

**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

1150

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mayo Building
other names/site number NA

2. Location

street & number 420 South Main Street [N/A] not for publication
city or town Tulsa [N/A] vicinity
state Oklahoma code OK county Tulsa code 143 zip code 74103

3. State/Federal Agency Certification

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

[Signature] State Historic Preservation Officer 10 20 08
Signature of certifying official/Title Date

Oklahoma Historical Society
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] Signature of the Keeper Date of Action
Edouard R. Beall 12-4-08

Mayo Building
Name of Property

Tulsa County, Oklahoma
County/State

5. Classification

Ownership of Property **Category of Property**
(Check as many boxes as apply)
(Do not count previously listed resources.)

- | | |
|---|---|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Number of Resources within Property
(Check only one box) (Do not count previously listed resources.)

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

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

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)
Commerce/Trade: Business: Office Building

Current Functions
(Enter categories from instructions)
Commerce/Trade: Restaurant
Work in Progress: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
Late 19th and 20th Century Revivals: Classical Revival

Materials
(Enter categories from instructions)
foundation CONCRETE
walls BRICK
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Mayo Building
Name of Property

Tulsa County, Oklahoma
County/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.)

Property is:

A owned by a religious institution or used for
religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved
significance within the past 50 years.

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National
Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance
(Enter categories from instructions)

Commerce (Category A)

Community Planning and Development (Category
B)

Periods of Significance

1910-1958 (Category A)

1910-1960 (Category B)

Significant Dates

1910, 1914, 1917, 1954

Significant Person(s)

(Complete if Criterion B is marked above).

Cass A. and John D. Mayo

Cultural Affiliation

N/A

Architect/Builder

McDonald, Charles A. and Winkler, George,
architects; Koberling, Joseph and Brandborg,
Lennart, architects

Mayo Building
Name of Property

Tulsa County, Oklahoma
County/State

10. Geographical Data

Acreege of Property less than 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

1. **15S 230949 4004812**
Zone Easting Northing

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cathy Ambler, Ph.D., Preservation Consultant

organization _____ date August 2008

street & number 1129 E. 8th Street telephone 918-584-3566

city or town Tulsa state OK zip code 74120

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mayo 420 LLC

street & number 420 S. Main Street telephone 918 582-8100

city or town Tulsa state OK zip code 74103

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
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Mayo Building

Section number 7 Page 1
Tulsa County, Oklahoma**DESCRIPTION****SUMMARY**

The Mayo Building is located in downtown Tulsa. It faces east-northeast on the city grid, whose alignment at this location is with the railroad tracks which border the community on the north. The building is located in the original town plan at the intersection of Main and Fifth Streets on the northwest corner; abuts a parking garage wall to the north, and is in an area with other commercial buildings.¹ The rear of the building faces what was an alley, now partially vacated by construction of the neighboring parking garage. (See Figure 1 in Boundary Description.)

DESCRIPTION

The Mayo Building is a rectangular-shaped, 100' x 140' building, with simple Classical Revival details. The roof is flat, tar and gravel, has an elevator/utility penthouse, and a cooling equipment platform. The roof and floors are metal pan and concrete, and the building structure is reinforced concrete beam with clay tile infill. The building has nine floors of office space above the ground level, and the primary east and south facades, are faced with light-colored brick. The rear and north façades are painted brick. The building offices above the first and second levels are arranged around a light well beginning at the third floor, where the building becomes "U" shaped. (See floor plans on continuation pages.) Completed in 1910, as a five-story building with commercial and office space, the building was doubled with a mirror image to the north in 1914.² In 1917, five more stories were added to both the 1910 and 1914 buildings. (See historic postcards, photo and drawing of the building on continuation pages.)

Entry Facade

The ground floor entry has commercial spaces to both sides of the centered elevator/stair lobby. The main entry area is recessed in the building façade, and has paired anodized aluminum entry doors with multi-pane side and over lights in a window wall, and the second pair of entry doors has been replaced by a window wall. There is a flat aluminum marquee above the main entry, and atop the right side is, "MAYO". The store front to the north is divided into two parts: 420A and 418 South Main, both of which have recessed entry areas in the building façade. The 420A unit has a pair of anodized aluminum entry doors with multi-pane windows and over lights, and the 418 unit, which is narrower, is separated from 420A by a granite-faced wall façade divider, and it has a single anodized aluminum entry door with side and over lights. The storefront to the south of the main entry area is 424 South Main, and is also recessed in the main building facade, with two divisions with larger and smaller entry areas which mirror the storefronts to the north. The larger has a window wall with paired multi-pane wood doors and opaque panels at the sidewalk level, and multi-pane windows and over lights above. The smaller division is a window wall with multi-pane opaque panels with windows above. The window walls and other entries' multi-pane lights are divided by anodized aluminum framing.

¹ Orientation descriptions from here will be based on the cardinal points.

² The mirror option created, however, only a small area for the elevator lobby in the now two areas that were once small storefront space. See historic photo and postcard of the 1910 building on a continuation page.

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Mayo Building

Section number 7 Page 2
Tulsa County, Oklahoma

Granite faces the ground floor; dark brown at the foundation level to approximately knee height, with sienna-colored granite above. Granite also faces the second floor above the entry area to the sills of four third-floor windows in the center two bays. The ground floor granite façade and the store-front windows are framed with flattened half-round dark brown granite trim, and the top of the sienna granite on the north and south façades is finished with dark granite trim. The ground floor granite is separated from the floors above by a concrete belt course.

The entry façade above the ground floor is divided into six bays, with window openings grouped in the bays in a 2-4-2, 2-4-2 pattern. The bays are created by pilasters between the paired and group of four windows with the largest pilaster centered in the façade. The verticality of the ten story building is visually divided by a wide brick horizontal band between floors five and six. This is the location where the five additional floors were added to the building in 1917. The windows in floor five also have a short decorative metal railing which adds to this visual break. The building is further divided visually into three parts: ground floor, middle floors and building top. Along with these three divisions, the middle floors are grouped vertically and horizontally into four stories each. The wood windows in the façade have fixed single panes and concrete sills.

The façade pilasters are stepped, and emphasized by alternating and projecting bricks on both sides which create a dentiled effect, and accentuate the pattern of bays. The pilasters end in flat terracotta capitals with disks flanked by acanthus leaves. The capitals are tied together with a horizontal terracotta belt course and above it, a wide frieze is created with the 10th floor windows. The grouped windows on this level are framed by small pilasters with rectangular terracotta capitals. At the top and bottom of these windows, narrow terracotta belt courses emphasize the horizontal feel of the building's top portion. A terracotta cornice finishes the entablature and is composed of an egg and dart course, a dentil course, roll molding, a narrow frieze and finished with cavetto molding. A parapet wall with terracotta-faced concrete coping projects above the entablature in a stepped pattern, and has decorative terracotta squares, and two friezes which also emphasize the building's four window bays which are created by raised bricks. The parapet has decorative terracotta squares with pendants at each bay division. Other decorative trim includes dark granite ovals under the second floor windows, and canvas awnings above the commercial store fronts. (See Photo 0001.)

South Façade

The south façade has eight bays above the ground floor created by pilasters that are the same as those that appear on the front façade. Each bay has three windows on each floor. The ground floor has paired windows in the granite facing which are centered beneath each bay, and the windows in the sixth, seventh, and eighth bays are larger than the others.³ The fifth bay has an entry, which is slightly recessed in the façade. It has a single multi-pane wood door with a wood multi-pane sidelight. This unit has a single pane over light. The door unit is also framed by small outset display windows which angle toward the entry door and rest on tapered granite bases. Above this entry area is a marquee that is the same as the one on the front façade, though smaller. The ground floor of this façade is also faced with the combination dark brown and sienna granite, with the same trim details around windows and doors as on the front façade. Centered above the ground floor windows are eight small rectangular opaque glass panels which cover vents. There are canvas awnings above the store front windows.

³ Bay numbers go from the front façade to rear.

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The south façade at the parapet wall has a simpler, stepped pattern over the bay divisions created by the pilasters which differ from the north facade. The cornice has been taken down for safety reasons, but it will be returned to its place on the building during rehabilitation. Terracotta trim details are the same as those on the front façade. The wood windows in the façade have fixed single panes and concrete sills. (See Photo 0002).

At the junction of the main and south façades is vertical building signage, which says in large letters "MAYO", and in smaller letters beneath, "bldg". The sign is attached to the building with metal bands.

Rear Façade

The rear façade is painted concrete beam construction and brick infill. This façade reflects the width of the light well which begins above the third floor, and widens at the seventh. There are fire escapes attached to both wings of the building. The ground level has two recessed loading docks, one in each wing. The south wing dock provides access to a freight elevator which goes to floor four, and has stairs and a metal door. The three ground floor windows in the south wing are covered with the exception of a small multi-pane basement window.

The north wing ground floor has a pair of double-hung wood windows, and the basement windows are covered. Floor two has four windows, three six-over-six, and one four-over-four wood double hung. Additionally on floor two, under the light well, there is a single pane window with two small multi-pane casements on each side. There are also on floors from three to ten, three wood single double-hung, six-over-six windows.

The south wing has seven windows at floor two and three, of which there are two sets of paired windows. This wing's windows are one-over-one wood double hungs, although on floors two, three and six, one set of paired windows has been replaced by single-pane fixed windows. Floors four and five have six windows; with one paired set. Floors seven through ten have four windows, of which one is a six-over-six double hung, and three are four-over-four. The floor six window pattern is the same as the floors above, with an additional window next to the light well.

The south wing has a flush façade chimney/incinerator stack that rises above the roof line at the light well. It is capped with a metal spark arrester. The steel windows in the light well's "U" portion of the building are single butterfly multi-pane casements in floors three through six, and paired butterfly multi-pane casements in floors seven through ten; all have safety glass. (See Photo 0003)

North Façade

This façade abuts only an outset wall of a three-story parking garage to the north. The façade is flat painted brick, and paired windows divide the façade into ten bays. The ground floor façade has been completely covered with a slightly outset false wall faced with metal and covered by a drip strip. The ghost of a previous building can be seen in concrete patches at levels two and three in the first four bays (going from front to rear). When the building was removed, later façade windows were installed. Floor two has no window in bay one, a double butterfly multi-pane casement in bay two, and single butterfly multi-pane casements in bays three through ten. Floor three has the butterfly multi-pane casements in a single, paired, single, single, pattern in the first four bays, and paired casement windows in the last six bays. These are paired multi-pane butterfly casements with fixed multi-pane windows above. From floors three to ten, the ten bays each have paired butterfly multi-pane steel casement windows. All windows have concrete sills. The front façade cornice wraps this façade slightly. (See Photo 0004)

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Tulsa County, OklahomaInterior

The ground floor is divided into a small lobby and hall in front of three main elevators, and a staircase which wraps the elevators on the west and north. The entry walls are lined with gray marble, with rose-colored granite baseboards and radiator surrounds. The floors are terrazzo. The 1910 elevator area has a group of three elevators with "M" on the decorative metal doors, and they have gray marble surrounds. The 1914 lobby area is divided into an office space with a hall access to the additional elevator. The gray marble from the entry lobby surrounds this elevator. (See Photos 0008 and 0009.) The stair wells above floor two are painted faux marble, and at each floor the stairwell has a pair of glazed multi-pane wood doors except between floors three and four which have open staircases. These wood doors are currently in storage. The upper nine floors are nearly the same in floor plan with offices along central halls in both the 1910, 1914 and 1917 buildings, although the location of the hall can vary by floor, which changes the size of the offices on either side. The main elevators in the south wing have rose-colored granite on the walls, and brown granite surrounds, and at floor two, rose colored granite surrounds the single elevator in the north wing. The elevator doors in the north wing above the second floor have simple metal doors with no surrounds.

Above floor three, a light well narrows the offices which face it, and at floor seven, as the light well widens, offices which face it narrow again in the south wing. Light well office windows are multi-pane double-hung metal, and some are glass block.

Public corridors have been lined with white marble wainscot with a painted black line of trim above, terrazzo or hex tile floors, and black marble base boards. Floor two does not have marble wainscot but has a wood chair rail. On some hall floors synthetic square floor tiles have been applied over the terrazzo or hex tile flooring. Most of the stained and varnished oak wood-framed doors and transoms are in place, and the combinations of side windows by office doors with over-door transoms are intact. Only floor four has painted hall woodwork. Many support pillars show the detail planned in the building as the edges are chamfered rather than sharp above the wainscot. Some original materials and doors have been removed and stored to protect them in anticipation of a tax rehabilitation project.

Floors two and ten do not have dropped ceilings in the halls and have slightly arched ceilings. Building walls and ceilings are plaster and in the halls, most plaster remains. Floors with dropped hall ceilings cover window/door transoms, although the transoms are frequently visible from inside the offices which line the corridors. The bathrooms have brown granite walls and tile floors. Each floor has a lobby area where the stairs and elevators are located, and this area provides access to the offices that face the main façade and the two office wings. Many of the floor lobby areas have coffered ceilings. (See Photos 0005, 0006, 0007, and the floor plans).

ALTERATIONS

The ground level façades of the building were altered in 1954, when granite facing and the aluminum marquees were added. The granite facing closed the transom areas, and vents were added above storefronts, though these are now covered with opaque glass panels. These alterations are now historic to the building. Main entry and store front doors and windows are replacements. All other façade windows on the north and south, and several on the rear façade are replacements for original one-over-one wood double-hungs.

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Most interior hall ceilings were lowered to accommodate air conditioning, added c. 1947. The most common changes in the lobby areas are corner "build-outs" although many are likely historic to the building because the walls which surround the space are marble wainscot found on most floors. The build-outs in the south wing lobby area are on floors five to ten. The build-outs on six to ten appear to be c. 1950. The north wing also has build-outs on floors seven, eight and ten in the lobby area.

It is probable that much of the hall marble wainscot was installed c. 1921.⁴

Hall length has been interrupted on several floors with the addition of new office doors which enter suites (e.g., see plans for floor five). Many original office doors have been replaced, although all doors are now in storage.

CONDITION

The building is in fair condition due to needed roof repairs.

⁴ An undated newspaper scrap that describes the formal opening of the Petroleum building (c. 1921) was found behind the marble wainscot. Hence, the marble is likely a 1921 improvement to the Mayo Building.

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Mayo Building

Section number 8 Page 6
Tulsa County, Oklahoma**SIGNIFICANCE****SUMMARY**

The Mayo Building is one of Tulsa's earliest business/office buildings and is eligible for listing under Criterion A, for its association with the rise of Tulsa's oil industry, and under Criterion B, for its association with brothers, Cass A. and John D. Mayo, real estate entrepreneurs and businessmen, who created a financial empire in Tulsa which the Mayo Building spawned.

BACKGROUND⁵

Tulsa's early history is aligned with the displaced Native American emigrants who arrived in the area from eastern states in the 1830s. The Creek rebuilt their traditional communities in the Tulsa area after being driven from their homes in Alabama and Georgia. One community they reestablished was "Tallasi", a settlement along the Arkansas River, which eventually became the City of Tulsa. By 1878, a post office was established in "Tulsey" Town. With the arrival the railroad in 1882, Tulsa began to grow as a ranching community which included residents who were Creek, mixed Native American and white. Tulsans shipped thousands of cattle from the surrounding areas eastward on the Frisco Railroad. Though still a settlement community, the town was platted in 1897 and incorporated in 1898.

The original town plan was skewed to align with the Frisco tracks, which bordered the town on the north.⁶ Within six months of incorporation, Congress passed the Curtis Act which allowed others to own tribal lands, and Native Americans lost control over their adopted western homelands. As land ownership changed hands from the Creeks to others, large ranches were broken up and previous owners turned to opening businesses or farming, and the cow town days of Tulsa were over.⁷

There was probably no more important event in Tulsa's history than the discovery of oil in 1901. At the turn of the century, the town had about 1,390 residents. The first oil well, located in Red Fork, was just across the Arkansas River from Tulsa, and its location put the town in the center of an oil boom. In 1905, the Glenn Pool strike added to Tulsa's value as *the* centralized business location where one could get leases, obtain bank loans, hire drillers and find equipment for the oil fields. The Frisco was the first railroad in Tulsa (1882), but the demands of the oil business soon brought the Missouri, Kansas and Texas (the Katy, 1902), Midland Valley (1903), and Atchison Topeka and the Santa Fe railroads (1905) into Tulsa. As the oil companies prospered, the city did as well.⁸

Tulsa grew wildly in ten years as the population in 1910 reached 18,182. Even by 1904, the town had outgrown its original plan, and to reach the oil fields in Red Fork and west Tulsa, a toll bridge was constructed over the Arkansas River in 1904.⁹

Oklahoma, assisted by Tulsa's fast growth, was granted statehood in 1907. Such growth also created demand for goods and services, housing and city infrastructure. Tulsa experienced a building boom in

⁵ The background information is taken from the National Register nomination for the Riverside Historic Residential District, written by the author in 2005.

⁶ <http://www.tulsapreservationcommission.org/history/transportation>. As land was annexed to Tulsa, however, platting occurred along the north/south cardinal points, rather than the skewed railroad alignment.

⁷ Debo, Angie, From Creek Town to Oil Capital (Norman, OK: University of Oklahoma Press, 1963), 85.

⁸ <http://www.tulsapreservationcommission.org/history/transportation>. Also see Danney Goble. Tulsa: Biography of an American City (Tulsa, OK: Council Oaks Books, 1997), 31.58.

⁹ Debo, *ibid.*, 84, 87.

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Tulsa County, Oklahoma

Mayo Building

hotels and office buildings for hundreds of businesses and the individuals who were associated with the production of oil.

In 1920, the population reached 72,075. By 1930, it had nearly doubled to reach 141,258, and became the second largest city in Oklahoma.¹⁰ Tulsa's leadership group worked to bring oil company interests into the community and it was successful. Companies such as Texaco, Gulf Oil, Prairie Oil (a J.D. Rockefeller company), Standard, Sun, Sinclair, and Skelly, and a host of other companies of various sizes such as Roxana (a branch of Royal Dutch and Shell) were involved in the state's oil industry building pipelines, or as suppliers or producers. Families associated with these companies moved to the logical place associated with the industry – Tulsa – which declared itself to be the oil capital of the world. Success within a community draws new residents, and Tulsa's success attracted people from all over the United States; those who believed they could improve their lives working in the oil fields and in the oil business.¹¹ When a million dollars per month was being spent on building construction downtown in 1927, it was easy to make such assumptions.¹²

Tulsa's Oil Industry and the Mayo Building

The historical period of oil dominance in Tulsa that the Mayos experienced was wild and chaotic, but it created the city's most important early industry. With Red Fork, Glenn Pool and other nearby wells, Tulsa became a hub of oil-related activities. As Angie Debo observed, by 1916, streams of wealth were also pouring into Tulsa not only from Glenn Pool and Red Fork, but also from the Cushing Oil Field.¹³ The discovery of oil began a frenzy of activity as oil companies, large and small, established headquarters in Tulsa. Tulsa city directories reflect the demand for office space in the increased number of new downtown buildings. For example, city directories list sixteen office buildings in 1910; seventy in 1913; and ninety-three by 1916.¹⁴ According to the WPA Guide to the 1930s Oklahoma, an estimated 540 oil companies called Tulsa home.¹⁵

The Mayo Building filled the need for oil company offices early. Shortly after the Mayo Building was constructed, for example, the Texas Company (later Texaco) took over two complete floors of the Mayo Building to oversee its oil interests.¹⁶ In 1916, the only lessees in the Mayo Building were oil companies.¹⁷ In 1917, one of the most significant and eventually long-term tenants moved into the building: Roxana Oil, whose mission was to find and produce crude oil. The company was a branch of a huge international firm and recently-merged Royal Dutch and Shell groups (1907), and Roxana was the first appearance of this international firm in the United States.¹⁸ Roxana was part of Shell Oil and the company increased its rented space in the Mayo Building until all the company occupied the fifth to

¹⁰ Population figures are from John W. Morris, Charles R. Goins, and Edwin C. McReynolds. Historical Atlas of Oklahoma. (Norman, OK: University of Oklahoma Press, 1986), 83.

¹¹ Goble, *ibid.*, 91.

¹² Federal Writers Project. Tulsa: A Guide to the Oil Capital. (Tulsa, OK: Mid-West Printing, 1938), 44.

¹³ Debo, *ibid.*, 99.

¹⁴ Burkhart's Tulsa City Directory, (Tulsa, OK: Burkhart Printing and Stationery, 1910), 21-22, and Tulsa City Directory, (Tulsa, OK: Polk-Hoffhine Directory Company 1913), 26-27. Also see Tulsa City Directory, (Tulsa, OK: Polk-Hoffhine Directory Company, 1916), 32-33.

¹⁵ WPA Guide to the 1930s Oklahoma. (Lawrence, KS: University Press of Kansas, 1986 reprint), 209.

¹⁶ Goble, *ibid.*, 89.

¹⁷ Polk-Hoffhine Co.'s Tulsa City Directory. (Tulsa, OK: Polk-Hoffhine Directory Company, 1916), 558.

Unfortunately, city directories prior to 1916 do not list what companies are renting in a particular building.

¹⁸ A web reference, accessed, April 3, 2006, is no longer on the web, but a written copy of the website history are included in reference material provided to the SHPO's office.

http://d-dwest.netbox.com/history_shell_bulletin.doc

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Tulsa County, Oklahoma

Mayo Building

tenth floors, sixty percent of the building until about 1958.¹⁹ Along with oil companies, other oil company-related support functions rented space in the Mayo Building, including lawyers, accountants, insurance companies, geologists, real estate, and oil and land agents, who could handle oil and gas leases. While other types of businesses rented office space in the Mayo Building over many years, oil companies, or oil-related businesses were always a high percentage. It is easy to understand why the brothers constructed the Petroleum Building in 1921, based on their experience renting space in the first Mayo Building and its subsequent additions.

The Mayo Building has the earliest place in the history of extant oil company office buildings. There are nine extant buildings besides the Mayo Building which are known for their attachment to Tulsa's oil boom days between 1910 and 1930. Five of the nine are considered sky scrapers (above ten floors) – the MidContinent (NRIS # 79002029, 1918/1984 – thirty-six stories), the Philcade (NRIS # 86002196, 1930 – thirteen stories) and the Philtower (NRIS #79002032, 1931 – twenty-four stories) are listed in the National Register of Historic Places. The Thompson Building at 20 E. Fifth Street is also considered a skyscraper (1921 – fifteen stories), as is 320 S. Boston Building (1918 – twenty-two stories). These buildings do not compare well with the Mayo Building's more moderate office building height. During the earliest days of the oil boom, there were no buildings taller than five stories. Not until c.1913, did one ten and one eleven story building appear in the Tulsa skyline.

Other smaller office buildings, between 7-10 floors provide some comparisons in basic height, scale and verticality with the 1917 Mayo Building. Those of comparable height to the Mayo Building include the McFarlin Building (NRIS #79002030, 1918 – five stories) was built at nearly the same time as the completed Mayo Building, but it does not compare well in scale, verticality and architecture. Others include the Sinclair Building (1919 – eight stories), at the 6 East Fifth Street; and the Mayo brothers' Petroleum Building (1921 – ten stories) at 420 South Boulder, the Wright Building (1917 – seven stories) at 115 West Third Street, and the Kennedy Building (1916, 1919 – ten stories) at 321 South Boston. The Sinclair Building was the headquarters of Sinclair Oil, and originally not a multi-tenant office building, so in demand for the many hundreds of oil-related businesses. The Petroleum Building is listed for its significance as an oil company office building, but it is not as old as the Mayo Building, and it was constructed after demand for oil company office space was well underway. The Wright Building was home to many oil companies, but only a few floors have original construction; most floors have been stripped of walls and decorative marble. The Kennedy Building is a close comparable in size and age. The Mayo was completed in 1917 and the Kennedy in 1919. Like many of Tulsa's older buildings, however, the Kennedy Building has had most of its interior public space radically altered with contemporary construction. The Mayo Building has a near intact interior public space.

Begun in 1909, the Mayo Building is the oldest of Tulsa's existing oil business buildings. Initial tenants were oil companies, and the building remained an attractive location to many including Shell Oil. In 1919, forty-one buildings, large and small, had oil company tenants, but only a few remain today. Constructed just as oil fever hit Tulsa, the Mayo Building's significance is related to Tulsa's history as an oil town and it is a good representation of the many moderately-sized office buildings that were essential to large and small companies needing space in the Oil Capital of the World. As author, Nina Lane Dunn, has observed, "It [the Mayo Building] was a big help in luring oil men to come to Tulsa," and the Mayo Brothers played a very large role in the building of Tulsa.²⁰

¹⁹ Shell's presence in the building provides the period of significance for Criterion A. After Shell Oil left the building, it continued to be leased to oil-related industries, but lessees were also from many other types of businesses.

²⁰ Tulsa's Magic Roots (Tulsa, OK: N.L.D. Corporation 1979), 269.

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The Mayo Brothers

Cass Mayo and his wife, Allene, came to Tulsa in 1903, and not long after his brother, John, followed from their parents' home in Missouri. Before coming to Tulsa, Cass had worked in Dallas for a real estate firm and John had worked in a furniture store in Clinton, Missouri.²¹ Together, in 1904, the brothers opened a small furniture store in rented space in the 200 block of South Main Street, using their meager savings and a loan from their grandmother.²² Their furniture inventory was obtained on credit, but Tulsa was beginning to experience growth from the discovery of oil, and the brothers' business soon began to prosper. In 1906, the brothers rented the larger Shelton Building across Main Street at 213-215 South Main Street, which gave them room to increase their inventory.²³ The continued growth in furniture sales allowed them finally to construct a building of their own – the Mayo Building – which they began in 1909. The brothers took a risk in the building's location at South Main and Fifth Streets because it was considered out-of-town in a residential area. The brothers lived in this residential area, at Fifth and South Boulder, just a block west of their new building.

Completed in 1910, the Mayo Building was two blocks south of their original store locations, and was five stories tall, only one of a few at this height, then called "skyscrapers" in Tulsa.²⁴ This was the brothers' first venture outside of the furniture business, as they divided the building's use between their furniture business and office space for oil companies.²⁵ The brothers were warned that moving so far south where corn was still growing would be bad for their business, but the Mayos were in the right place at the right time.²⁶ (See historic postcard of Mayo Building, c. 1911, and surroundings). Tulsa had changed from a cow town to a boom town with the discovery of oil at Red Fork and Glenn Pool. Wildcatters and investors flooded the city and Tulsa became the physical center of the growing petroleum industry. The Glenn Pool helped establish Oklahoma as one of the leading petroleum producing regions in the nation, as Tulsa became known as the oil capital of the world. As early oil companies located their business headquarters in Tulsa, the Mayo brothers were ready to capitalize on their need for rental offices.

The Mayos responded to the increasing demand for office space by doubling their original five-story building in 1914, and by adding in 1917, five more stories to the 1910 and 1914 buildings. Now ten stories, the Mayo Building became one of the city's taller buildings in the Tulsa skyline.²⁷ Additional

²¹ Tulsa Tribune, November 15, 1971.

²² As many furniture store owners did, the brothers also operated an undertaking parlor for a short period of time. Burkhart's Tulsa City Directory (Tulsa, OK: Burkhart's Printing and Stationery, 1909), 307.

²³ Sanborn Fire Insurance Map (New York, NY: Sanborn Map Company, 1907) shows the furniture store at 213-15, but the Burkhart's Tulsa City Directory, *ibid.*, 1909, shows them at the 215-17 South Main Street location.

²⁴ First National Bank Building (c. 1904) and the Bliss Building were five stories (c. 1908); the Robinson Hotel (c. 1905) was four stories, later enlarged by a five story addition. Most buildings in Tulsa at this time were two-story, but Sanborn maps show there were a few four-story buildings such as the Reeder Building (c. 1906). Regardless, by 1911, the tallest buildings were still only five stories. By 1913, the Daniels Building (ten stories) and the Tulsa Hotel (eleven stories) had been completed. However, without elevators, building height was generally limited by the number of stairs people were willing to climb. See "Elevators Make Skyscrapers Possible," New York Times, March 1, 1908. Also see Debo, *ibid.*, 88. By 1907, Oklahoma was the biggest oil-producing state at the time. See <http://www.okmoga.com/html/highlights.php>

²⁵ Tulsa World, September 11, 1949.

²⁶ Tulsa Tribune, November 6, 1953.

²⁷ Debo, *ibid.*, 100

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lease-able space created increased income for the brothers, and it allowed them to move from their city home at Fifth and South Boulder, into one of the newest and most fashionable new residential areas subdivisions in Tulsa, Carleton Place, platted in 1909. Cass and his wife moved to 1413 South Cheyenne in 1913, just two years after the first part of the Mayo Building was completed. John continued to board with Cass and Allene until 1915, when he married and moved next door, to 1401 South Cheyenne. By the mid-20's, ninety-percent of the residents of Carleton Place were listed in the city directory as "oil producers;" in other words, they were financially well-off Tulsa residents.²⁸

The Mayo brothers' wealth financed a second office building in 1921, the Petroleum Building (NRIS 82003706) at Fifth Street and South Boulder on the site of their earlier Tulsa residence. This building was known for the number of oil companies located there and was called the "Tulsa Petroleum Building" to attract those in the oil business. When the building was completed in 1921, the brothers moved their furniture business to this building, leaving the rest of the Mayo Building for office space.²⁹ When the building first opened, five floors were dedicated to their furniture business, leaving half the building for office space.³⁰ In 1925, the brothers built the Mayo Hotel (NRIS 80003303), the most modern and luxurious hotel in Tulsa and, according to some, the best hotel west of the Mississippi. The brothers who were now large land owners in downtown Tulsa, sold their furniture business in 1935 in order to manage their extensive real estate interests through their management firm, Mayos, Incorporated. John managed the Mayo Hotel after it was constructed, and Cass continued to manage the Mayo and Petroleum Buildings' rental space, as well as their other properties. Both brothers had offices in the Mayo Building, John keeping his until he died in 1972. In 1950, the last building with the Mayo name was constructed, the Mayo Motor Inn, a parking garage. The brothers' other holdings included the Sears Building and Harris Building, and "some of the most extensive real estate holdings in Tulsa."³¹ Cass and John were also principal owners or developers outside the downtown area; for example, the Reservoir Subdivision and Oakcliff Addition in North Tulsa where they constructed many houses on speculation. They both also had oil interests.³²

The Mayo brothers are recognized as early Tulsa entrepreneurs, whose small beginning in furniture sales took them to a major office leasing business in the Mayo Building just as Tulsa was becoming the "oil capital of the world." There are no other business men of the period who enjoyed a comparably esteemed reputation based on their real estate interests in downtown Tulsa, nor is there any other building that represents how the Mayos amassed their real estate fortune. With four major buildings still extant in the city associated with or bearing their name, the Mayos are unique among the city's early elite. The Mayo Building generated the seed capital that allowed the Mayos to invest heavily in Tulsa real estate and eventually to build three more buildings, all were known as "Mayo buildings".

The brothers were active in Tulsa community affairs. Cass was president and director of the Fifth and Boulder Building Corporation, director of the Atlas Life Insurance Company, and the Tulsa Stockyards Company. John Mayo helped organize the Tulsa National Bank, the Tulsa Trust Company (later First National Bank and Trust Company). He was a founding member and director of the Tulsa Chamber of

²⁸ Savage, Cynthia. "Intensive Level History Survey of the Riverview Neighborhood," September 1, 2005, 85.

²⁹ Polk-Hoffhine Co.'s Tulsa City Directory 1920 (Tulsa, OK: Polk-Hoffhine Publishers, 1920), 352. The directory is the last year the furniture company shows as located in the Mayo Building.

³⁰ Undated newspaper shred found while workmen were removing marble wainscot for storage. Apparently shredded newspapers were used to level the marble during its installation.

³¹ Tulsa City-County Library, Vertical File: Mayos. Also see Tulsa World, August 17, 1952

³² Tulsa City-County Library, Vertical File: Mayos. John Mayo died October 29, 1972. Cass Mayo died September 10, 1949. Tulsa Tribune, September 10, 1949.

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Commerce, and the Commercial Club. John was also a strong promoter of the McClellan-Kerr Arkansas River Navigation System, International Petroleum Exhibition, and the Tulsa Horse Show.³³

In 1953 the Chamber of Commerce honored them for the fiftieth year of the family's business operations in Tulsa.³⁴ In 1997, Cass A. and John D. Mayo were inducted into the Tulsa Historical Society's Hall of Fame for their contributions to the development of Tulsa, and as two of the city's most significant pioneers.³⁵

HISTORIC SIGNIFICANCE

The Mayo Building is one of Tulsa's earliest extant business/office buildings and is eligible for listing at the local level under Criterion A, for its association with the rise of Tulsa's oil industry. It was home to Shell Oil (Roxana) for more than thirty-two years.³⁶ As author Nina Dunn observed, having ready office space in 1910, helped lure oil companies to Tulsa. The earliest listing of building renters, and as a five story building in 1916, shows the rental space filled with oil and oil-related businesses.

It is also eligible for listing at the local level under Criterion B, for its association with brothers, Cass A. and John D. Mayo, real estate entrepreneurs and businessmen, who created a financial empire in Tulsa which the Mayo Building helped them create. While the Mayo Hotel is probably the most famous of the Mayo properties in Tulsa, it was the Mayo Building that produced the seed capital the brothers needed to build their real estate and investment empire. Beginning with borrowed money, the brothers worked together to build their first building, which in turn financed other real estate endeavors including the Petroleum Building, the Mayo Hotel, and the Mayo Motor Inn, none of which could have existed without the Mayo Building. The Mayo Building is the best of the surviving Mayo buildings because it reflects how the brothers achieved their financial success in Tulsa; success that made them recognized as two of the city's most significant pioneers.

³³ Tulsa World, April 21, 1996. Also see Tulsa World, October 30, 1972.

³⁴ Tulsa Tribune, November 6, 1953

³⁵ Tulsa Historical Society, Tulsa Hall of Fame, 1997 Inductees, Cass A Mayo and John D. Mayo.
<http://www.tulsaehistory.org/hof/mayo.html>.

³⁶ The last year for Shell in the Mayo Building was 1956. See Polk's Tulsa City Directory, (Tulsa, OK: R. L. Polk and Co., Publisher, 1956), 287.

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- <http://www.tulsaohistory.org/hof/mayo.html>
- <http://www.tulsaohistory.org/hof/mayo.html>

³⁷ Multiple city directories were used to document Mayo Building tenets between 1910 to 1960.

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Maps

Sanborn Fire Insurance Maps for Tulsa, Oklahoma, Tulsa County, Oklahoma. New York, NY: Sanborn Map Company, 1907, 1911, 1915

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Parcel Number: 38750 (Tulsa County Tax Assessor)

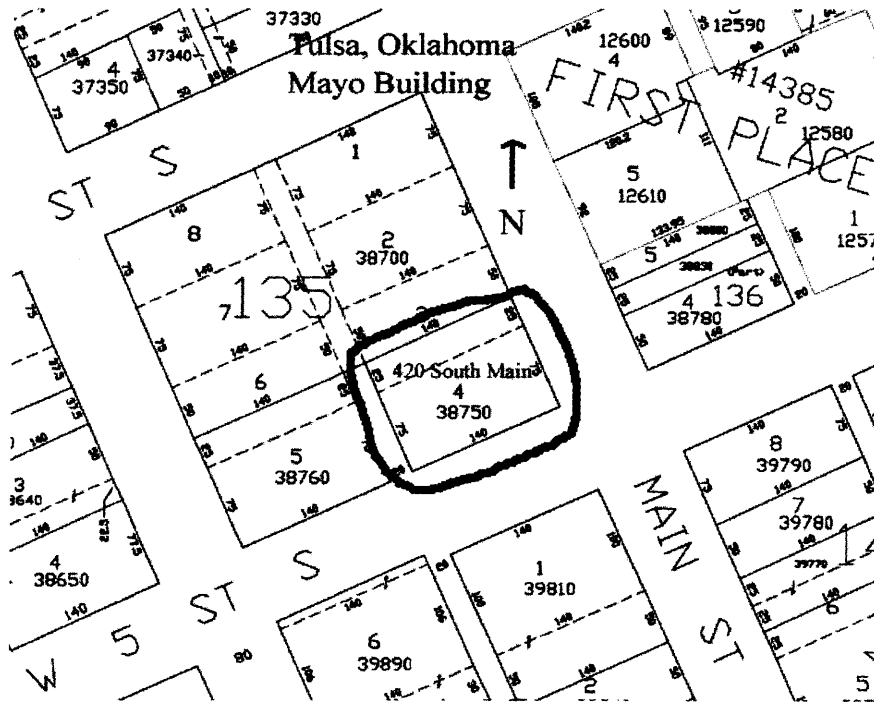


Figure 1. Downtown Location of Mayo Building

BOUNDARY JUSTIFICATION

This boundary includes the area historically associated with the Mayo Building

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PHOTOGRAPH LOG

Mayo Building, Tulsa County, Oklahoma

Photographer: Cathy Ambler

No.	Subject	Dir.	Date
0001	Front Façade	SW	7/29/08
0002	South Façade	NW	7/29/08
0003	East Façade	N	7/29/08
0004	North Façade	SE	7/29/08
0005	Floor Ten Hall North Wing with original ceiling height, office doors, windows and transoms	SW	7/29/08
0006	Floor Nine Lobby – North Wing coffered ceiling, marble wainscot, elevator doors	S	7/29/08
0007	Floor Six, South Wing, dropped ceilings	NE	8/01/08
0008	Ground Floor Lobby Details	S	8/01/08
0009	Ground Floor Stairs to Second Floor	N	8/01/08

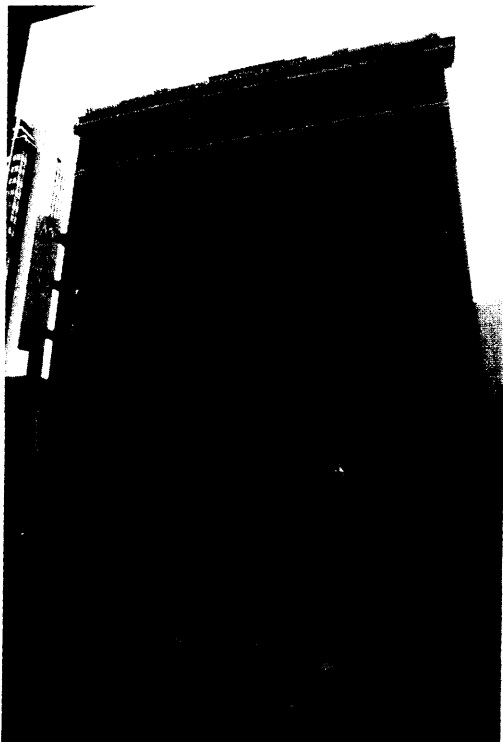


Photo 0001. Front Façade



Photo 0002. South Façade

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Photo 0003. Rear Façade.



Photo 0004. North Façade.

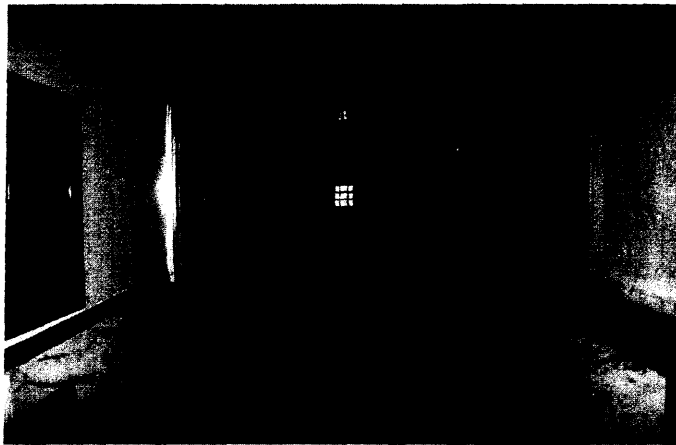


Photo 0005. Floor Ten Hall, North Wing with original ceiling height, office doors, windows and transoms

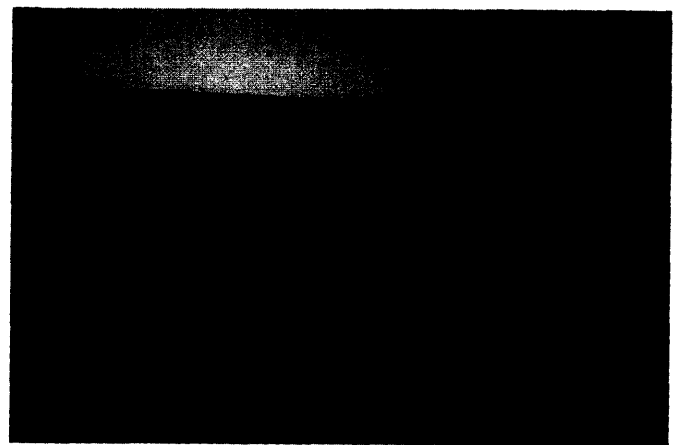


Photo 0006. Floor Nine Lobby, stairwell, elevator dropped coffered ceiling.

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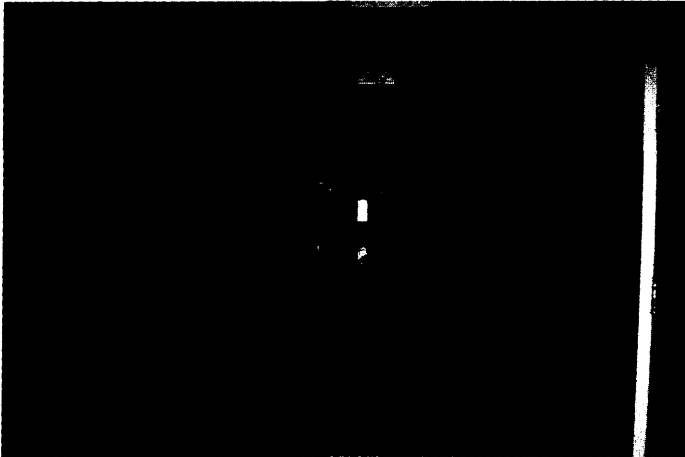


Photo 0007. Floor Six, South Wing, Dropped Ceilings.

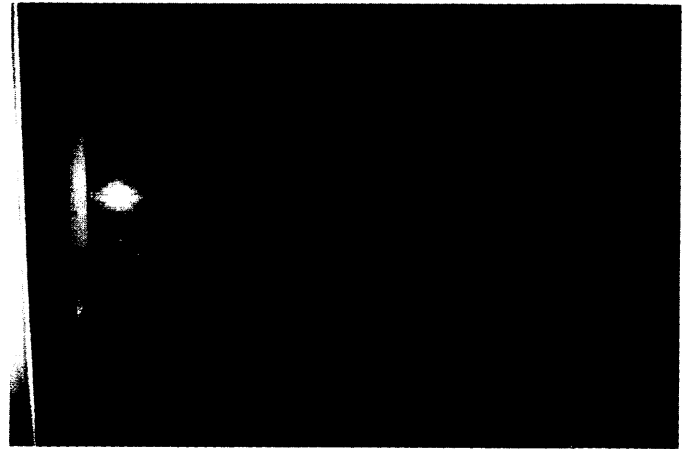


Photo 0008. Ground Elevator Lobby Details.



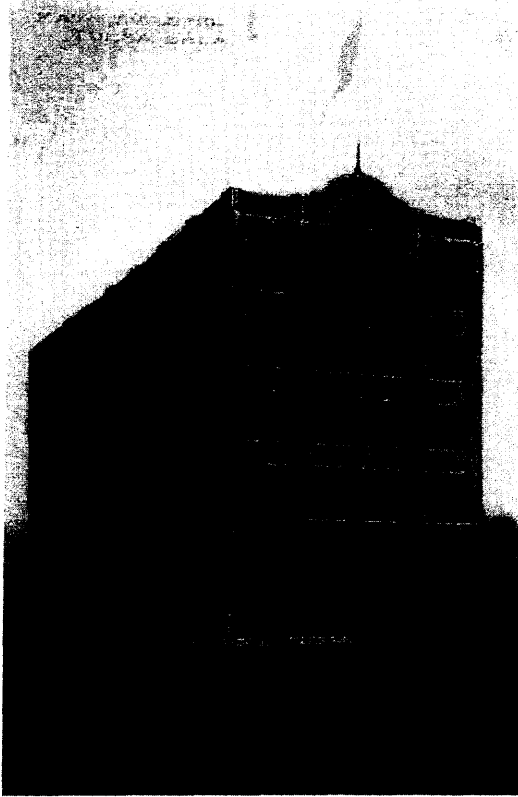
Photo 0009. Ground Floor Stairs to Second Floor

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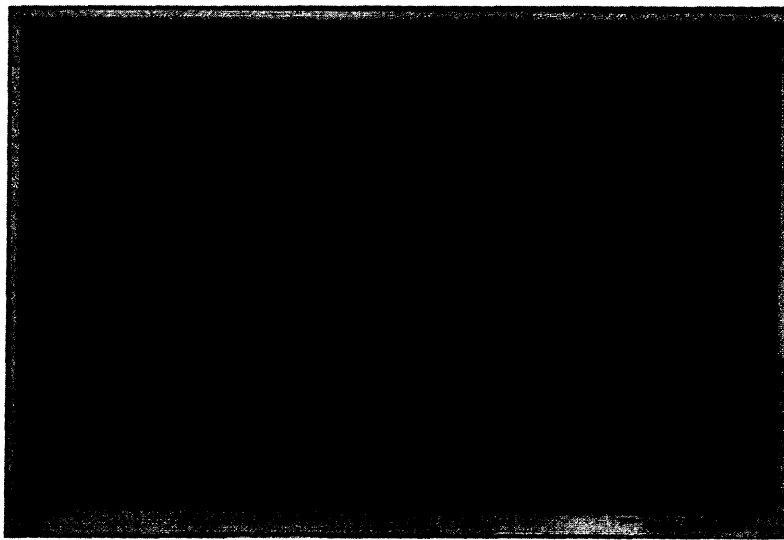
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Historic Postcard and Photo of the First Mayo Building³⁷



Historic Postcard, c. 1911, Showing Surroundings and Methodist Episcopal Church at the Building Rear.

³⁷ 1910 Historic Photo is from the Beryl Ford Collection/Rotary Club of Tulsa, Tulsa-city County Library and Tulsa Historical Society.

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1913 Historic Photo.³⁸ The five-story Mayo Building is behind the City Hall, which is centered in this photo. The 1914 north wing addition to the Mayo Building is under construction.



Mayo Building in 1936.³⁹

³⁸ Douze, Susan. Tulsa Times, A Pictorial History: The Boom Years (Tulsa, OK: World Publishing, 1987), 10.
The two tallest buildings in Tulsa in 1913 were the just-constructed Tulsa Hotel (eleven stories) and the R. T. Daniel Building (ten stories), which can also be seen in the background.

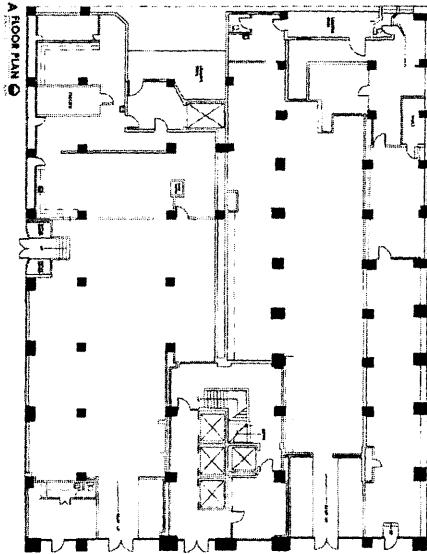
³⁹ R. L. Polks 1936 Tulsa City Directory, 64.

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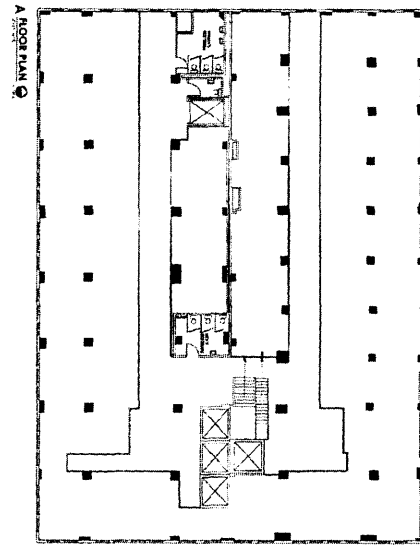
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Mayo Building

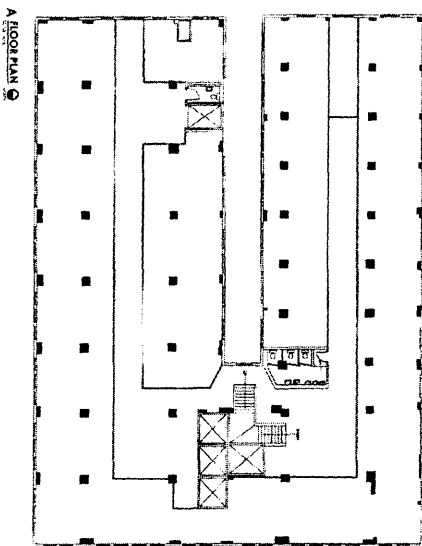
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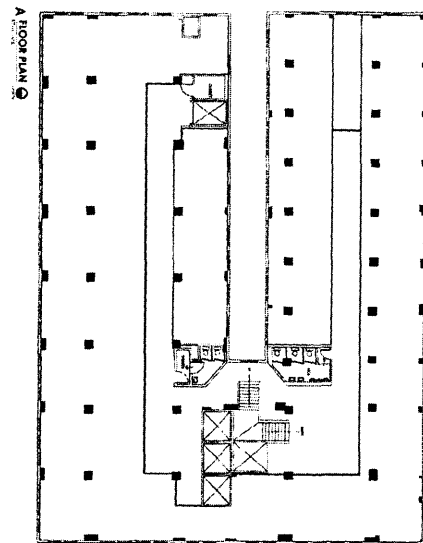
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MAYO BUILDING
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AS-3
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AS-4
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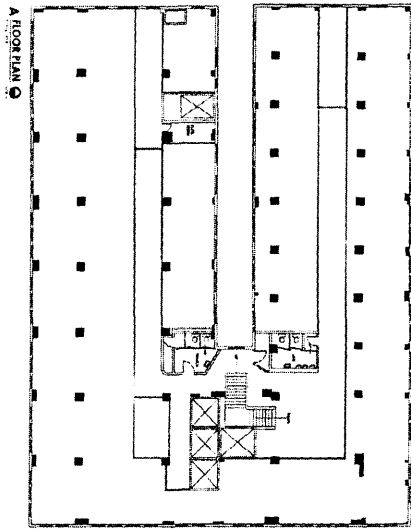
Plans for Floors One through Four


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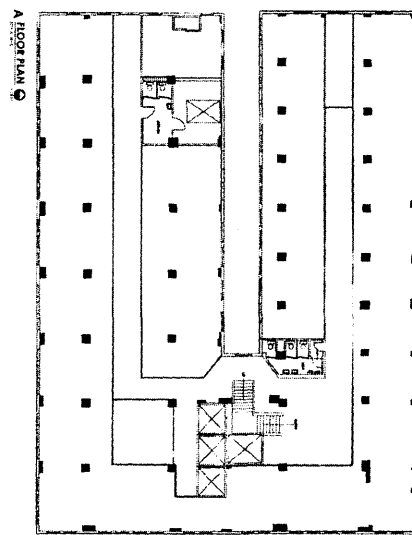
United States Department of the Interior National Park Service


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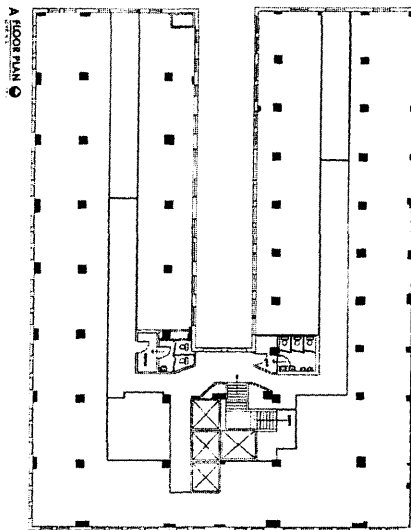
Section number ___ Page 21
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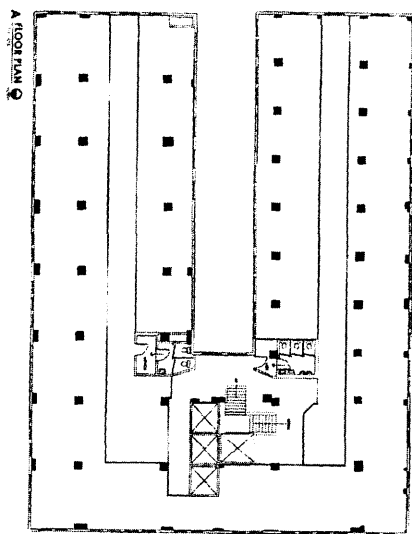

 NATIONAL PARK SERVICE
 DEPARTMENT OF THE INTERIOR
 NATIONAL REGISTER OF HISTORIC PLACES
 MAYO BUILDING
 FIFTH FLOOR
 ARCHITECTURAL RECORD
 AS-5





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 NATIONAL REGISTER OF HISTORIC PLACES
 MAYO BUILDING
 SIXTH FLOOR
 ARCHITECTURAL RECORD
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