Kennedy/Rivoli Theater Building, Blackwell, Kay County
Comer, C.A., House, Dewey, Washington County
Elizabeth Manor, Tulsa, Tulsa County
Czech Hall Oklahoma City, Laska Lodge, Oklahoma City, Oklahoma County

All members of the Historic Preservation Review Committee (state review board) were present for 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 each nominated property participated in the recommendation's formulation.

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