

SURVEY OF THE MAPLE PARK AND MAPLE RIDGE ADDITIONS IN THE MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT



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FOR THE INDIAN NATION COUNCIL OF GOVERNMENTS
JULY 2022

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Cover Picture: The McGraw Mansion

Source: Beryl Ford Collection, Tulsa City-County Library

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ACKNOWLEDGEMENT OF SUPPORT

The activity that is the subject of this architectural survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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ABSTRACT

The survey of the Maple Park and Maple Ridge Additions located in Tulsa, Tulsa County, Oklahoma, was conducted between February 2022 and July 2022. Both additions are located in the Maple Ridge Historic Residential District listed in the National Register of Historic Places in 1983 and within the North Maple Ridge Historic Overlay District. This survey follows the 2021 survey of Morningside Addition as part of the resurvey to update the 1983 National Register of Historic Places nomination. The Maple Park and Maple Ridge Additions retain a high degree of integrity with minimal loss of its historic resources. The survey follows documentation requirements as outlined in the “Oklahoma Architectural/Historic Survey Requirements” by the Oklahoma State Historic Preservation Office, as well as the completion of a historic context for both additions.¹

¹ Oklahoma State Historic Preservation Office, “Oklahoma Architectural/Historic Survey Requirements,” accessed April 1, 2021 <https://www.okhistory.org/shpo/surveyrequirements.htm>.

INTRODUCTION

The Maple Ridge Historic Residential District is located within Tulsa's midtown neighborhoods. The historic district's early beginnings were open Indian Territory prairie and originally outside of city limits when Tulsa was incorporated in 1898, and it grew as a residential neighborhood for wealthy oil and bank magnates and their families during the early 20th century. During the 1960s and 1970s, a neighborhood association was formed to preserve the historic neighborhood against unwanted zoning applications and the proposed Riverside Expressway. Lastly, during the final decades of the 20th century and into the 21st century, the historic district has remained a thriving mid-town neighborhood.

The Maple Park and Maple Ridge Additions were two of many subdivisions to make up the entire Maple Ridge Historic Residential District and have their distinctive characteristics. The Maple Park Addition is located east of the Midland Valley Railroad and features small to medium-sized Craftsman Bungalow and Prairie School houses except for larger houses located on South Madison Avenue. In the Maple Ridge Addition, houses used multiple lots to have additional space for larger houses and yards. Architectural styles vary but include many elaborate Colonial Revival and Classical Revival houses. Today, the well-preserved houses, secondary buildings, and streetscapes makes this area one of Tulsa's premiere mid-town residential neighborhoods.

The first documentation of the Maple Ridge Historic Residential District was in the 1980 "Tulsa Historic Preservation Plan Report" produced by the Tulsa Preservation Commission. The Maple Ridge area is larger than the present historic district boundary that followed the Midland Valley Trail and extends to the Arkansas River from West 21st Street to West 31st Street. The Maple Ridge Historic Residential District was listed in the National Register of Historic Places in 1983 after the report was completed using its present-day boundary. Part of the western area that was included in the historic preservation plan and removed from the final Maple Ridge Residential Historic District later became the Riverside Historic District (NRIS 04000937) in 2005.²

² Cathy Ambler, "Riverside Historic Residential District," (National Register Nomination: Oklahoma Historical Society, 2005).

Under the City of Tulsa's zoning ordinance, the northern portion of the Maple Ridge Historic Residential District was incorporated as the North Maple Ridge Historic Overlay District and was adopted on April 12, 1993.³ The overlay district is roughly bounded by East 21st Street to the south, South Cincinnati Avenue to the west, East 15th Street to the north, and portions of South Peoria Avenue to the east. All or portions of the South Side Addition, South Side 2nd Addition, Maple Ridge Addition, Maple Heights Addition, and the Morningside Addition were adopted into the overlay designation.

The purpose of this survey is to reevaluate the Maple Park and Maple Ridge Additions as part of the Maple Ridge Historic Residential District. The survey reviewed existing documentation and resources as presented in the research design, conducted fieldwork, and prepared a final report with a bibliography. The results of the survey include an assessment of each resource within the Maple Park and Maple Ridge Additions and whether the resource contributes or does not contribute to the Maple Ridge Historic Residential District. For both additions, the majority of development occurred from 1915 to 1935 like the Morningside Addition. Infill construction occurred during the mid-century on undeveloped lots such as the ranch duplexes at 1730-1732 South Norfolk Avenue and 1904-1906 South Owasso Avenue. From the 1980s to present-day new houses were constructed on both undeveloped lots and previously occupied lots. The present-day Maple Park was previously developed with single-family dwellings and duplexes.

³ Tulsa Preservation Commission and the City of Tulsa's Urban Development Department, "The 1997 Tulsa Historic Preservation Resource Documents," (Report: City of Tulsa, 1997).

RESEARCH DESIGN

This survey is the second phase of the re-survey of the Maple Ridge Historic Residential District and the North Maple Ridge Historic Overlay District. The purpose of this survey is to reinvestigate the resources of the Maple Park and Maple Ridge Additions and to identify whether the resources are contributing or non-contributing to the Maple Ridge Historic Residential District. The final report and survey forms were completed after conducting research, fieldwork, and photo documentation.

The survey of the Maple Park and Maple Ridge Additions of the Maple Ridge Historic Residential District complies with *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, as well as the Oklahoma State Historic Preservation Office's (SHPO) "Oklahoma Architectural/Historic Survey Requirements" and "Architectural/Historic Resource Survey: A Field Guide."

Each property was documented with at least two elevation photographs of the property. All documentation is recorded on the "Historic Preservation Resource Identification Form" provided by the SHPO. Resources were evaluated for eligibility for the National Register of Historic Places and within the historic context of the Maple Ridge Historic Residential District.

For the 111 surveyed resources, architectural styles were selected based on "National Register Data Categories for Architectural Classification" in *National Register Bulletin 16A: How to Complete the National Register Form* and based on *A Field Guide to American Houses* by Virginia Savage McAlester.

Accompanying maps include the survey area and its relation to the Maple Ridge Historic Residential District and the North Maple Ridge Historic Overlay District. Other maps identified in "Oklahoma Architectural/Historic Survey Requirements" were included in the report. This includes maps showing the contributing and non-contributing properties of the Maple Park and Maple Ridge Additions, as well as a map showing the individually eligible properties. Grayscale copies were used within the report. Appendix A shows the contributing and non-contributing properties for both phases.

The following pages include the objectives sought for the survey and methods used during fieldwork and research.

PROJECT OBJECTIVES

The goals for the survey of the Maple Park and Maple Ridge Additions, in Tulsa, Tulsa County, Oklahoma:

- Identify and record each property on the Historic Preservation Resource Identification Form provided by the Oklahoma State Historic Preservation Office (SHPO);
- Assess each resource's potential eligibility for individual listing in the National Register of Historic Places;
- Assess the contributing or non-contributing status of each property within the Maple Ridge Residential Historic District;
- Provide a historic context for the survey area; and
- Prepare a final report to include but not limited to research design, fieldwork, and findings for the survey area.

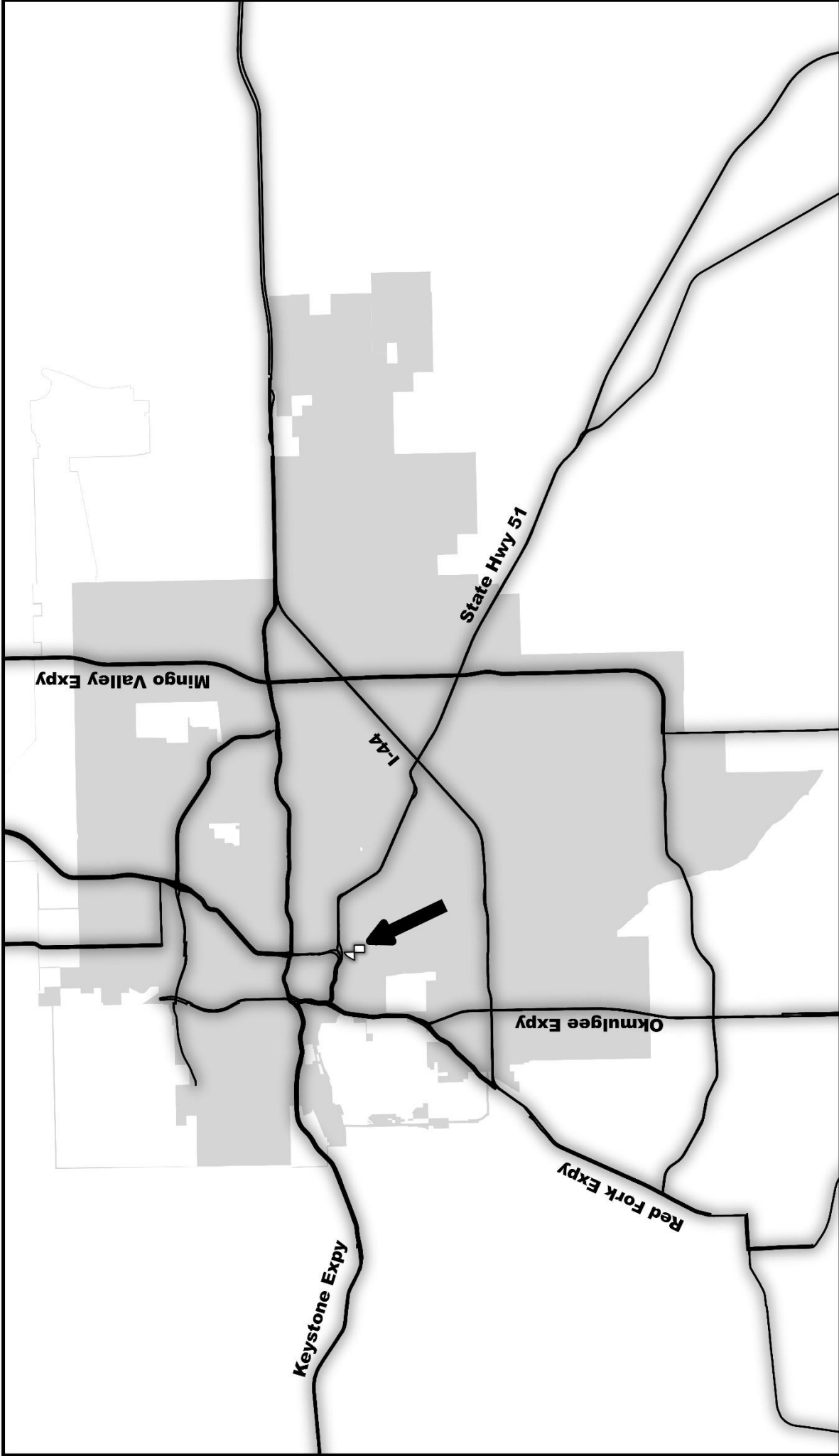
AREA SURVEYED

The boundaries of the survey area include all portions of the Maple Park Addition that is located in the Maple Ridge Historic Residential District and the entire Maple Ridge Addition. The Maple Park Addition is bounded by South Madison Avenue to the east, East 15th Street to the north, and the former Midland Valley Railroad line to the west. The southern boundary is the south line of the Northwest Quarter of the Southeast Quarter of the Section 12, Township 19 North, Range 12 East. The Maple Ridge Addition is bounded by East 17th Place to the north, South Owasso Avenue to the east, East 21st Street to the south, and South Madison Avenue to the west. The Maple Park and Maple Ridge Additions are diagonally opposite each other at the bend of South Madison Avenue.




Both additions are located southeast of downtown Tulsa and the Inner Dispersal Loop that surrounds it. The Maple Park Addition is located east and adjacent to the South Cincinnati Avenue exit ramp that intersects with South Cincinnati Place and East 18th Street. The Maple Ridge Addition is located in the south-central area of the North Maple Ridge Historic Overlay District.



Figure 1: East 20th Street Streetscape



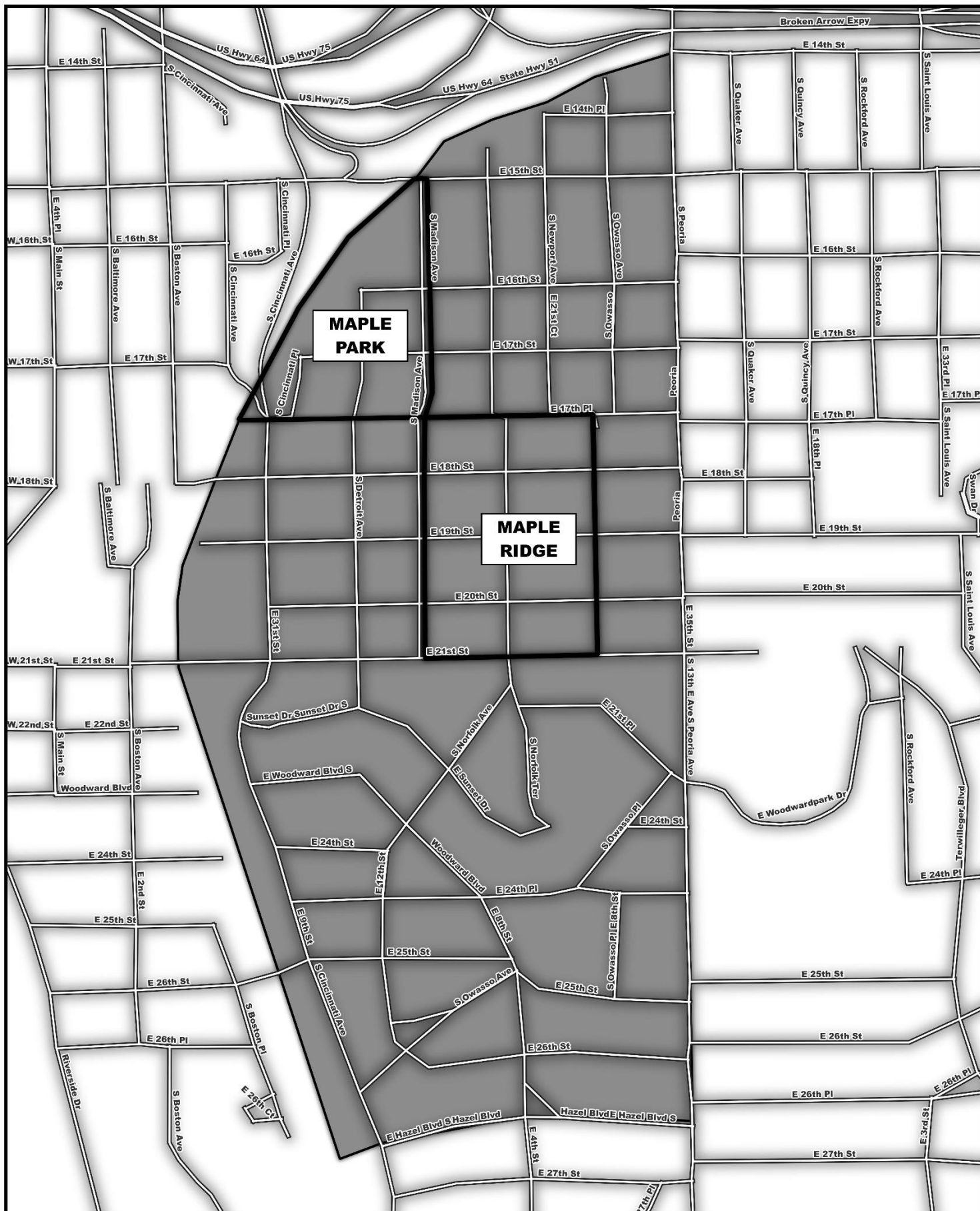
LEGEND

-  Survey Boundary
-  Major Streets
-  Municipal City Limits

MAPLE PARK AND MAPLE RIDGE ADDITIONS WITHIN MUNICIPAL CITY LIMITS



Source: Google Earth; United States
Census Bureau; OKMaps Oklahoma;
QGIS



LEGEND



Survey Boundary

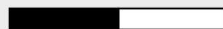
Streets



Maple Ridge Historic Residential District

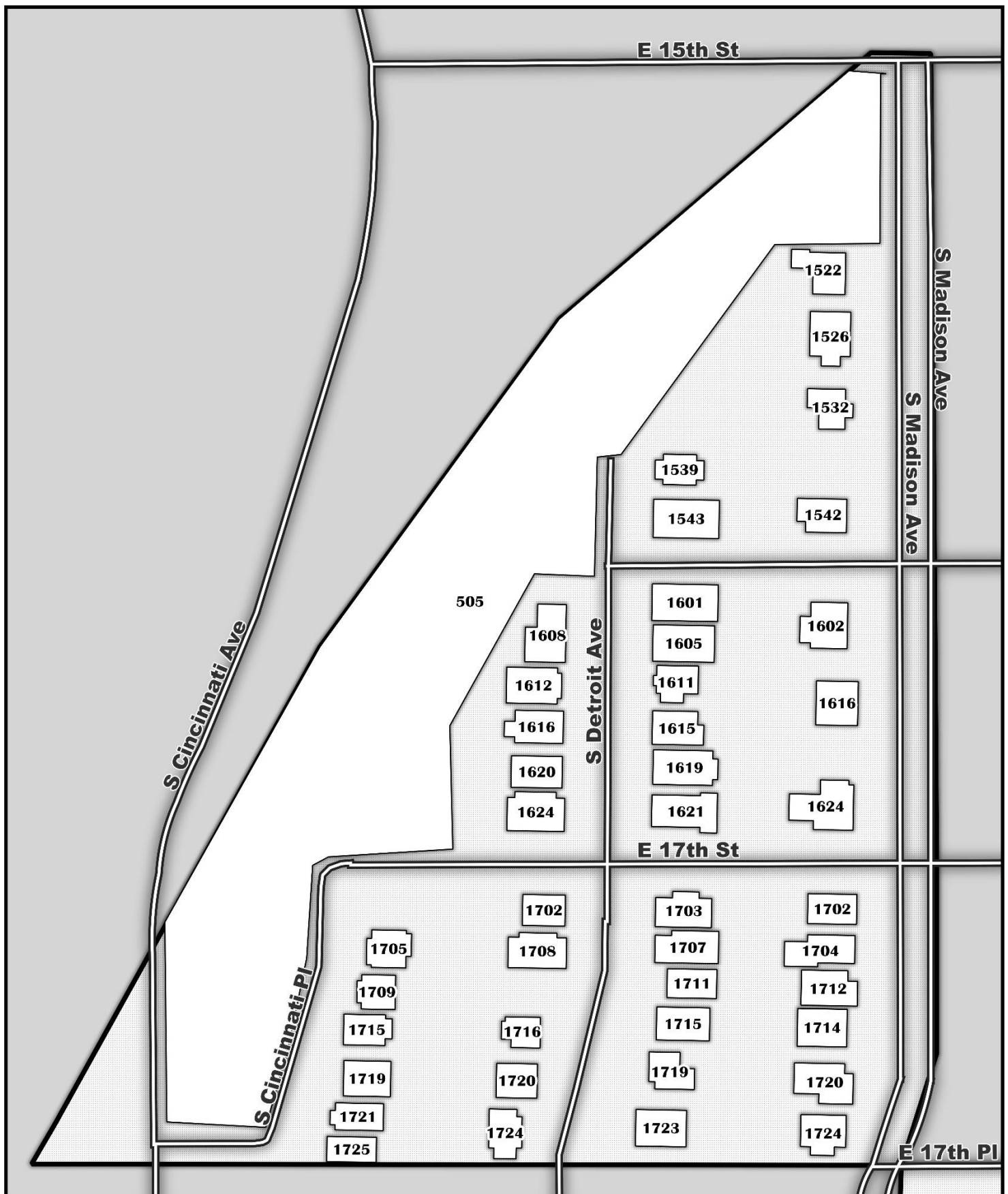
MAPLE PARK AND MAPLE RIDGE ADDITIONS MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

0 400 800 ft



Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS



MAPLE PARK ADDITION MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

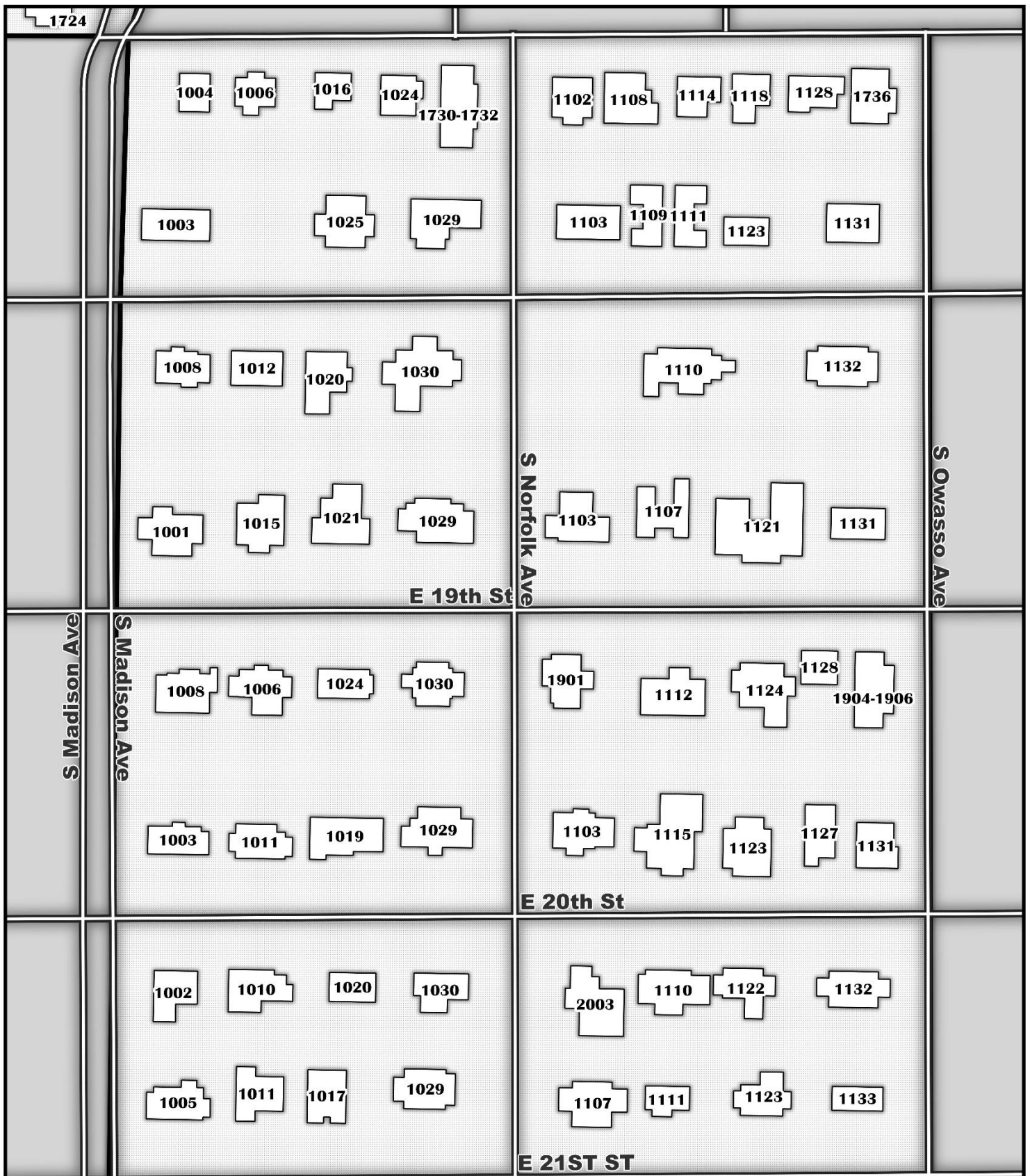
LEGEND

-  Maple Park Addition
-  Building Footprints
-  Streets



Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS





METHODOLOGY

The survey of the Maple Park and Maple Ridge Additions was conducted by Kristin Dyer, consultant, for the Indian Nation Council of Governments. Fieldwork and research were completed between March 17-20, 2022. The initial preparation for the survey included creating an Excel database and inputting each property within the survey boundary. The properties and their addresses were cross-checked against the records of the Tulsa County Assessor. In addition, the Tulsa County Assessor was used as a source for the legal descriptions. Additional information was gathered through the Geography Information Systems (GIS) databases, archival resources at the Tulsa City-County Library Special Collections, and accessing online archival databases with relevant information.

Geographic Information Systems and Aerial Maps

A geodatabase was created based on information provided by the Oklahoma Office of Geographic Information's, "OK Maps". OK Maps provided geographic information and shapefiles for Tulsa's municipal city limits, major streets, and aerial imagery as provided by Google Earth. The United States Census Bureau's Geography Program provided shapefiles for city streets. A shapefile was created for building footprints based on the Google Earth imagery, and the building footprints as shown on all the maps are to be used in reference to the basic layout of the building or site and not for exact dimensions.

Historic aerial maps were located through the Oklahoma Historical Aerial Digitization Project's ArcGIS interactive map. The Library of Congress as well as the Tulsa City-County Library provided the Sanborn Fire Insurance Maps for Tulsa County, the United States Geological Survey maps, and other reference maps.

Fieldwork

Fieldwork and on-site research were conducted between March 17-20, 2022. During the fieldwork, 110 buildings and one site were identified and photographed. At least two (2) elevation photographs have been provided for each property; in addition, more photographs were taken due to the dense landscaping around many of the buildings or for larger buildings. Several detached accessory structures or garages were visible from the public right-of-way and were photographed. Streetscape photographs were taken intermittently on each street where a contiguous group of houses were visible.

Archival Resources

Previous Tulsa-area surveys and the Maple Ridge Historic Residential District National Register nomination were reviewed regarding Tulsa's residential development and history.

The Tulsa City-County Library vertical files are located in the Central Branch in downtown Tulsa and had applicable files related to the Maple Ridge neighborhood and Tulsa houses. A vertical file is a resource that contains newspaper clippings, pamphlets, and smaller publications that do not have individual call numbers within a library system. Vertical files are named based on the subject, category, or item. The Maple Ridge Neighborhood vertical file had numerous clippings regarding the lawsuits against the Riverside Expressway and the historic designation for the Maple Ridge Historic Residential District. Other information included brochures and homeowners' association newsletters.

City Directories were used to determine the occupations of residents in the Morningside Addition and the estimated date of construction. City Directories were accessed at the Tulsa City-County Library and on Ancestry.com.

Newspapers.com has many of the Tulsa newspapers up to 1922. The construction dates for many of the properties were identified through real estate ads, help-wanted advertisements, and social announcements.

The "Zoning Report: Tulsa, Oklahoma City Plan Commission" is a planning document from 1930 that provides information on the number of single-family and two-family dwellings units in Tulsa as well as demographic information. The report was a recommended draft of the Tulsa Zoning Ordinance but was limited as it did not have information regarding subdivision regulations.

The 1961 "Tulsa Metropolitan Area Expressway System" is a planning document that provided a history of the expressway and Tulsa's early transportation system. This resource is excellent for the aerial imagery of the location of each expressway and the rationale behind each location. The potential impact of the Riverside Expressway system to the Maple Ridge Historic Residential District would cause the loss of several structures, and it would disrupt the local street system.

The 1978 transcribed interview with the architect, John Blair, provided information on the early history of Tulsa and the development of the Maple Ridge neighborhood. The interview was taken in the mid-1970s and transcribed after Blair's death in 1977. John Blair and his brothers operated and ran the Blair Brothers Construction Company, which constructed the magnificent residences in the Stonebreaker Heights, Maple Ridge, Sunset Terrace, and Forrest Hills Additions. Blair is one of the first licensed architects in Oklahoma with a license number of 4.⁴

The 1980 "Tulsa Historic Preservation Plan Report" is a planning document that explains Tulsa's early preservation processes. Most importantly, it identifies historic areas including the Maple Ridge neighborhood before its listing in the National Register of Historic Places.

"The 1997 Tulsa Historic Preservation Resource Document" is another planning document issued by the Tulsa Preservation Commission. It identifies potential and listed historic areas as well as significant contributing properties for each area. The residential design guidelines for the locally designated North Maple Ridge Historic District are included and pre-date the existing Unified Design Guidelines. Lastly, the document covers Tulsa's early preservation efforts.

⁴ William W. Hood, Jr., "AN INTERVIEW WITH JOHN BLAIR Tulsa's Grand Architect," (Transcribed Interview: Tulsa City-County Library, 1978).

HISTORIC CONTEXT

Residential Development in Tulsa

Residential development in Tulsa began as early as 1879 when the first post office opened at the home of Lewis Perryman, a local rancher. The “White House,” as it was named, was the largest house in the area, and it was located near the intersection of present-day 38th Street and Troost Avenue. Although it may be considered the first permanent residence or infantile beginning of permanent settlement, it was more than a residence. It was a stop for newly arrived settlers and steadily received an influx of guests. In addition, the house acted as the local orphanage.⁵

Tulsa was a tent town that served as the commercial and residential core with a boarding house, doctor’s office, and general store. There was not a permanent settlement until the arrival of the San Francisco (Frisco) Railroad in 1882. The railroad revolutionized transportation and thousands of white settlers and their families traveled to Indian Territory to reap opportunities.⁶ The growing cattle town provided a customer base for the local tent merchants along the Frisco tracks, and the merchants prospered and moved from their simple shacks to wood structures.⁷

At the time of incorporation in 1898, Tulsa had a depot, a barbershop, a police station, stores, and residences. The local population exploded after the Curtis Act was passed by Congress in 1901, which terminated all tribal governments and tribal property. Most of the land would be deeded to the citizens of their respective nations such as the Creek Nation in Tulsa.⁸ To sell and purchase the lots, the townsite had to be surveyed, platted, and appraised. Gus and Dan Patton, brothers, were hired by the Tulsa Townsite Commission to survey the territorial townsite, which consisted of 654.58 acres.⁹ The townsite is roughly the land within the present-day Inner Disperal Loop (IDL). The survey was completed on December 11, 1901, and approved by the States Department of the Interior in April 1902.¹⁰

⁵ Danney Goble, Ph.D., *Tulsa! Biography of the American City*, (Tulsa: Council Oak Books, 1997), 30.

⁶ Cathy Ambler and Rosin Preservation LLC, “Downtown Tulsa Intensive-Level Historic Resources Survey,” (Survey, Oklahoma Historical Society, 2009), 44.

⁷ Goble, 36-38.

⁸ Ambler, Rosin, & Ottesen, 27.

⁹ Goble, Ph.D., 44-45.

¹⁰ J. Gus Patton, “Map of Original Townsite Tulsa, Okla.,” 1901, Tulsa County Clerk’s Office. Accessed July 1, 2021,

<http://www.countyclerk.tulsacounty.org/Home/GetPdfTCPlatted?filename=TULSA%2C%20ORIGINAL%20TOWNSITE-01.TIF.pdf>.

The next explosion of the population was due to the discovery of oil in 1901 and 1905. The population outgrew the growing city, and residents demanded additional housing including rooming houses, rentals, hotels, and single-family residences. For those who could not find or afford places to rent, like oil workers, they lived in tents, shacks, and sheds. By 1930, single-family dwellings occupied the largest amount of land in Tulsa with 3,336.50 acres (40% of total developed land) with 26,272 dwellings. Two-family dwellings and multifamily dwellings combined represented 3,074 dwellings and covered 395 acres (5% of total developed land).¹¹

With the escalating housing demand, developers and builders took the opportunity to develop outside the city limits and along the Arkansas River. According to research provided in the Riverside Historic District nomination from 2005, there were 225 plats filed between 1900 and 1949. Out of the 225 plats, 80% were filed between 1910 and 1930, which includes the Maple Park Addition and Maple Ridge Addition.¹²

Maple Ridge Addition

The Maple Ridge Addition was platted on May 11, 1914.¹³ The plat created five new east-west streets that became 17th – 21st Streets, and it created three north-south streets. The north-south streets are present-day South Madison Avenue, South Norfolk Avenue, and South Owasso Avenue. An earlier survey for John T. Kramer from 1911 shows different names for the streets such as Indiana, Grand View, and



*Figure 7: The McGuire House at 1132 East 18th Street, 1916
Source: Beryl Ford Collection, Tulsa City-County Library*

¹¹ Harland Bartholomew and Associates, "Zoning Report: Tulsa, Oklahoma City Plan Commission," (Report: City Plan Commission and Regional Plan Commission, 1930), 26.

¹² Cathy Ambler, "Riverside Historic Residential District," (National Register Nomination: Oklahoma Historical Society, 2005), 62-63.

¹³ L.F. Asken, "Plat of Maple Ridge Add.," Tulsa County Clerk's Office.

Spencer.¹⁴ Local real estate salesmen, Grant Stebbins, and his partner purchased 60 acres from John Kramer to construct more subdivisions of grand residences.¹⁵ On the west side of the Midland Valley Railroad, Stonebraker Heights was near capacity, and Stebbins knew that another subdivision would be profitable and in demand. Tulsa's residential subdivisions were extending to the southern and eastern city limits and beyond by 1915.¹⁶

The new subdivision was targeted towards oil producers with building restrictions for lavish houses. For example, the minimum building cost for lots along South Madison Boulevard was \$5,000 (approximately \$146,000 in 2022).¹⁷

The investment almost ruined the developers as no one would purchase a lot east of the railroad tracks. For potential property owners, the prairie land across the railroad tracks was perceived as "in the country," and the wives of the oil producers preferred to be within reasonable distance to town.¹⁸

John Blair, builder, and partner of the Blair Brothers Construction Company referred former Congressman Bird McGuire to Stebbins when McGuire decided to move to Tulsa. Stebbins was desperate to have someone build anything to start development that he offered McGuire a generous purchase price if he would build a lavish house. The first 100 feet of street frontage was free, and Stebbins sold the remaining land for \$10 per foot of street frontage. Mr. and Mrs. McGuire built a house at 1132 East 18th Street with native red sandstone, and Mrs. McGuire picked each stone. John Blair designed the house using a Frank Lloyd Wright theory. Stebbins's offer was lucrative, and within the next couple of years, lots were sold and houses were built in Maple Ridge Addition.¹⁹

¹⁴ A.H. Collins, "Maple Ridge Addition," 1911, Tulsa County Clerk's Office.

¹⁵ John Brooks Walton, *One Hundred Historic Tulsa Homes*, (New York: HCE Publications, 2000), 71.

¹⁶ J. Robert Burnham, "Map of Tulsa Oklahoma and Vicinity," 1915, Barry Lawrence Ruderman Antique Maps.

¹⁷ "\$2750," *Tulsa Democrat*, September 11, 1916; "\$2600.00," *Tulsa Democrat*, September 30, 1916; "Stebbins and Darnell," *Tulsa Sunday Times*, November 26, 1916.

¹⁸ Hood; Jack Blair, "A History of Tulsa Annexation," (Report: Tulsa City Council, 2004), 6.

¹⁹ Hood

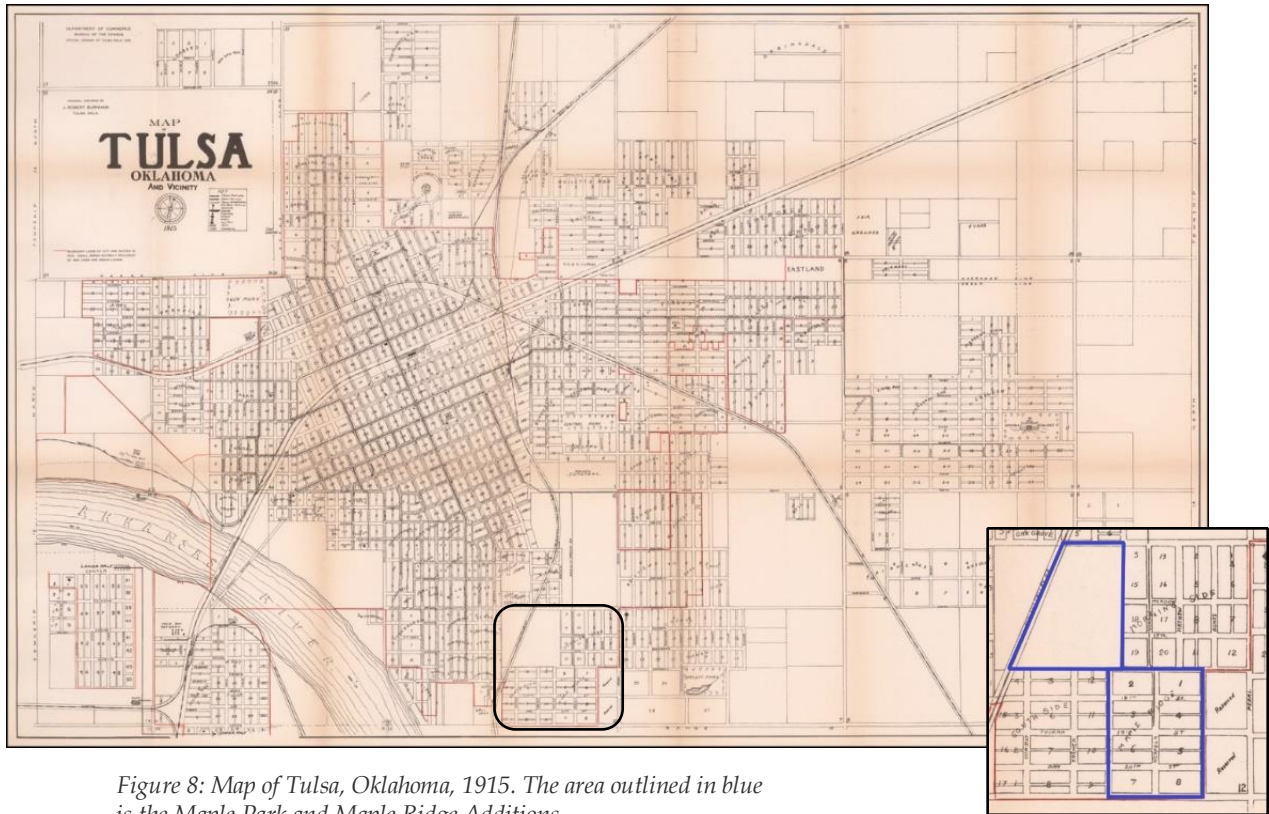


Figure 8: Map of Tulsa, Oklahoma, 1915. The area outlined in blue is the Maple Park and Maple Ridge Additions.

Other magnificent homes in the Maple Ridge Addition included the “Huntleigh” located at 1030 East 18th Street. It was the third house constructed in the Maple Ridge Addition and named for its original owner, Dan B. Hunt, who owned Hunt Dry Goods.²⁰ The McGraw House at 1110 East 18th Street was purchased in 1921 by Mr. and Mrs. James J. McGraw, President of the Exchange National Bank.²¹

²⁰ Walton, 76.

²¹ Walton, 74-75.

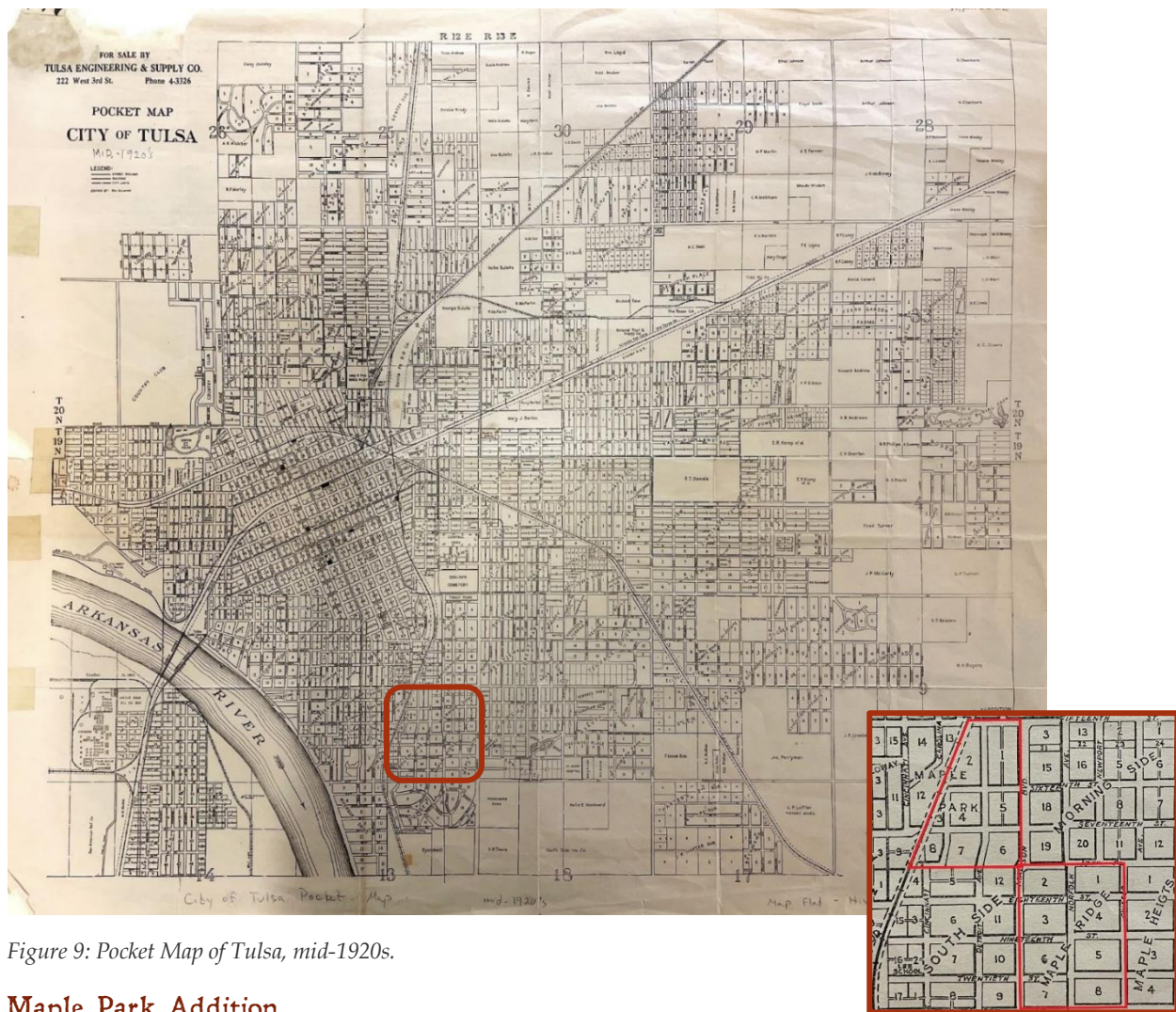


Figure 9: Pocket Map of Tulsa, mid-1920s.

Maple Park Addition

The Maple Park Addition was platted on March 23, 1916, and the plat was bisected by the Midland Valley Railroad.²² The west portion of the plat was not included in the Maple Ridge Historic Residential District. The east portion included three east-west streets that included East 15th Street, East 16th Street, and East 17th Street. In addition, the plat had three north-south streets, which include South Madison Boulevard, South Detroit Avenue, and Dorothy Avenue. Dorothy Avenue was changed to Carolina Avenue by 1939, and again to its current name, South Cincinnati Place after 1962.²³

²² W.H. Hendren, "Maple Park Additon," 1916, Tulsa County Clerk's Office.

²³ Sanborn Map Company, "Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma," 1939, Library of Congress; Sanborn Map Company, "Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma," 1962, Library of Congress.

Based on the Sanborn Fire Insurance Maps, the Maple Park Addition was a denser neighborhood compared to the Maple Ridge Addition. Houses constructed in Maple Park were built on individual lots, while the house in Maple Ridge used two or more lots. The only exception was along South Madison Boulevard where many houses closer to East 15th Street used two lots. Smaller houses and duplexes were constructed close to the Midland Valley Railroad and along South Cincinnati Place.²⁴ Duplexes were constructed to mimic the appearance of single-family residences based on the insistence of the Board of Adjustment. The Board of Adjustment also required duplexes to have separate entrances and pleasing exterior characteristics.²⁵

Maple Ridge Neighborhood Association and Preservation of Maple Ridge

After World War II, Tulsa expanded its footprint to accommodate the trend of suburbanization. The city received frequent requests for annexations of small areas of land, and the new land was developed into housing additions. By 1948, there were 43 new housing additions, and in 1949 alone, the city annexed the entire town of Dawson and 60 tracts of land. Dawson is located southwest of the present-day Tulsa International Airport and north of Dawson Road, and it was roughly 465 acres. Of the 60 tracts that were annexed, 59 became housing additions.²⁶

With newer luxury housing additions, the Maple Ridge houses descended in popularity as they were difficult to maintain, and downtown business professionals moved to the suburbs. With the rise of the automobile, professionals no longer needed to live in proximity to the city edge, and traffic increased along major roads to downtown such as Peoria Avenue, Lewis Avenue, 11th Street, and 21st Street.²⁷

During the mid-century, the City of Tulsa adopted several plans and studies including a plan to relieve the traffic volume from downtown to the suburbs. The expressway plan proposed a network of expressways that received larger volumes of traffic and dispersed it throughout Tulsa. The earlier plans and reports never received support and were opposed in local elections

²⁴ Sanborn Map Company, 1939 and 1962.

²⁵ Harland Bartholomew and Associates, 39.

²⁶ Blair, 9.

²⁷ Associated Expressway Engineers, Inc., "Tulsa Metropolitan Area Expressway System," (Report: Oklahoma State Highway Department, 1961), 6.

until 1957 when resolutions from the City of Tulsa Board of Commissioners, Tulsa County Board of County Commissioners, and thirty civic organizations pushed it forward.²⁸

The core of the expressways was the Inner Dispersal Loop (IDL) which wrapped downtown Tulsa with a series of expressways and launched the highways immediately from its core. The proposed Riverside Expressway would have significantly impacted the Maple Ridge Historic Residential District. The Riverside Expressway moved southernly through the Midland Valley Railroad right-of-way until it reached the eastern edge of the Arkansas River. It continued south until it connected with what is present-day U.S. Highway 169.²⁹

The Maple Ridge Neighborhood Association formed in 1964 as a collective group of residents regarding zoning issues, zoning violations, and commercial encroachment. The neighborhood association decided to go against the proposed Riverside Expressway and retained Pate Engineering Company to study alternatives to the expressway. An alternative was proposed to route the expressway along the east bank of the Arkansas River beyond 11th Street.³⁰ The Maple Ridge Neighborhood Association would split on matters of the expressway and create a splinter group, the Maple Ridge Preservation Society. The suits against the Riverside Expressway continued until the 1970s when a judge ruled in favor of the neighborhood residents, and the Riverside Expressway was dropped.³¹ Even as late as 1978, Chamber of Commerce visitor's maps would show the Riverside Expressway and the junction of the Riverside and Broken Arrow Expressways under construction.³²

The Riverside Expressway would have removed several houses in the Maple Park Addition along the north and the Midland Valley Railroad. By 1980, 42 buildings were removed or demolished where the present-day Maple Park is located.

²⁸ Ibid, 3-4.

²⁹ Ibid.

³⁰ "Maple Ridge Plan Due Studies," *Tulsa World*, July 31, 1968, Tulsa City-County Library Vertical Files.

³¹ "Maple Ridge Route Plan Due Studies," *Tulsa World*, July 31, 1968, Tulsa City-County Library Vertical Files and J. Bob Lucas, "Fight on Bond Issue Planned," *Tulsa Tribune*, August 22, 1969, Tulsa City-County Library Vertical Files.

³² Metropolitan Tulsa Chamber of Commerce, "Visitors map of Tulsa Copyrighted, not able to be reproduced," Oklahoma State University Digital Collections, <https://dc.library.okstate.edu/digital/collection/OKMaps/id/8262/rec/8>, April 4, 2022.

Maple Ridge Historic Residential District and the North Maple Ridge Historic Overlay District

The process to create the Maple Ridge Historic Residential District started in the 1960s as part of the opposition to the expressway. The Maple Ridge Neighborhood Association proposed the historic district to be bounded by East 15th Street to the north, South Peoria Avenue to the east, East 31st Street to the south, and Cincinnati Place to the west. The city preservation office operated off of federal funding. When the office lost its federal funding, the partially completed National Register nomination was gone.³³

Several residents and the Oklahoma State Historic Preservation Office revitalized the idea of a nomination in the 1980s. The research was completed, and a draft of the nomination was submitted in early 1983.³⁴

The North Maple Ridge Historic Overlay District was adopted on April 12, 1993, as part of the northern portion of the Maple Ridge Historic Residential District. The overlay district included all or portions of the South Side Addition, South Side 2nd Addition, Maple Ridge Addition, Maple Heights Addition, and the Morningside Addition. Commercial properties along South Peoria Avenue were excluded from the overlay district.



Figure 10: South Cincinnati Place and Maple Park

³³ Katherine Foran, "Birth, death and rebirth," *Tulsa Tribune*, September 26, 1983.

³⁴ Ibid.

RESULTS

NUMBER OF RESOURCES SURVEYED

The survey area consists of a portion of the Maple Park Addition that is within the Maple Ridge Historic Residential District and the Maple Ridge Addition. There are 111 individual properties located within the survey areas. The predominant use is the single-family residences, three multifamily dwellings, and one park. There are no individually listed properties within the survey area.

CRITERIA FOR DESIGNATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

The purpose of this survey is to identify the contributing and non-contributing status of each property in the Maple Park and Maple Ridge Additions within the Maple Ridge Historic Residential District. The National Register nomination counted approximately 700 properties within the boundary, and 44 were individually identified within the nomination. Out of the 111 properties, six were constructed after the historic district's listing in 1983.

For listing in the National Register of Historic Places, the historic resource must show quality of significance in American history, architecture, archeology, engineering, and culture as outlined by the criterion below. Historic resources as found in districts, sites, buildings, structures, and objects and must possess integrity of location, design, setting, materials, workmanship, feeling, and association.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That is associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important to prehistory or history.³⁵

Additionally, a property must have sufficient integrity to convey its significance. According to *National Register Bulletin 15*, the seven aspects of integrity are as follows:

- **LOCATION** is the place where the historic property was constructed or the place where the historic event occurred.
- **DESIGN** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **SETTING** is the physical environment of the historic property.
- **MATERIALS** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **WORKMANSHIP** is the physical evidence of the crafts of a particular culture or people during any given period in history of prehistory.
- **FEELING** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **ASSOCIATION** is the direct link between an important historic event or person and a historic property.

For historic districts, the majority of the resources must possess integrity, and the relationship between the resources must be unchanged since its period of significance. Incompatible new construction and heavy alterations may impact a historic district's sense or "feeling and association" of the environment. A resource of a historic district cannot contribute if it has substantially altered the design, workmanship, materials, or setting of the resource or does not show the historic association of the district.³⁶

³⁵ National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," (Washington D.C.: U.S. Department of the Interior, 1995), 2.

³⁶ Ibid, 46.

ARCHITECTURAL STYLES AND PROPERTY TYPES

The residences found within the survey area represent a mixture of architectural styles found during the early 20th century. The dominant style is Prairie School style with 30% followed by the Craftsman Bungalow with 21% and Colonial Revival with 20%.

Although the Prairie School style is found largely throughout the survey area, it is split evenly between both additions and is not the dominant style within either. The Maple Park Addition has more Craftsman Bungalow residences with 19 compared to 16 Prairie School residences. In the Maple Ridge Addition, there are 21 Colonial Revival properties found with Prairie School properties following with 17. The Maple Ridge Addition also has the most diverse representation of architectural styles and features larger houses on multiple lots.

ARCHITECTURAL STYLES

STYLE	TOTAL	PERCENTAGE
COLONIAL REVIVAL	25	22.5%
CLASSICAL REVIVAL	5	4.5%
TUDOR REVIVAL	6	5.4%
FRENCH ECLECTIC	1	0.9%
ITALIAN RENAISSANCE REVIVAL	3	2.7%
PRAIRIE SCHOOL	32	28.9%
CRAFTSMAN BUNGALOW	23	20.%
RANCH	3	2.7%
MODERN MOVEMENT	3	2.7%
POST MODERN	3	2.7%
NEW TRADITIONAL	3	2.7%
MIXED	3	2.7%
NO DISTINCTIVE STYLE (MAPLE PARK)	1	0.9%
TOTAL	111	100%

Colonial Revival / Dutch Colonial Revival

There are 25 Colonial Revival houses in the Maple Park and Maple Ridge Additions and one Dutch Colonial Revival. These houses range between one-and-a-half and two-and-a-half stories. In *A Field Guide to American Houses*, there are nine principal subtypes of the Colonial Revival house, and seven subtypes are found within the survey. The only Dutch Colonial Revival is located at **1001 East 19th Street**, which features a side gambrel roof and a full-width porch. The Arthur Newlin House at **1020 East 20th Street** is an example of a Colonial Revival with wood quoins and a classical entrance.



Figure 11: 1001 East 19th Street



Figure 12: 1020 East 20th Street

Tudor Revival

The Tudor Revival houses were notable for their asymmetrical design, steeply pitched front-facing gables, multiple gables, massive chimneys, and half-timbering. *A Field Guide to American Houses* identifies seven principal subtypes of Tudor Revival houses and four are represented within this survey. They range between one-and-a-half stories to two-and-a-half stories. **1616 South Madison Avenue** is an excellent example of a single-dominant mid-façade gable subtype and a false thatch roof subtype. **1103 East 19th Street** is representative of the symmetrical paired gables subtype.



Figure 13: 1616 South Madison Avenue



Figure 14: 1103 East 19th Street

Classical Revival

The Classical Revival style was popular during the first half of the 20th century, but it never eclipsed the popularity of Colonial Revival architecture. Character-defining features of the Classical Revival style include symmetrical facades, center door, full-height porch columns, cornices, and roofline balustrades. There are five examples found in the survey area with all but one located in the Maple Ridge Addition. There are five subtypes as noted in *A Field Guide to American Houses*, and only the full-height entry porch is represented in this study. **1025 East 18th Street** features a full-height porch with a flat roof, and **1532 South Madison Avenue** is influenced by the Craftsman Bungalow with clipped gables and vertical light windows. There is one minor variation from the traditional full-height entry porch. **1132 East 20th Street** features a partial-width full-height porch that is recessed under the hipped roof.

Italian Renaissance Revival

There are three examples of Italian Renaissance Revival houses within the survey area. These houses are two stories and feature hipped roofs and classical porch elements. *A Field Guide to American Houses* identified four principal subtypes including the simple hipped roof, hipped with projecting wing(s), asymmetrical, and flat roof.³⁷ The two subtypes, the simple



Figure 15: 1025 East 18th Street



Figure 16: 1532 South Madison Avenue



Figure 17: 1132 East 20th Street

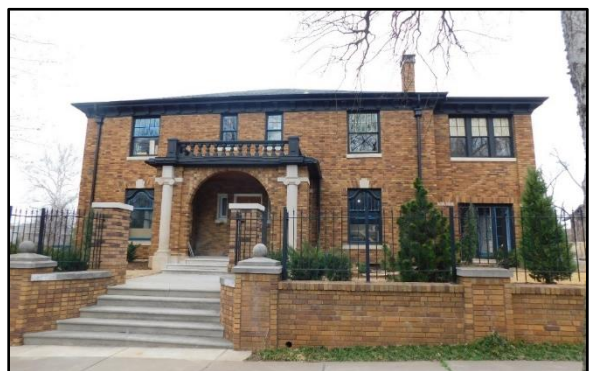


Figure 18: 1131 East 18th Street

³⁷ McAlester, 496-497.

hipped roof subtype and the hipped roof with projecting wings, are found within the survey boundary. **1132 East 20th Street** is an example of a hipped with projecting wing subtype, and **1131 East 18th Street** is an example of a simple hipped roof subtype.

Mission Revival

Mission-styled houses originated in California and spread eastward by 1900. Although the Mission house plans were featured in house plan books, the style remained largely popular in the southwestern United States.³⁸ There is only one example of a Mission Revival within the survey area. **1110 East 18th**

Street is a mix of Colonial Revival and Mission Revival architecture, and it has a symmetrical projecting gable end with mission revival pediments.

French Eclectic

There is one example of French Eclectic found, and it is only in the Maple Ridge Addition. **1011 East 21st Street** features stone quoins, wall dormers, and a matching detached garage.



Figure 19: 1110 East 18th Street



Figure 20: 1011 East 21st Street

³⁸ McAlester, 512.

Prairie School

Character-defining features of the Prairie School include low-pitched roofs, one-story porches, massive square porch supports, and horizontal patterns in wall materials. There are 32 examples of the Prairie School style in the Maple Park and Maple Ridge Additions, and it is the largest representation of architectural style in the survey area with 30%. These examples are typically two- to two-and-a-half stories and are embellished with porte-cochères, horizontal bands between stories, wide low-pitched roofs, and full-width porches. Two of the four principal subtypes are represented in the survey area. **1108 East 17th Place** represents the hipped roof, asymmetrical subtype with its off-centered entrance and porch, and with a recessed porte-cochère on the side elevation. **1024 East 19th Street** has the hipped roof, symmetrical with front entry subtype with matching wings on either side.

Craftsman Bungalow

There are 23 examples of Craftsman Bungalow houses, and it is the second dominant architectural style in the survey area. The houses range from one- to two-and-a-half stories, and they are predominantly found in the Maple Park Addition along South Cincinnati Place and South Detroit Avenue. The four principal subtypes include front-gabled roof, cross-gabled roof, side-



Figure 21: 1108 East 17th Place



Figure 22: 1024 East 19th Street



Figure 23: 1709 South Cincinnati Place



Figure 24: 1543 South Detroit Avenue

gabled roof, and hipped roof, and all subtypes are represented within the survey boundary.³⁹

1709 South Cincinnati Place is an excellent example of the front-gabled roof subtype as a duplex that matches other single-family residences. **1543 South Detroit Avenue** is the only example of the hipped roof subtype. **1601 South Detroit Avenue** is an excellent example of the cross-gabled roof subtype and features exposed rafter tails and eave brackets. **1605 South Detroit Avenue** is a unique example of the side-gabled subtype, and it features a curved eave over the porch.

Modern Movement

The Modern Movement categorizes buildings that express modernism that features minimal detailing and is constructed of brick, concrete, metals, wood, stone, or any combination thereof.

There are three examples of modern movement properties found exclusive of ranch houses. They range from one-and-a-half to two-and-a-half stories. **1112 East 19th Street** is asymmetrical and features multiple projections and openings. **1017 East 21st Street** is symmetrical with minimal detailing except for the historically inspired framing around the openings on the façade.



Figure 25: 1112 East 19th Street



Figure 26: 1017 East 21st Street

³⁹ McAlester, 566-568.

Ranch

The Ranch style became the popular style of residential architecture in the 1950s and 1960s. Ranch houses were designed with broad one-story forms, open floor plans, and low-pitched roofs. Some character-defining features include multiple wall cladding, an attached garage, and large picture windows.⁴⁰ There are two examples of ranch houses within the survey area, and they were constructed on undeveloped lots. 1730 South Norfolk Avenue and **1906 South Owasso Avenue** are duplexes with mirroring features.

Post Modern

Postmodern architecture was used to move away from the minimalist glass and steel and return ornamentation of previous styles while using modern forms. According to McAlester, “Postmodern houses appropriate and imitate elements of traditional styles while incorporating these with new forms and ideas.” Post Modern houses have playful designs, but they featured familiar elements, and the elements may be distorted and exaggerated. There are three post-modern houses found within the survey area. **1128 East 19th Street** features large arched dormers on three sides, brick quoins, and a recessed entrance with glass blocks. **1109 East 18th Street** and **1111 East 18th Street** are mirroring single-family residences.



Figure 27: 1906 South Owasso Avenue



Figure 28: 1128 East 19th Street



Figure 29: 1109 and 1111 East 18th Street

⁴⁰ McAlester, 597-603.

New Traditional

New Traditional buildings are based on popular architectural styles from the early 20th century. When there was renewed interest in historical styles beginning in the 1970s, new houses were awkwardly proportioned to their historic examples. During the 1990s, the portions, detailing, and design of New Traditional houses closely mirrored the historic features and massing. The survey area has three examples of New Traditional houses. 1608 South Detroit Avenue features characteristics of a Prairie School with an attached garage. **1004 East 17th Place** has characteristics of a Colonial Revival with its symmetrical façade, lap siding, and classical entrance, and **1127 East 20th Street** has mixed features including the large gable end of Tudor Revival, classical entrance, and wood shingle siding.



Figure 30: 1004 East 17th Place



Figure 31: 1127 East 20th Street

CONSTRUCTION DATES

The majority of the survey area was constructed between 1914 and 1930 with 88%. There were a few undeveloped lots that were infilled with later residences such as the duplexes at 1730 South Norfolk Avenue and 1906 South Owasso Avenue. There is little new construction located in Maple Park except for 1608 South Detroit Avenue. Although the Maple Park Addition has experienced minor redevelopment, the northwest corner where the literal Maple Park is located, was once an abundance of houses. New construction is dispersed throughout the Maple Ridge Addition with the largest concentration along the 1100 block of East 19th Street.

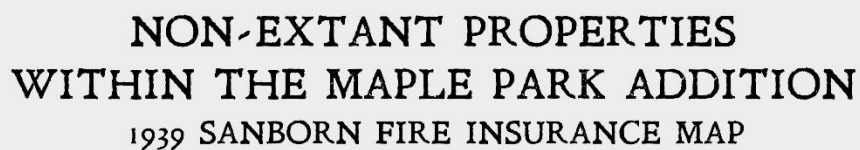
CONSTRUCTION DATE RANGES

YEAR RANGE	PROPERTIES	PERCENTAGE
1910-1915	4	4%
1916-1920	36	32%
1921-1925	51	46%
1926-1930	7	6%
1931-1935	0	0%
1936-1940	0	0%
1941-1945	0	0%
1946-1950	0	0%
1951-1955	0	0%
1956-1960	2	2%
1961-1965	0	0%
1966-1970	0	0%
1971-1975	1	1%
1976-1980	2	2%
POST-1980	8	7%
TOTAL	111	100%

CURRENT USES

The Maple Park and Maple Ridge Additions have seen almost no alteration between their current uses and their historic uses. Based on the results of the survey, the dominant use is single-family residences with 95%. The statistics are based on the results of the exact properties during fieldwork, and it does not account for the 42 non-extant properties that were located in the present-day Maple Park and South Cincinnati Avenue exit ramp. The majority of these properties were single-family dwellings with intermittent duplexes along the west side. A filling station and restaurant were located along East 15th Street.





0 100 200 ft



Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

IDENTIFICATION OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES TO THE MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

The Maple Ridge and Maple Park Additions retain a high degree of integrity with location, design, setting, materials, workmanship, feeling, and association. Newer construction represents most of the non-contributing structures within the survey area.

NATIONAL REGISTER ELIGIBILITY

EVALUATION	PROPERTIES	PERCENT
CONTRIBUTING	95	86%
NON-CONTRIBUTING	16	14%
TOTAL	111	100%

The table below indicates the status of the Maple Park and Maple Ridge Additions. “C” indicates contributing, and “NC” indicates non-contributing to the Maple Ridge Historic Residential District.

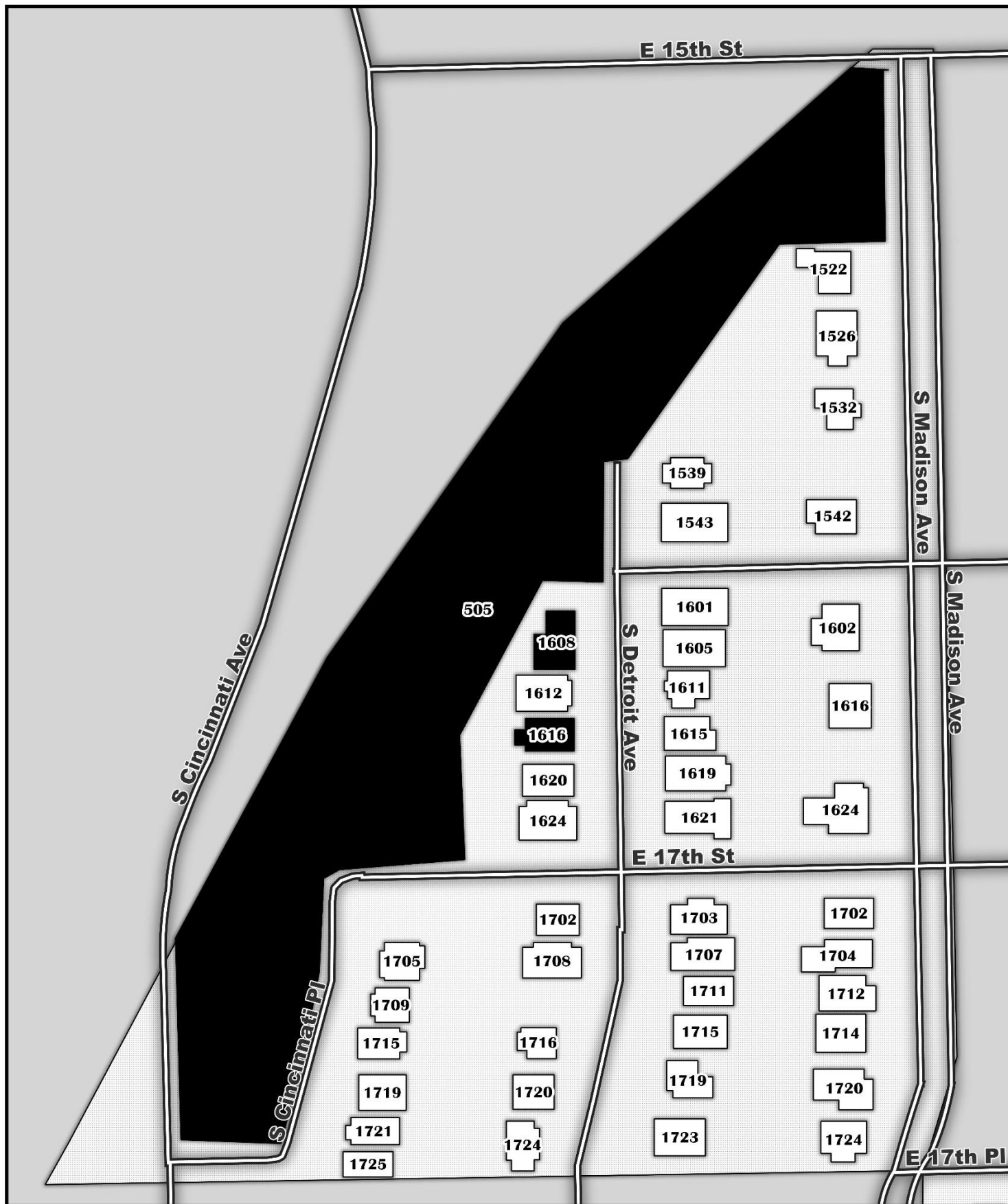
FULL ADDRESS	STATUS	JUSTIFICATION	BUILT (CIRCA)	ARCHITECTURAL STYLE
404 EAST 15TH STREET	NC	LESS THAN 50 YEARS	1980	NA
1004 EAST 17TH PLACE	NC	LESS THAN 50 YEARS	1996	NEW TRADITIONAL
1006 EAST 17TH PLACE	C		1922	CLASSICAL REVIVAL
1016 EAST 17TH PLACE	C		1922	COLONIAL REVIVAL
1024 EAST 17TH PLACE	C		1922	COLONIAL REVIVAL
1102 EAST 17TH PLACE	C		1924	BUNGALOW/CRAFTSMAN
1108 EAST 17TH PLACE	C		1924	PRAIRIE SCHOOL
1114 EAST 17TH PLACE	C		1922	PRAIRIE SCHOOL
1118 EAST 17TH PLACE	C		1922	COLONIAL REVIVAL
1128 EAST 17TH PLACE	C		1922	PRAIRIE SCHOOL
1003 EAST 18TH STREET	C		1924	ITALIAN RENAISSANCE REVIVAL
1008 EAST 18TH STREET	C		1924	COLONIAL REVIVAL
1012 EAST 18TH STREET	C		1921	TUDOR REVIVAL
1020 EAST 18TH STREET	C		1922	COLONIAL REVIVAL
1025 EAST 18TH STREET	C		1922	CLASSICAL REVIVAL
1029 EAST 18TH STREET	C		1922	TUDOR REVIVAL

1030 EAST 18TH STREET	C		1914-1916	CLASSICAL REVIVAL
1103 EAST 18TH STREET	C		1922	PRAIRIE SCHOOL
1109 EAST 18TH STREET	NC	LESS THAN 50 YEARS	2007	POST MODERN
1110 EAST 18TH STREET	C		1915	MIXED
1111 EAST 18TH STREET	NC	LESS THAN 50 YEARS	2005	POST MODERN
1123 EAST 18TH STREET	C		1930	COLONIAL REVIVAL
1131 EAST 18TH STREET	C		1922	ITALIAN RENAISSANCE REVIVAL
1132 EAST 18TH STREET	C		1915	PRAIRIE SCHOOL
1001 EAST 19TH STREET	C		1922	COLONIAL REVIVAL
1008 EAST 19TH STREET	C		1922	COLONIAL REVIVAL
1015 EAST 19TH STREET	C		1922	COLONIAL REVIVAL
1016 EAST 19TH STREET	C		1921	COLONIAL REVIVAL
1021 EAST 19TH STREET	C		1922	PRAIRIE SCHOOL
1024 EAST 19TH STREET	C		1915	MIXED
1029 EAST 19TH STREET	C		1916	PRAIRIE SCHOOL
1030 EAST 19TH STREET	C		1915	COLONIAL REVIVAL
1103 EAST 19TH STREET	C		1924	TUDOR REVIVAL
1107 EAST 19TH STREET	C		1922	PRAIRIE SCHOOL
1112 EAST 19TH STREET	NC	LESS THAN 50 YEARS	1974	MODERN MOVEMENT
1121 EAST 19TH STREET	NC	LESS THAN 50 YEARS	1986	MODERN MOVEMENT
1124 EAST 19TH STREET	C		1922	PRAIRIE SCHOOL
1128 EAST 19TH STREET	NC	LESS THAN 50 YEARS	1985	POST MODERN
1131 EAST 19TH STREET	C		1922	COLONIAL REVIVAL
1002 EAST 20TH STREET	C		1920	PRAIRIE SCHOOL
1003 EAST 20TH STREET	C		1928	COLONIAL REVIVAL
1010 EAST 20TH STREET	C		1922	TUDOR REVIVAL
1011 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1019 EAST 20TH STREET	NC	LESS THAN 50 YEARS	1976	MODERN MOVEMENT
1020 EAST 20TH STREET	C		1917	COLONIAL REVIVAL
1029 EAST 20TH STREET	C		1920	COLONIAL REVIVAL
1030 EAST 20TH STREET	C		1923	COLONIAL REVIVAL
1103 EAST 20TH STREET	C		1926	COLONIAL REVIVAL
1110 EAST 20TH STREET	C		1924	PRAIRIE SCHOOL
1115 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1122 EAST 20TH STREET	NC	ALTERATIONS	1922	COLONIAL REVIVAL
1123 EAST 20TH STREET	C		1922	BUNGALOW/CRAFTSMAN

1127 EAST 20TH STREET	NC	LESS THAN 50 YEARS	1992	NEW TRADITIONAL
1131 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1132 EAST 20TH STREET	C		1928	CLASSICAL REVIVAL
1005 EAST 21ST STREET	C		1922	PRAIRIE SCHOOL
1011 EAST 21ST STREET	NC	ALTERATIONS	1922	FRENCH ECLECTIC
1017 EAST 21ST STREET	NC	LESS THAN 50 YEARS	1993	MODERN MOVEMENT
1029 EAST 21ST STREET	C		1922	COLONIAL REVIVAL
1107 EAST 21ST STREET	C		1924	PRAIRIE SCHOOL
1111 EAST 21ST STREET	C		1927	ITALIAN RENAISSANCE REVIVAL
1123 EAST 21ST STREET	C		1918	COLONIAL REVIVAL
1133 EAST 21ST STREET	C		1927	COLONIAL REVIVAL
1705 SOUTH CINCINNATI PLACE	C		1925	BUNGALOW/CRAFTSMAN
1709 SOUTH CINCINNATI PLACE	C		1922	BUNGALOW/CRAFTSMAN
1715 SOUTH CINCINNATI PLACE	C		1924	BUNGALOW/CRAFTSMAN
1719 SOUTH CINCINNATI PLACE	C		1925	BUNGALOW/CRAFTSMAN
1721 SOUTH CINCINNATI PLACE	C		1923	BUNGALOW/CRAFTSMAN
1725 SOUTH CINCINNATI PLACE	C		1924	BUNGALOW/CRAFTSMAN
1539 SOUTH DETROIT AVENUE	C		1920	PRAIRIE SCHOOL
1543 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1601 SOUTH DETROIT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1605 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1608 SOUTH DETROIT AVENUE	NC	LESS THAN 50 YEARS	2005	NEW TRADITIONAL
1611 SOUTH DETROIT AVENUE	C		1921	PRAIRIE SCHOOL
1612 SOUTH DETROIT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1615 SOUTH DETROIT AVENUE	C		1921	PRAIRIE SCHOOL
1616 SOUTH DETROIT AVENUE	NC	ALTERATIONS	1918	MIXED
1619 SOUTH DETROIT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1620 SOUTH DETROIT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1621 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN

1624 SOUTH DETROIT AVENUE	C		1918	PRAIRIE SCHOOL
1702 SOUTH DETROIT AVENUE	C		1918	PRAIRIE SCHOOL
1703 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1707 SOUTH DETROIT AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1708 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1711 SOUTH DETROIT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1715 SOUTH DETROIT AVENUE	C		1919	PRAIRIE SCHOOL
1716 SOUTH DETROIT AVENUE	C		1919	PRAIRIE SCHOOL
1719 SOUTH DETROIT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1720 SOUTH DETROIT AVENUE	C		1919	PRAIRIE SCHOOL
1723 SOUTH DETROIT AVENUE	C		1916	BUNGALOW/CRAFTSMAN
1724 SOUTH DETROIT AVENUE	C		1916	PRAIRIE SCHOOL
1522 SOUTH MADISON AVENUE	C		1919	COLONIAL REVIVAL
1526 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1532 SOUTH MADISON AVENUE	C		1919	CLASSICAL REVIVAL
1542 SOUTH MADISON AVENUE	C		1922	PRAIRIE SCHOOL
1602 SOUTH MADISON AVENUE	C		1923	PRAIRIE SCHOOL
1616 SOUTH MADISON AVENUE	C		1927	TUDOR REVIVAL
1624 SOUTH MADISON AVENUE	C		1919	COLONIAL REVIVAL
1702 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1704 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1712 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1714 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1720 SOUTH MADISON AVENUE	C		1918	COLONIAL REVIVAL
1724 SOUTH MADISON AVENUE	C		1918	COLONIAL REVIVAL
1730-1732 SOUTH NORFOLK AVENUE	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1958	MODERN MOVEMENT

1901 SOUTH NORFOLK AVENUE	C		1924	BUNGALOW/CRAFTSMAN
2003 SOUTH NORFOLK AVENUE	C		1924	TUDOR REVIVAL
1736 SOUTH OWASSO AVENUE	C		1922	BUNGALOW/CRAFTSMAN
1904-1906 SOUTH OWASSO AVENUE	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1959	MODERN MOVEMENT



LEGEND

Maple Park Addition

Building Footprints

CONTRIBUTING

NON-CONTRIBUTING

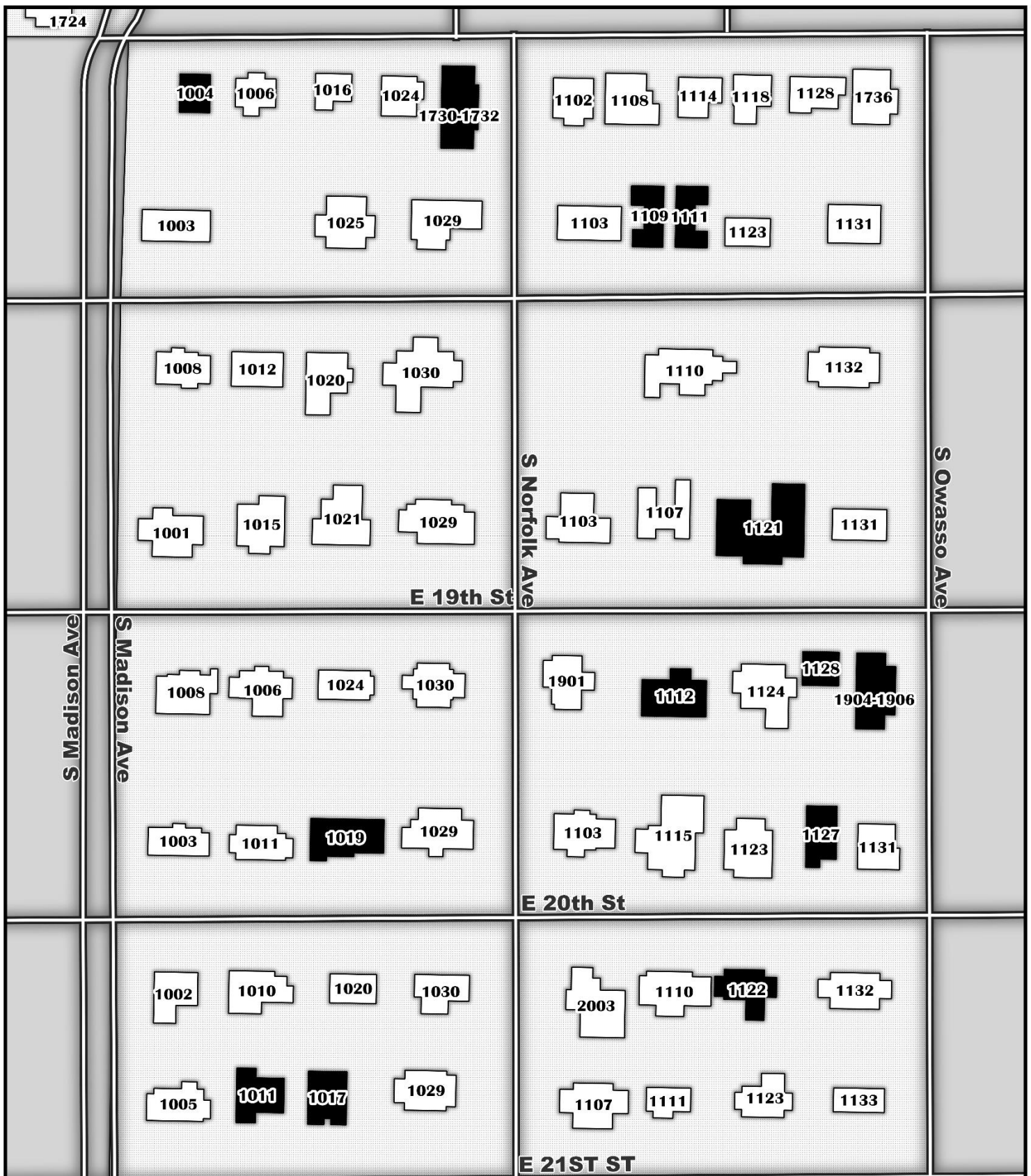
Streets

MAPLE PARK ADDITION CONTRIBUTING AND NON-CONTRIBUTING RESOURCES





0 100 200 ft



Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS



LEGEND

-  Maple Ridge Addition
- Building Footprints
 -  CONTRIBUTING
 -  NON-CONTRIBUTING
-  Streets

MAPLE RIDGE ADDITION CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

0 100 200 ft



Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

SUMMARY

The Maple Park and Maple Ridge Additions survey included 111 resources. The survey was completed with each property receiving a status of contributing or non-contributing within the Maple Ridge Historic Residential District and following the 2021 survey of the Morningside Addition. Each property was documented at the minimum level with two elevation photographs and recorded on the Historic Preservation Resource Identification Form.

Both additions are located in the Maple Ridge Historic Residential District listed in the National Register of Historic Places in 1983 and within the North Maple Ridge Historic Overlay District in 1993. The survey area retains a high degree of integrity as part of the Maple Ridge Historic Residential District under Criterion A for community planning and development and under Criterion C for architecture.

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Ambler, Cathy and Rosin Preservation LLC. "Downtown Tulsa Intensive-Level Historic Resource Survey." Oklahoma Historical Society, 2009.

This resource was used for background information regarding Tulsa's early history and development.

Associated Expressway Engineers, Inc. "Tulsa Metropolitan Area Expressway System." Oklahoma State Highway Department, 1961.

This resource is a planning document that provides the history of the expressway system and Tulsa's early transportation system. This resource is excellent for the aerial imagery of the location of each expressway and the rationale behind each location.

Blair, Jack. "A History of Tulsa Annexation." Report: Tulsa City Council, 2004).

This resource provides a brief overview of the annexation of Tulsa city limits and references tabular data and historical sources.

Downs, Janie, supervised by Mary Ann Anders. "Maple Ridge Historic Residential District." *National Register Nomination*, Oklahoma Historical Society, 1983.

This National Register of Historic Places nomination provides a history for the Maple Ridge neighborhood, and it annotates 44 individual properties within the historic district.

Goble, Ph.D., Danney. *Tulsa! Biography of the American City*. Tulsa: Council Oak Books, 1997.

This book was used for background information regarding Tulsa's early development.

Gregory, Carl. E. "Tulsa." *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=TU003>.

Harland Bartholomew and Associates. "Zoning Report: Tulsa, Oklahoma City Plan Commission." Report: City Plan Commission and Regional Plan Commission, 1930.

This is a planning document that served as a draft zoning ordinance for the City of Tulsa. The first half of the document provides statistical information including a list of multifamily housing units, and it provides additional data on land uses in Tulsa.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A . Knopf, 2015.

This is an excellent resource for identifying and interpreting residential architectural styles, forms, variations, and a brief historic background for each style.

National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" U.S. Department of the Interior. 1995.

Polk's Tulsa City Directory. Kansas City, MO: R.L. Polk & Co., Publishers, 1962-2010. Tulsa City-County Library.

Sanborn Map Company. "Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma." 1939 and 1962. Library of Congress. Accessed April 1, 2020.

<https://www.loc.gov/collections/sanborn-maps/?fa=location:oklahoma%7Clocation:tulsa+county%7Clocation:tulsa>.

This resource provides information regarding the built environment of the Maple Park and Maple Ridge Additions.

Tulsa County Clerk. "Tulsa County Plats." 1912-1916. Tulsa County Clerk. accessed April 4, 2021. <http://www.countyclerk.tulsacounty.org/Home/TCPlatted>.

The Tulsa County Clerk website has all the plats and subsequent amendments in Tulsa. This resource was useful in assessing changes to street names and subdivisions.

Tulsa Preservation Commission. "Regular Meeting Minutes." 2007-2020.

This resource was used to identify alteration dates and materials within the Maple Park and Maple Ridge Additions.

_____. "The 1997 Tulsa Historic Preservation Resource Document." City of Tulsa, 1997.

This planning document explains Tulsa's early preservation processes and identifies the Maple Ridge neighborhood before its listing in the National Register of Historic Places.

_____. "The Tulsa Historic Preservation Plan Report." City of Tulsa, 1980.

This planning document was issued by the Tulsa Preservation Commission and identifies potential and listed historic areas, as well as significant contributing properties for each area. The document also covers Tulsa's early preservation efforts.

"Vertical Files". Tulsa City-County Library.

The vertical files at the Tulsa City-County Library include the Maple Ridge vertical files with numerous clippings regarding the lawsuits against the Riverside Expressway and the historic designation for the Maple Ridge Historic Residential District. The vertical file has several booklets about the Maple Ridge neighborhood by the Tulsa Preservation Commission based in the National Register of Historic Places nomination.

Walton, John Brooks. *One Hundred Historic Tulsa Homes*. New York: HCE Publications, 2000.

_____. *One Hundred More Historic Tulsa Homes*. New York: HCE Publications, 2001.

These books provide information about the Maple Ridge neighborhood and brief histories of the house. Black-and-white photographs are provided around or shortly after many of the houses were constructed.

Hood, Jr., William W. "AN INTERVIEW WITH JOHN BLAIR Tulsa's Grand Architect."
Transcribed Interview: Tulsa City-County Library, 1978.

The transcription provides an early account of the Maple Ridge neighborhood from the viewpoint of John Blair, architect, and partner for the Blair Brothers Construction Company. Blair designed several prominent houses within the midtown neighborhoods.

Morning Tulsa Daily World. Various articles. 1915-1925.

Tulsa Democrat. Various articles. 1915-1925.

Tulsa Morning Times. Various articles. 1915-1925.

Tulsa Tribune. Various articles. 1915-1925.

Tulsa Weekly Democrat. Various articles. 1915-1925.

The newspaper articles from the *Tulsa Democrat*, *Tulsa Tribune*, *Tulsa Morning Times*, *Tulsa Weekly Democrat*, and *Morning Tulsa Daily World* were used for a variety of purposes. Many articles were used to identify the construction dates, builders, and sale values of the houses within the survey area. Building permit listings provided additional information regarding housing construction and the need for housing in Tulsa.