

SURVEY OF THE MORNINGSIDE ADDITION IN THE MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT



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FOR THE INDIAN NATION COUNCIL OF GOVERNEMENTS
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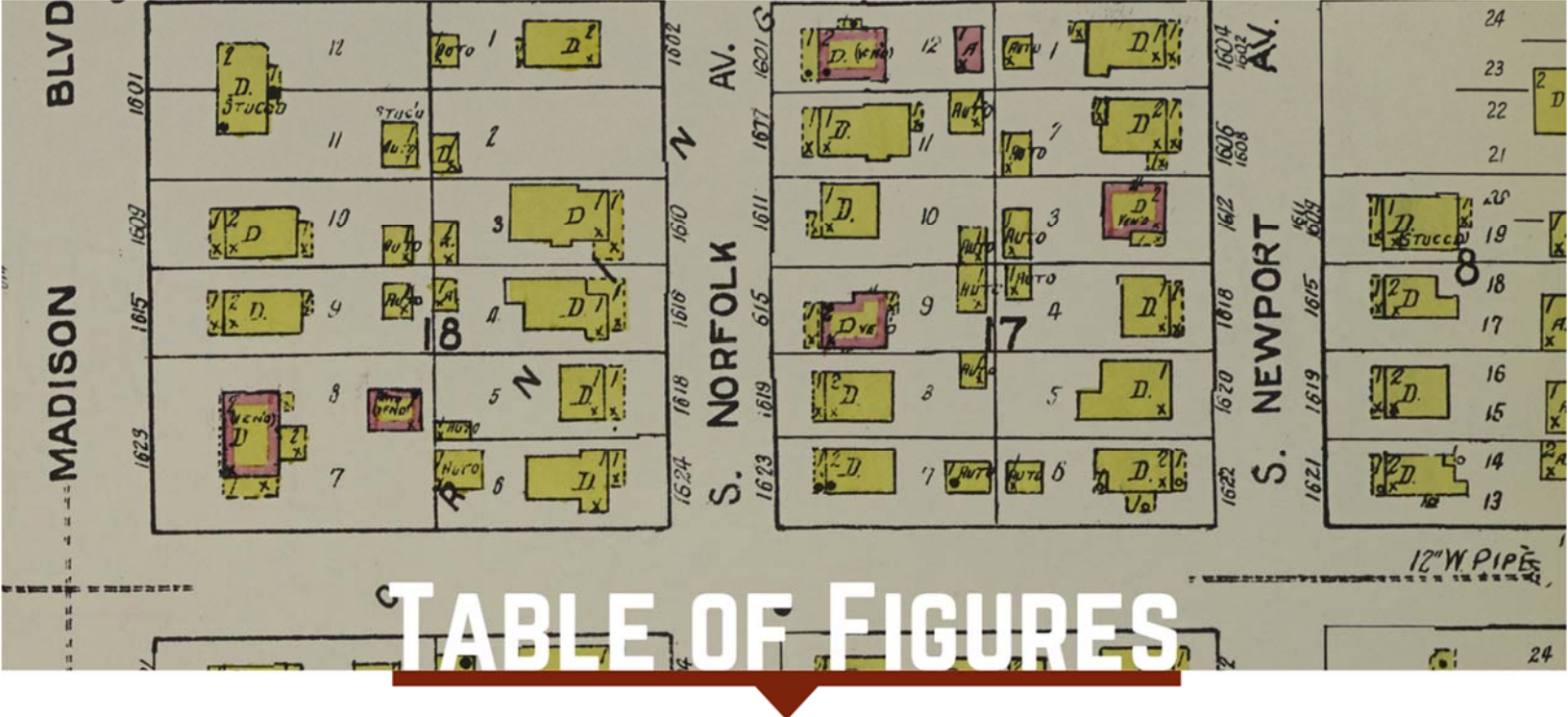


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ABSTRACT

The survey of the Morningside Addition of the Maple Ridge Historic Residential District was conducted between April 2021 and July 2021. The Morningside Addition is located in Tulsa, Tulsa County, Oklahoma, and it is bounded by North 15th Street to the north, South Peoria Avenue to the east, East 17th Place to the south, and South Madison Avenue to the west. The purpose of the survey was to update the 1983 National Register of Historic Places nomination and to identify each structure as a contributing or non-contributing resource within the survey area. Since the approval of the nomination, the Morningside Addition retains a high degree of integrity with minimal loss of its historic resources. Most of the survey area lies within the North Maple Ridge Historic Overlay District, a designation which requires approval of proposal for alteration or construction within its boundary. The survey followed 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 the Morningside Addition.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 a historic neighborhood worthy of recognition and preservation. The neighborhood's history is rich as it surpasses the season of wealthy oil and bank magnates who constructed their homes there in the early 20th century. In addition, the neighborhood features early advocacy for historic preservation during the mid-century. The Maple Ridge Historic Residential District and the Morningside Addition within its boundary were located on the vast Indian Territory prairie and directly south of city limits. As the neighborhood evolved into a residential district, the fledgling trees matured and created shady tree-lined streets, and sidewalks connected former rail lines converted into trail systems. During the 1950s and 1960s, the historic neighborhood was in decline as residents moved to newer subdivisions within Tulsa, and a portion of the neighborhood was designated for part of the Riverside Expressway. The Riverside Expressway would have eliminated a large number of houses within the neighborhood. The historic district was saved by local advocacy groups that fought to reroute the expressway.

In addition, the Morningside Addition features architectural styles based on the popular styles of the early 20th century such as Colonial Revival, Craftsman Bungalow, and Prairie School. The houses are grand in scale and design and were the forerunner of the future oil mansions constructed south of the addition as the area developed. Today, the well-preserved houses, accessory buildings, and streetscapes made this area one of Tulsa's premiere mid-town residential neighborhoods.

The Maple Ridge Historic Residential District first appeared in the 1980 "Tulsa Historic Preservation Plan Report" produced by the Tulsa Preservation Commission. Within the report, the Maple Ridge Residential Historic District's boundary encompassed a larger area than the present boundary. The 1980 report took the present western boundary line that follows the Midland Valley Trail and extended to the Arkansas River from West 21st Street to West 31st. Shortly after the report was completed, the Maple Ridge Historic Residential District was listed on the National Register of Historic Places with its present-day boundary.

The Maple Ridge Historic Residential District is the third historic district listed on the National Register of Historic Places in Tulsa following the Brady Heights Historic District (NRIS

80003302) in 1980² and the Gillette Historic District (NRIS 82003702) in 1982.³ The western area that was included in the original 1980 boundary and removed from the final Maple Ridge Residential Historic District later became the Riverside Historic District (NRIS 04000937) in 2005.⁴

A portion of the historic district was designed the North Maple Ridge Historic Overlay District was adopted on April 12, 1993.⁵ 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 included in the overlay designation.

The focus of this study, the Morningside Addition, is one of five subdivisions within the Maple Ridge Historic Residential District listed in the National Register of Historic Places in 1983.⁶ The Morningside Addition was platted in 1912 with subsequent plat amendments until 1916 making it one of the oldest subdivisions within the historic district. Since the initial development of the Morningside Addition between 1915-1935, the survey area has remained intact. A couple of buildings were constructed during the mid-20th century and were built on undeveloped lots such as Grumpy's Garden at 1140 East 15th Street and a ranch house at 1128 East 16th Street. Only three buildings have been constructed since 1980. Multifamily housing was constructed at 1616 South Peoria Avenue in 1981, and a McDonald's was constructed on the southwest corner of East 15th Street and South Peoria Avenue in 2005.⁷ The latest construction is a single-family residence constructed at 1609 South Newport Avenue in 2009.

² Tamara Coombs and Michael Stewart, "Brady Heights Historic District," (National Register Nomination: Oklahoma Historical Society, 1980).

³ Sharry White and Andrew A. Kinslow, "Gillette Historic District," (National Register Nomination: Oklahoma Historical Society, 1982).

⁴ Cathy Ambler, "Riverside Historic Residential District," (National Register Nomination: Oklahoma Historical Society, 2005).

⁵ Tulsa Preservation Commission and the City of Tulsa's Urban Development Department, "The 1997 Tulsa Historic Preservation Resource Documents," (Report: City of Tulsa, 1997).

⁶ Janie Downs, supervised by Mary Ann Anders, "Maple Ridge Historic Residential District," (National Register Nomination: Oklahoma Historical Society, 1983).

⁷ These two buildings are located outside the North Maple Ridge Historic Overlay District.

The intent of the survey is to assess existing documentation and resources as presented in the research design, conduct on-site fieldwork, and prepare a final report with a bibliography. The results of the show include an assessment of each resource within the Morningside Addition whether it contributes or does not contribute to the Maple Ridge Historic Residential District.



FIGURE 1: STREETSCAPE ALONG THE 1500 BLOCK OF SOUTH MADISON AVENUE

RESEARCH DESIGN

The purpose of the survey is to reinvestigate the resources of the Morningside Addition and identify whether the properties are contributing or non-contributing to the Maple Ridge Historic Residential District. This survey includes conducting historic research, on-site fieldwork, photo documentation, preparation of a final report, and preparation of maps. The survey of the Morningside Addition 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 146 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 Morningside Addition 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 Morningside Addition, as well as a map showing the individually eligible properties. Grayscale copies were used within the report.

PROJECT OBJECTIVES

The goals for the preparation of the Survey of the Morningside Addition in Tulsa, 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 historical 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 of the Morningside Addition of the Maple Ridge Historic Residential District in Tulsa, Tulsa County, Oklahoma are North 15th Street to the north, South Peoria Avenue to the east, East 17th Place to the south, and South Madison Avenue to the west. The total area encompasses 42.4 acres. Within the survey boundary, 146 resources were documented and examined as part of this report. In addition, multiple accessory buildings and detached garages were identified.

The Morningside Addition is located southeast of the Inner Dispersal Loop that surrounds downtown Tulsa and is directly south of the junction of State Highway 64, State Highway 51 (commonly known as the Broken Arrow Expressway), and Interstate 444. The survey area is located in the northern portion of the Maple Ridge Historic Residential District (NRIS 83002138).

The survey area is predominantly developed with single-family houses. There are a few commercial properties located along East 15th Street and South Peoria Avenue. There is one religious structure located on the southeast corner of the survey area. The Morningside Addition is surrounded by other properties within the Maple Ridge Historic Residential District to the north, west, and south. These are predominantly single-family houses. To the west, South Peoria Avenue divides the Morningside Addition and the Maple Ridge Historic Residential District, from the Swan Lake Historic District (NRIS 98000140).

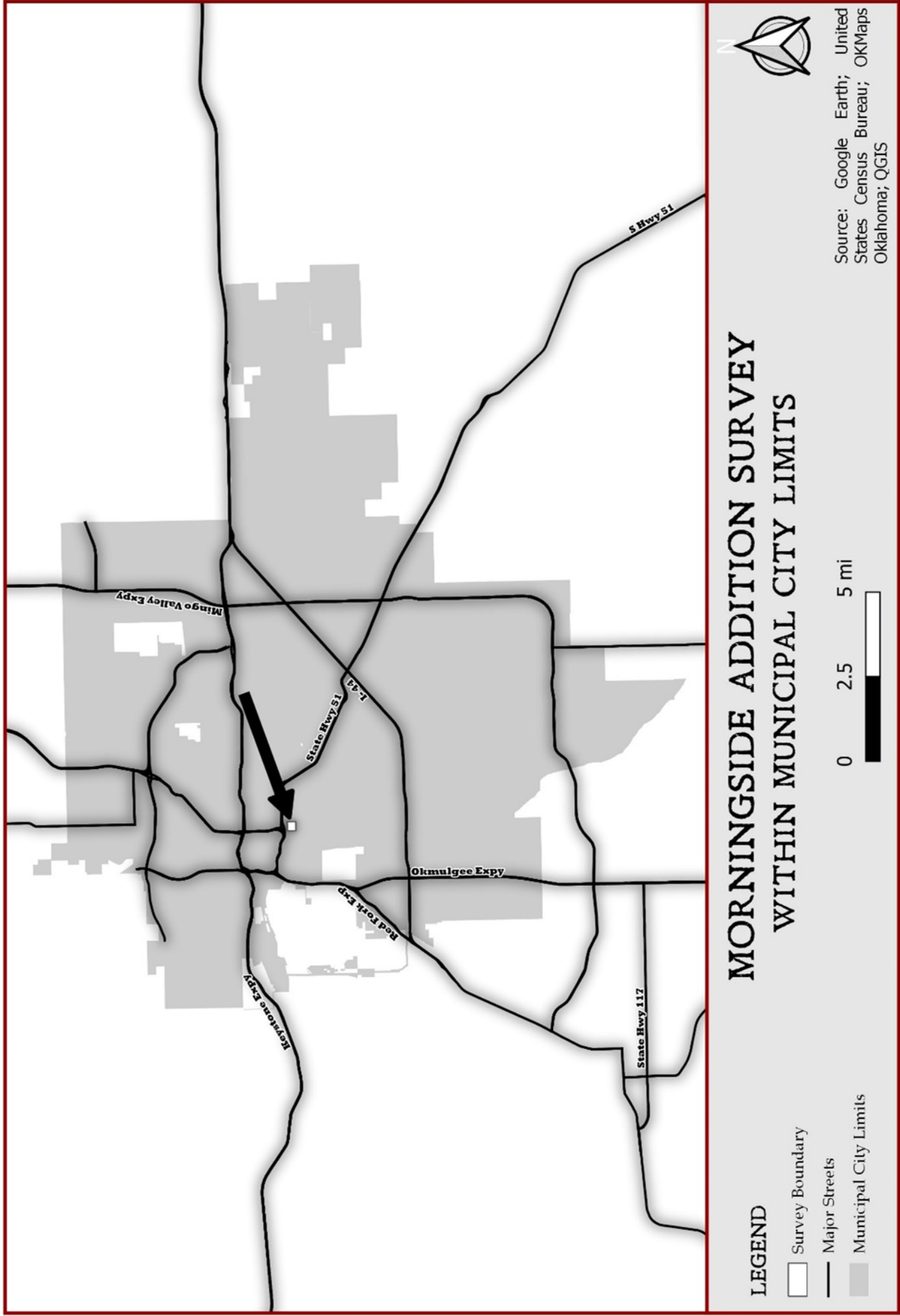
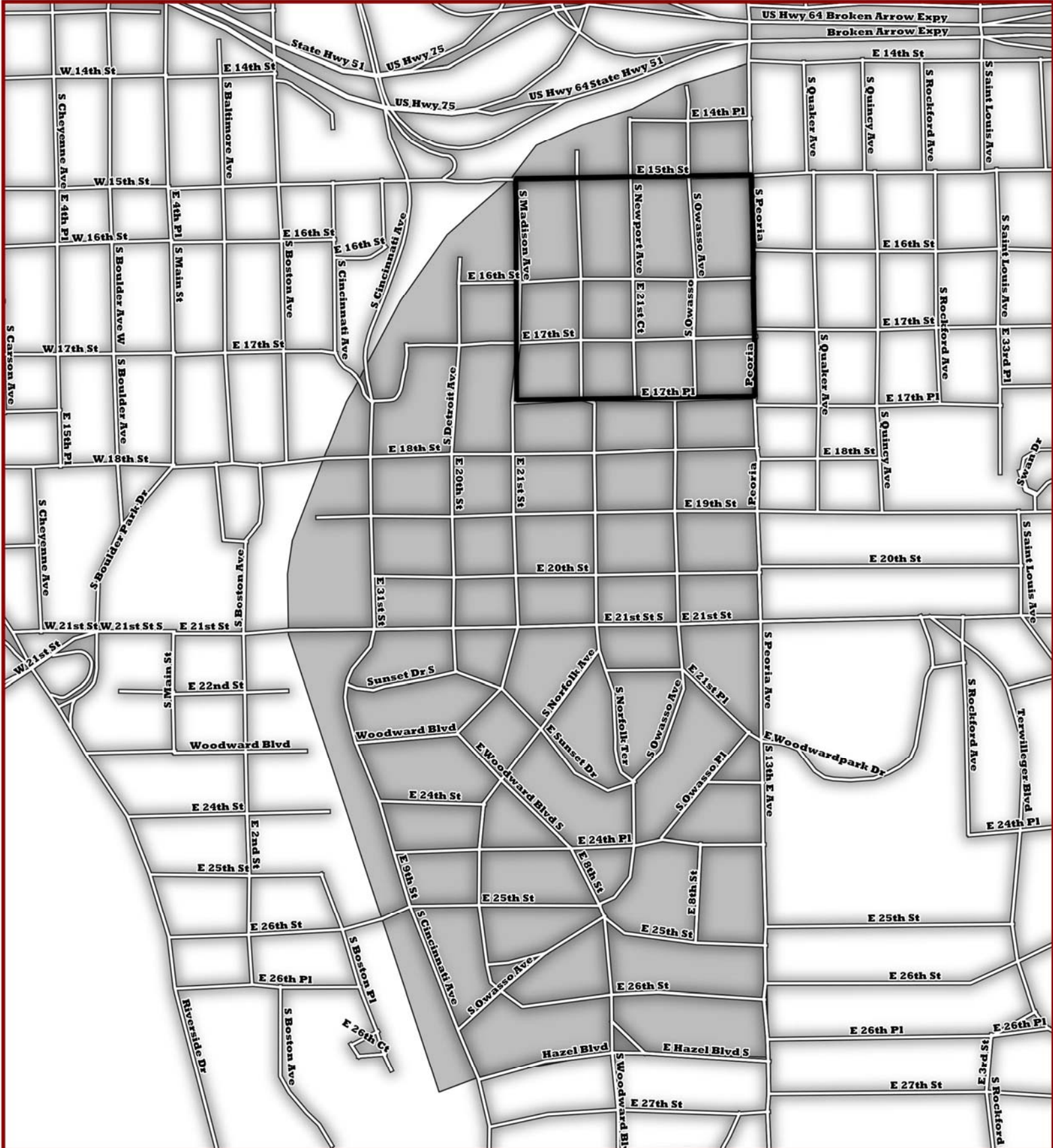





FIGURE 2: MAP; SURVEY BOUNDARY WITHIN MUNICIPAL CITY LIMITS



MORNINGSIDE ADDITION

MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

LEGEND

-  Survey Boundary
-  Maple Ridge Historic Residential District
-  Tulsa Streets



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

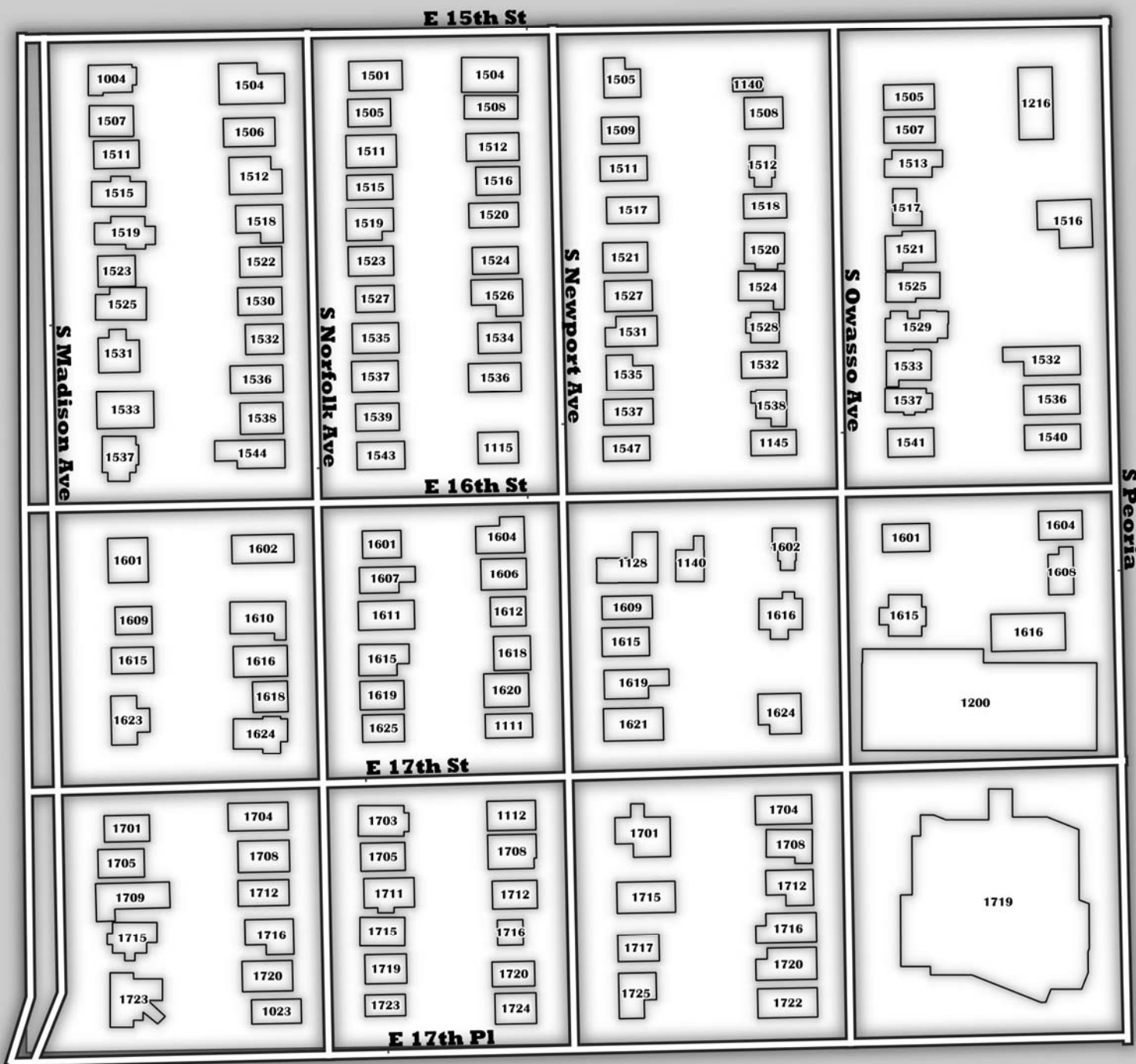
LEGEND

- HISTORIC OVERLAY DISTRICT**
- Legend:
- Survey Boundary
 - North Maple Ridge Historic Overlay District
 - Tulsa Streets
- Scale: 0 250 500 ft




MORNINGSIDE ADDITION
NORTH MAPLE RIDGE
HISTORIC OVERLAY DISTRICT



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



LEGEND

-  Building Footprints
-  Streets
-  Survey Boundary

0 100 200 ft



MORNINGSIDE ADDITION SURVEY BOUNDARY



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

METHODOLOGY

The survey of the Morningside Addition encompassed archival research and fieldwork conducted by Kristin Dyer, consultant, for the Indian Nations Council of Governments. On-site fieldwork and research were completed between April 16-20, 2021. 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 provided legal descriptions. Additional information was gathered through the Geography Information Systems (GIS) databases, preparation for on-site fieldwork, compiling a list of archival resources to review 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 most building footprints. Building footprints were created for any that were missing, and building footprints were updated to reflect the current footprint of the building. This was to incorporate features not shown such as porte-cochères and porches. The United States Census Bureau's Geography Program provided shapefiles for city streets. Aerial imagery was provided by Google Earth.

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 and the United States Geological Survey maps.

Fieldwork

Fieldwork and on-site research were conducted between April 16-20, 2021. During the fieldwork, 145 buildings and one structure 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 such as the B'nai Emunah Synagogue. 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 was visible.

Archival Resources

Previous Tulsa-area surveys and the Maple Ridge Historic Residential District nomination were reviewed for additional history regarding Tulsa's residential development and the history of the Morningside Addition.

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 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 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. For example, the exit ramp for the proposed Riverside Expressway would eliminate the north entrance of Madison Avenue.

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 on 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.

HISTORIC CONTEXT

Residential Development in Tulsa

The beginning of Tulsa's residential development began as early as 1879 when the first post office opened at the home of Lewis Perryman, a local rancher. Perryman's house was generally referred to as the "White House," and it was the area's presiding mansion. The house received an influx of guests, sheltered newcomers to the area, and was the orphanage of the area. The White House was located near the intersection of present-day 38th Street and Troost Avenue. Lewis's brother, Josiah Perryman, operated the post office.⁸ The remainder of Tulsa consisted of a tent town that served as the town's commercial and residential core with a boarding house, doctor's office, and general store. A permanent settlement would not come to fruition until the arrival of the San Francisco (Frisco) Railroad in 1882. The railroad revolutionized transportation and brought thousands of white settlers and their families to Indian Territory.⁹ Growing into a cattle town provided a steady customer base for the local merchants along the Frisco tracks, and merchants were able to upgrade from tents to simple shacks and then standing wood structures.¹⁰

Tulsa was incorporated in 1898, and the town boasted a depot, stores, residences, a barbershop, and a police station. The local population would explode after Congress passed the Curtis Act in 1901, which terminated all tribal governments and tribal property. Most of the land would be deeded to the citizens of their respective nations –in Tulsa's case, the Creek Nation.¹¹ Before the purchase of the lots, the townsite had to be surveyed, platted, and appraised. The original townsite of Tulsa was platted by the Gus and Dan Patton, brothers. The Patton Brothers were employed to by the Tulsa Townsite Commission to survey and plat the territorial townsite. The area surveyed consisted of 654.58 acres of land, and it is roughly the land within the present-

⁸ Danney Goble, Ph.D., *Tulsa! Biography of the American City*, (Tulsa: Council Oak Books, 1997), 30.

⁹ Cathy Ambler and Rosin Preservation LLC, "Downtown Tulsa Intensive-Level Historic Resources Survey," (Survey, Oklahoma Historical Society, 2009), 44.

¹⁰ Goble, 36-38.

¹¹ Ambler, Rosin, & Ottesen, 27.

day IDL.¹² The Patton brothers completed the survey on December 11, 1901, and it was approved by the United State Department of the Interior in April 1902.¹³

The discovery of oil in 1901 and 1905 had a profound effect on Tulsa's growth as new townsite's population grew with influx of new residents. In 1901, the population was 1,390 and by 1904, the population had outgrown the original platted townsite of Tulsa. By the 1910 Census, the population was 18,182.¹⁴

To meet the demands of a now bustling city, residents demanded for residential dwellings to include rooming houses, rentals, hotels, and residences. Tulsa could not keep up with the demand to build housing or retain affordable housing until more residences could be built. As a citizen stated in a 1917 news article, "One of Tulsa's greatest needs is more residence property... I am confident that the only reason for the high room rent is the demand for rooms."¹⁵ Other could not find places for rent including oil workers whose living conditions consisted of tents, shacks, and sheds. A section in the local interest page of the *Tulsa Democrat* stated, "People want to move here and there are no houses to rent...the man with money cannot find no safer investment than building houses to rent."¹⁶

Developers and builders saw the demand for housing as an opportunity to develop outside of city limits including 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, and the Morningside Addition was one of them.¹⁷

Morningside Addition

The original plat of the Morningside Addition to Tulsa shows a grid system of eight streets. The original plat included 12 blocks with narrow rectangular lots. Lots on the west side of the

¹² Goble, Ph.D., 44-45.

¹³ J. Gus Patton, "Map of Original Townsite Tulsa, Okla.," 1901, Tulsa County Clerk's Office. Accessed July 1, 2021, <file:///C:/Users/Owner/Downloads/TULSA,+ORIGINAL+TOWNSITE-01.TIF.pdf>.

¹⁴ Carl. E. Gregory, "Tulsa," *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=TU003>.

¹⁵ "More Buildings Planned," *Tulsa Democrat*, September 13, 1917.

¹⁶ "Of Local Interest," *Tulsa Democrat*, April 29, 1904.

¹⁷ Cathy Ambler, "Riverside Historic Residential District," (National Register Nomination: Oklahoma Historical Society, 2005), 62-63.

addition faced north and south along roads named differently than their present-day counterparts. The streets were named Robins Lane, Laurel Street, Meadow Drive, Oak Ridge Avenue, and Orchard Lane. Lots on the east side of the addition faced east and west with Mathews Avenue dividing the east and west sections. Another north-south road, Agnes Avenue, divided the eastern section into smaller blocks.¹⁸

In May 1915, the Amended Plat of Morningside Addition changed the layout of the original plat by having all the lots face either east or west except Block 3 along the northwest corner, Lots 13-22 of Block 3 faced north toward 15th Street. An additional north-south street, Vernon Avenue, divided the western section, and the northern east-west street, Laurel Avenue, was removed.¹⁹ The Second Amended Plat of Morningside Addition was recorded a year later, and it was the final amendment to the Morningside Addition. This plat altered the western edge by incorporating Madison Avenue and Norfolk Street as north-south streets with the Oklahoma Union Traction Electric Railroad in the Norfolk Avenue right-of-way.²⁰

The Morningside Addition was advertised in the *Tulsa Democrat* as a “pleasant retreat” and offered amenities like utilities, sidewalks, and paved roads.²¹ Residents no longer had to tolerate the traffic and noise of downtown, but the neighborhood was close enough to commute to work for business professionals. The location was convenient to travel to the post office or to the Arkansas River, but it was higher in elevation so that it was not in danger of flooding. The area would remain a neighborhood of houses with building restrictions against shops and stores.²² Advertisements for houses in 1917 ranged between \$4,000 to \$12,500.²³ Front eastern lots with no houses were listed below \$2,000 while lots closer to the Maple Ridge Addition were doubled.²⁴ An unaddressed six-room Bungalow on the east front of the Morningside Addition was advertised with an oak floor, best of plumbing features, storm-sheeted walls, and a garage with servants’ room with an asking price of \$9,500.²⁵ The *Morning Tulsa Daily World* advertised

¹⁸ Tulsa County Clerk, “Morningside Addition to Tulsa Ind. Ter.,” Tulsa County Clerk, accessed April 4, 2021. <http://www.countyclerk.tulsacounty.org/Home/TCPlatted>.

¹⁹ Tulsa County Clerk, “Amended Plat of Morningside Addition.”

²⁰ Tulsa County Clerk, “Second Amended Plat of Morningside Addition.”

²¹ “Morningside The Beautiful Home for the Home Beautiful,” *Tulsa Democrat*, April 22, 1916.

²² Ibid; “Up on Maple Ridge,” *Morning Tulsa Daily World*, June 23, 1917.

²³ “For Sale Resident Property,” *Morning Tulsa Daily World*, May 9, 1915.

²⁴ “Vacant,” *Morning Tulsa Daily World*, November 25, 1917;

²⁵ “High Class Residence Property,” *Morning Tulsa Daily World*, May 23, 1918.

two houses located in the “Maple-Ridge-Morningside district” for \$16,000 on an east-facing lot and the second for \$20,000 on an east-facing corner lot. During the 1920s, the prices for newly built houses were advertised double or greater than they previously were in 1917 and 1918.²⁶

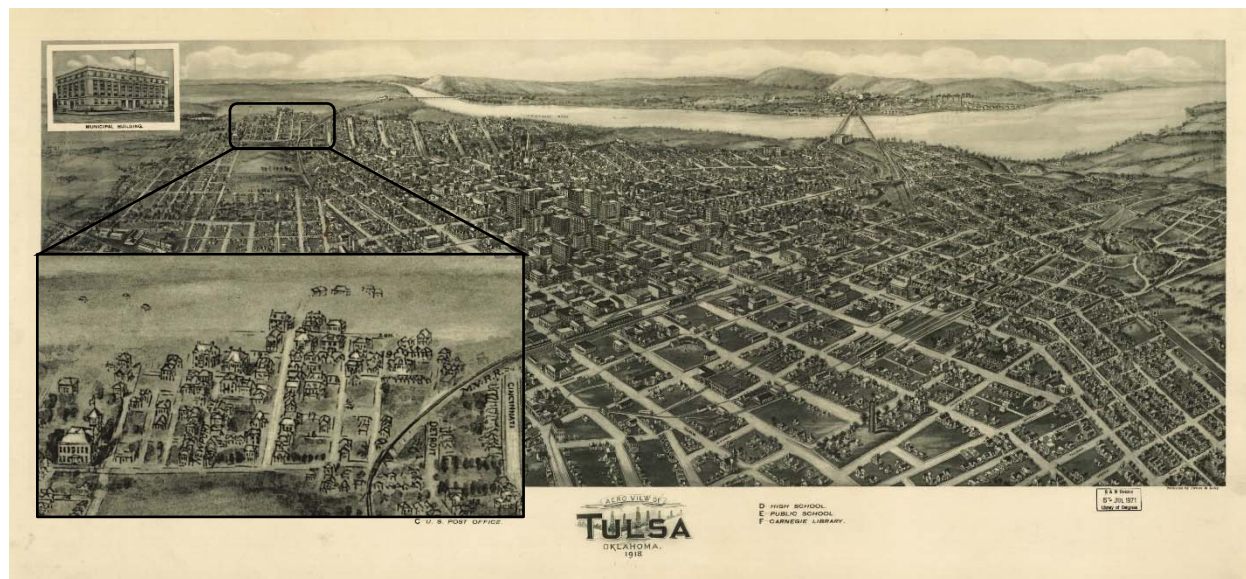


FIGURE 6: BIRD'S EYE VIEW OF TULSA
SOURCE: LIBRARY OF CONGRESS

The 1918 *Bird's Eye View of Tulsa* shows the City of Tulsa as a bustling and expanding city. The Morningside Addition can be located on the distant southern edge of the city with an array of houses constructed on the northwest corner of the addition. By 1917, each record of construction value was consistently broken when the month of October exceeded a million dollars. The *Tulsa Weekly Democrat* article declared, “everybody in the city who had any intention of erecting a building of any kind, entered a sort of municipal competition to see which one would take out a permit first.”²⁷

By 1920, most houses in the Morningside Addition were constructed, and several lots remained on South Norfolk Avenue and South Owasso Avenue. With fewer lots to build on and less houses for sale, and sales prices continued at the same rate as Tulsa’s new neighborhoods. Residences were constructed by local architects who purchased lots. The Blair Brothers, John

²⁶ “Fine Home of Sale Morningside Addition,” *Morning Tulsa Daily World*, May 5, 1918; “2-Story Morningside Home 1703 South Norfolk,” *Morning Tulsa Daily World*, July 29, 1920.

²⁷ “Monday is Another Busy Building Day,” *Tulsa Weekly Democrat*, October 25, 1917.

and Joseph Blair, constructed several houses within the Maple Ridge Historic Residential District. Several of their advertisements for the Morningside Addition listed houses between \$6,000 in 1917 to \$15,000 in 1922. They constructed several residences, which included those at 1522 South Norfolk Avenue and 1537 South Norfolk Avenue.²⁸ Joseph Blair resided at 1544 South Norfolk Avenue. A second builder, K.M. Vaughn, constructed several residences in the Morningside Addition, including 1720 South Norfolk Avenue, 1523 South Norfolk Avenue, and 1511 South Norfolk Avenue.²⁹

The early occupants of the Morningside Addition were the families who made their wealth from the oil industry. Based on the 1920 Census, the leading professions in the Morningside Addition were oil producers, oil managers, and gas managers. Several individuals were a president or executive in the oil industry. There were 28 oil

producers, 12 oil and gas managers, two oil and gas superintendents, and various executives for oil companies throughout the survey area. The remaining professions found within the survey area included bookkeepers, engineers, geologists, doctors, real estate, clerks, and merchants.³⁰ Women in the workforce had occupations as schoolteachers, clerks or bookkeepers. The



FIGURE 7: *MORNING TULSA DAILY WORLD* ADVERTISEMENT DATED OCTOBER 13, 1918

²⁸ "1522 South Norfolk Avenue," *Morning Tulsa Daily World*, December 3, 1922; "Morningside 1537 South Norfolk Avenue," *Morning Tulsa Daily World*, June 15, 1920.

²⁹ "Public Records," *Tulsa Morning Times*, July 2, 1919; "A Beautiful Morningside Home," *Morning Tulsa Democrat*, August 7, 1919; "Five New Residences Started Here Tuesday," *Tulsa Democrat*, November 13, 1919.

³⁰ Ancestry.com, 1920 *United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

Morningside Addition continued to be a neighborhood of oilmen and business professionals throughout the 1930s and 1940s.³¹

Many of the houses were serviced by live-in residents who lived in the detached apartment located in the rear or within the main house. The majority were women who worked as maids, servants, housekeepers, and private nurses. Several of the women were married, and their husbands worked in a commercial trade such as a laborer, foreman, or commercial cook. Few of the men employed to work in the household worked as a chauffeur or butler.³²

Maple Ridge Neighborhood Association and Preservation of Maple Ridge

During the 1950s, the radiance and luxury of the Maple Ridge houses were descending since the large luxury houses were difficult to maintain and newer modern subdivisions were being developed in south Tulsa like Lortondale and Ranch Acres.³³ Tulsa was annexing land at a significant rate. Downtown business professionals no longer needed to live within proximity to the city edge and migrated to the new suburbs. The migration to the suburbs increased traffic along the major roads to downtown such as Peoria Avenue, Lewis Avenue, 11th Street, and 21st Street.³⁴

The proposed Riverside Expressway was part of early highway studies and planning in the 1950s. These earlier plans and reports never received support from citizens and were opposed in local elections. The Official Master Plan for the Tulsa Metropolitan Area was adopted in 1957 with supporting resolutions from the City of Tulsa Board of Commissioners, Tulsa County Board of County Commissioners, and thirty civic organizations. In 1957, the first phase of the 15-year expressway program was put to a citizens' vote at a special election and received overwhelming support with a 78% majority.³⁵

When the Maple Ridge Neighborhood Association formed, no one foresaw at that time the battle that would be waged to preserve the historic landscape and houses. The Maple Ridge Neighborhood Association was formed in 1964 to be a collective group of residents against any

³¹ Ibid.

³² Ibid.

³³ Katherine Foran, "Birth, death and rebirth," *Tulsa Tribune*, September 26, 1983, Tulsa City-County Library Vertical Files.

³⁴ Associated Expressway Engineers, Inc, "Tulsa Metropolitan Area Expressway System," (Report: Oklahoma State Highway Department, 1961), 6.

³⁵ Ibid, 3-4.

zoning issues, zoning violations, and commercial encroachment within the neighborhood. The residents from downtown to 31st Street and from South Peoria Avenue to the Arkansas River wanted to preserve the architecturally opulent houses and the architectural character of the family dwelling.³⁶

The purpose of the association's formation was initiated when a zoning application was presented to turn a servants' quarters into three rental apartments. Eight neighbors joined together to oppose the zoning application in the 1960s.³⁷ This set into motion the next large hurdle, the Riverside Expressway, that took two lawsuits and over a decade of opposition.

The core of the Expressways was the Inner Dispersal Loop (IDL) that wrapped a series of expressways around downtown Tulsa and launched the highways intermediately from its core. The proposed Riverside Expressway was connected at the southeast corner of the IDL along with the Broken Arrow Expressway. Riverside Expressway then moved southernly through the former 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 169.³⁸

Riverside Expressway's impact on the Maple Ridge Neighborhood was the loss of several blocks of historic residences including the W.G. Skelly Residence located at 2101 South Madison Avenue and Lee Elementary School's ground located at 1920 South Cincinnati Avenue.³⁹

The Maple Ridge Neighborhood Association retained an engineer, 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.⁴⁰ The debate of the interchange continued with the forming of a splinter group, the Maple Ridge Preservation Society. The issue

³⁶ Maple Ridge Board of Trustees, "A Heritage of Tulsa: Maple Ridge," Booklet, 1977, Tulsa City-County Library Vertical Files.

³⁷ Katherine Foran, "Birth, death and rebirth," *Tulsa Tribune*, September 26, 1983.

³⁸ Ibid.

³⁹ These properties are located outside the Morningside Addition and are within the Maple Ridge Historic Residential District. Lee Elementary School is presently called Council Oak Elementary.

⁴⁰ "Maple Ridge Plan Due Studies," *Tulsa World*, July 31, 1968, Tulsa City-County Library Vertical Files.

of the Riverside Expressway was not resolved until the 1970s when a judge ruled in favor of the neighborhood residents, and the Riverside Expressway was dropped.⁴¹

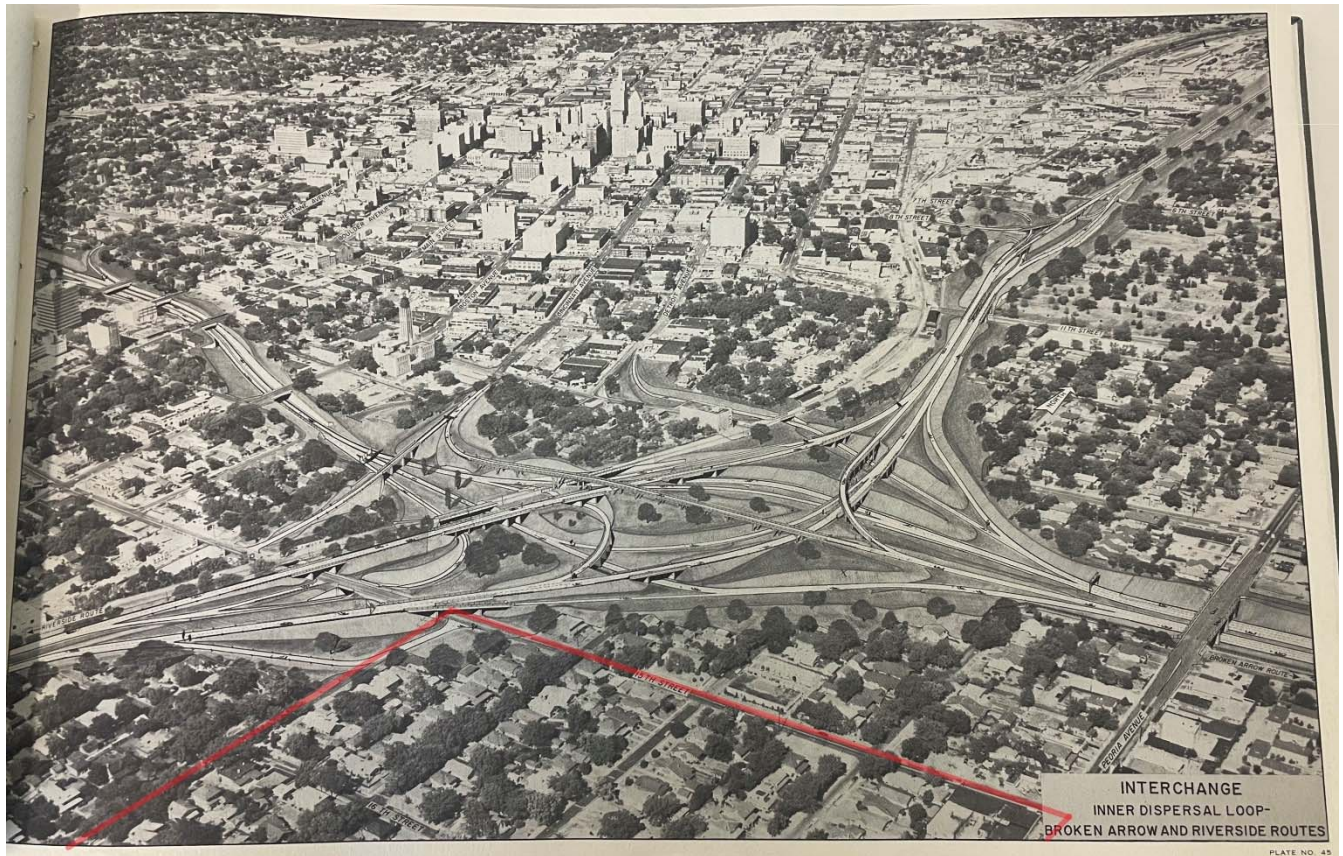


FIGURE 8: TULSA METROPOLITAN AREA EXPRESSWAY SYSTEM. THE MORNINGSIDE ADDITION CAN BE SEEN OUTLINED IN RED.

The Riverside Expressway would have removed several prominent and large-scale residences within the Maple Ridge Historic Residential District. Within the Morningside Addition, the grand north entrance onto South Madison Avenue would have been eliminated to make way for the exit ramp to East 15th Street. Four or five houses along the east side of South Madison Avenue would have been eliminated for the same exit ramp. The expressway would have disturbed the setting of the historic area with the disruption of streets and the addition of traffic noise.

⁴¹ "Maple Ridge Route Plan Due Studies," *Tulsa World*, July 31, 1968, Tulsa City-County Library Vertical Files; J. Bob Lucas, "Fight on Bond Issue Planned," *Tulsa Tribune*, August 22, 1969, Tulsa City-County Library Vertical Files.

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

The early consideration to make the Maple Ridge neighborhood a historic district started in the 1960s as part of the opposition to the Riverside 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. When the city's preservation office lost federal funding, the office was dismantled and the partially completed nomination for the Maple Ridge Historic District was lost.⁴²

The National Register nomination effort lost momentum and did not find footing again until the early 1980s. Several residents within the area as well as staff from the Oklahoma State Historic Preservation Office completed the research and submitted a draft of the nomination in early 1983.⁴³



FIGURE 9: 1500 BLOCK OF SOUTH NEWPORT AVENUE

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.

Overview of the Setting and Architecture of the Morningside Addition

The Morningside Addition is located southeast of the Inner Dispersal Loop that surrounds downtown Tulsa. It lies directly south of the junction of State Highway 64, the Broken Arrow

⁴² Katherine Foran, "Birth, death and rebirth," *Tulsa Tribune*, September 26, 1983.

⁴³ Ibid.

Expressway (State Highway 51), and Interstate 444. The northern border is East 15th Street, commonly known as Cherry Street. The Morningside Addition is the second oldest platted subdivision of the Maple Ridge Historic Residential District. It was originally platted in 1912 with few amendments until 1916. The oldest plat in Maple Ridge Historic Residential District is the South Side Addition, which was platted in 1908.⁴⁴

The Morningside Addition features a traditional grid system located on nine city streets. The north-south streets follow true north and south orientation. This departs from the downtown streets, which are parallel with the established Frisco Railroad line from the original townsite plat.⁴⁵ The north-south streets were named alphabetically from west to east as they ascended east from Main Street. The only deviation is South Norfolk Avenue which proceeds South Newport Avenue. The east-west streets were laid out perpendicular to the north-south streets. The streets were numbered from north to south. If a street was established to connect to other streets with no dead end, it was given a suffix like “Avenue” or “Street”. If the street was established to create a dead end, it was given a suffix like “Place.” East 17th Place dead-ends into South Madison Avenue to the west. There are no platted alleys in the Morningside Addition.

The streets are lined with concrete sidewalks and flora. There are concrete sidewalks on each



FIGURE 10: 1619 SOUTH NEWPORT AVENUE -
BRICK RETAINING WALL



FIGURE 11: 1615 SOUTH NORFOLK AVENUE -
TIERED STONE RETAINING WALL

side of the street, and the sidewalk along South Peoria Avenue and part of South Norfolk

⁴⁴ Tulsa County Clerk, “Tulsa County Plats,” 1912-1916, Tulsa County Clerk, accessed April 4, 2021. <http://www.countyclerk.tulsacounty.org/Home/TCPlatted>.

⁴⁵ J. Gus Patton, “Map of Original Townsite Tulsa, Okla.,” 1901, Tulsa County Clerk’s Office. Accessed July 1, 2021, <file:///C:/Users/Owner/Downloads/TULSA,+ORIGINAL+TOWNSITE-01.TIF.pdf>.

Avenue are adjacent to the street. Properties are lined with mature trees, several of which are still existing from the initial development of the area based on their size. The mature trees provide ample shade and a picturesque setting, especially along South Madison Avenue. Many properties have retaining walls of varying heights and are located adjacent to sidewalks or driveways to prevent erosion.

Architectural styles found in the Morningside Addition include popular early 20th century architectural styles including Craftsman Bungalow, Prairie School, Colonial Revival, and Tudor Revival. These architectural styles are early predecessors of the larger houses found in the southern portion of the Maple Ridge Historic Residential District. These architectural styles were commonly used throughout the early 20th century in Tulsa neighborhoods. Within the Morningside Addition, the Craftsman Bungalow and Prairie School styles were most popular.

Many of the houses borrowed characteristics from other architectural styles often as an embellishment that does not deter from the dominant architectural style.

Classical columns appear on a number of Craftsman Bungalow and Prairie School residences. 1513 South Owasso Avenue is a one-story Craftsman Bungalow house with an open gable-end porch with exposed woodwork and an elaborate wood Craftsman-style porch railing, but the columns on classical columns typically found on a Colonial Revival House. 1532 South Owasso Avenue has grouped classical columns and dentil trim along the bottom of the porch gable end. Other examples include the use of classical balustrade on Prairie School and Craftsman Bungalow houses. 1521 South Newport Avenue and 1512 South Norfolk Avenue incorporate a balustrade using brick. A notable example of mixed architectural features



FIGURE 12: 1513 SOUTH OWASSO AVENUE



FIGURE 13: 1532 SOUTH OWASSO AVENUE

is 1531 South Madison Avenue, Prairie School, with the use of the classical pediment around the front entrance and half-timbering on the second story.

More elaborate examples of architecture styles are dispersed throughout the in the Morningside Addition. Some examples include 1723 South Madison Avenue, Italian Renaissance; 1531 South Madison Avenue, Prairie School; 1145 East 16th Street, Colonial Revival; 1517 South Owasso Avenue, French Eclectic; and 1537 South Newport Avenue, Craftsman Bungalow.

The Morningside Addition retains an excellent representation of architecture when it was developed between 1917 and 1935. The Morningside Addition was an early residential development south of downtown, and it was enticing to oil men, business executives, and their families with its paved streets, concrete sidewalks, and utilities. Developed with popular architectural styles as well as detached garages with private servant quarters, it was a desirable for families who worked in the city and who wanted space and a suburban setting.



FIGURE 14: 1531 SOUTH MADISON AVENUE



FIGURE 15: 1521 SOUTH NEWPORT AVENUE

RESULTS AND RECOMMENDATIONS

NUMBER OF RESOURCES SURVEYED

The survey area is square in shape with predominantly one- to two-story single-family dwellings. Other current uses in the survey area include multi-family dwellings, a parking lot, commercial businesses, restaurants, and professional offices. 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 Morningside Addition 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. The entire Morningside Addition is located within the Maple Ridge Historic Residential District. Out of the 146 properties, only three were constructed after the historic district's listing in 1983 (NRIS 83002138).

For listing on 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.⁴⁶

⁴⁶ 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.

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 or 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 been substantially altered the design, workmanship, materials, or setting of the resource or does not show the historic association of the district.⁴⁷

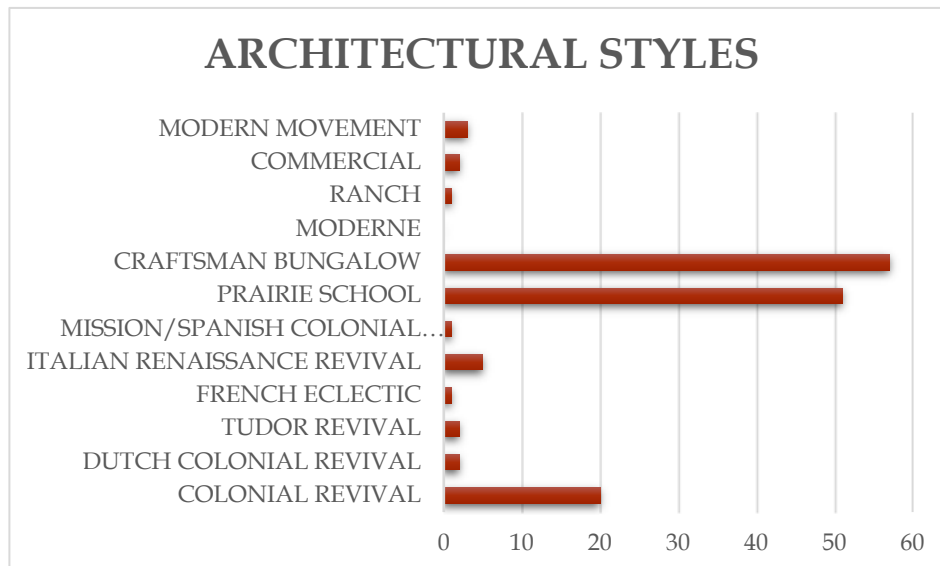
⁴⁷ Ibid, 46.

ARCHITECTURAL STYLES AND PROPERTY TYPES

The residences and businesses found in the Morningside Addition are representative of the popular early 20th century architectural styles. The dominant styles in the Morningside Addition are the Craftsman Bungalow, which appear on 39% of the residences, and the Prairie School, which appear on 35% of the residences as shown in the table below.

ARCHITECTURAL STYLES

STYLE	TOTAL	PERCENTAGE
COLONIAL REVIVAL	20	14%
DUTCH COLONIAL REVIVAL	2	1%
TUDOR REVIVAL	2	1%
FRENCH ECLECTIC	1	1%
ITALIAN RENAISSANCE REVIVAL	5	3%
MISSION/SPANISH COLONIAL REVIVAL	1	1%
PRAIRIE SCHOOL	51	35%
CRAFTSMAN BUNGALOW	57	39%
RANCH	1	1%
COMMERCIAL	2	1%
MODERN MOVEMENT	3	2%
NO DISTINCTIVE STYLE	1	1%
TOTAL	146	100%



Colonial Revival / Dutch Colonial Revival

Colonial Revival houses were the dominant architectural style during the early 20th century. Colonial Revival houses are named for the renewed interest in Colonial and Dutch houses brought by the Philadelphia Centennial of 1876 and the Columbian Exposition of 1893 in Chicago.⁴⁸ Character-defining features of the Colonial Revival include an accentuated front door, pediments, and a symmetrical design. The Colonial Revival house continued to be used nationally, and their forms became simplified. Characteristics continued to be incorporated into other architectural styles such as ranch, minimal traditional, and new traditional houses. The Dutch Colonial Revival variation shares the characteristics of the Colonial Revival house except it has a few distinguishing features such as a gambrel roof, flared eaves, dormers, and multiple wall-cladding. Dutch Colonial Revival houses have a full second floor under the gambrel roof with shed dormers are typically found on the sides of the gambrel to allow for additional room. There are 20 Colonial Revival houses in the Morningside Addition and two Dutch Colonial Revivals. These houses range between one and two stories. In *A Field Guide to American Houses*, there are nine principal subtypes of the Colonial Revival house, and six subtypes are found within the survey. The **1145 East 16th Street** is an excellent representation of Colonial Revival and features the hipped roof without a full-width porch subtype. **1512 South Owasso Avenue** is a Dutch Colonial Revival and is representative of the gambrel roof subtype.



FIGURE 16: 1145 E. 16TH ST. - COLONIAL REVIVAL



FIGURE 17: 1512 S. OWASSO AVE. - DUTCH COLONIAL REVIVAL

⁴⁸ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2015), 454-455.

Tudor Revival

The Tudor Revival is a loose representation of late Medieval and early Renaissance examples that began in the 1850s in England. Early examples of Tudor Revival architecture in the United States can be dated back to the late 19th century in grandiose examples. The style reached a peak in popularity in the 1920s when advances in construction techniques allowed modest houses to have arched entrances, decorative brickwork, and elaborate chimneys.⁴⁹ 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 one is represented in the

Morningside Addition. There are only two Tudor Revival houses, **1715 South Newport Avenue** and **1533 South Madison Avenue**, and they are both classified as the front-gable subtypes. Both houses are one-and-a-half stories and feature half-timbering in the front gable end. 1533 South Madison Avenue also has round arches along the porch and porte-cochère.



FIGURE 18: 1533 SOUTH MADISON AVENUE - TUDOR REVIVAL



FIGURE 19: 1719 S. NEWPORT AVE. - TUDOR REVIVAL

⁴⁹ McAlester, 454-455.

Italian Renaissance Revival

Italian Renaissance Revival houses were found throughout the United States in the early 20th century. They are most commonly found around metropolitan areas with vernacular interpretations used elsewhere. Character-defining features of Italian Renaissance Revival houses include an accentuated entry, low-pitched roof, tile roofs, arched windows, wide eave overhang, and smaller upper-story windows. In the Morningside Addition, there are five examples of Italian Renaissance Revival houses. These houses are two stories and feature recessed entrances and with or without terraces, and entrances accented with classical 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.⁵⁰ The two subtypes, the simple hipped roof subtype and the hipped roof with projecting wings, are found within the survey boundary. **1601 South Madison Avenue** is an exceptional example of the hipped roof with a projecting wing subtype with its two-story wing on the south elevation.



FIGURE 20: 1601 S. MADISON AVE. - ITALIAN RENAISSANCE REVIVAL

⁵⁰ McAlester, 496-497.

Prairie School

The Prairie School is the second dominant architectural style in the Morningside Addition. The Prairie School originated in Chicago around 1900, and like the Craftsman Bungalow, the Prairie School appeared in nationally circulated magazines and pattern books.⁵¹ 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 51 examples of the Prairie School style in the Morningside Addition. 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. All four principal subtypes are represented in the survey area. **1708 South Owasso Avenue** is an excellent illustration of the gable-roof subtype with its front gable roof and wide eave overhang. **1624 South Owasso Avenue** is a good example of the asymmetrical subtype with its off-centered porch, enclosed porch wing, and two-story projecting hipped gable end.



FIGURE 21: 1624 S. OWASSO AVE. - HIPPED ROOF, ASYMMETRICAL SUBTYPE



FIGURE 22: 1708 S. OWASSO AVE. - GABLED ROOF SUBTYPE

⁵¹ McAlester, 552, 564.

Craftsman Bungalow

The brothers Charles Sumner Greene and Henry Mather Greene originated the Craftsman Bungalow in California during the early 1900s. The popularity spread as designs were publicized in nationally circulated magazines such as *House Beautiful* and *Good Housekeeping* and features “ready-to-build” kits could be ordered and assembled by local builders. Defining characteristics of the Craftsman Bungalow man include a gable roof, exposed rafter tails, eave brackets, and tapered columns.⁵² The Craftsman Bungalow house is the dominant architectural style in the Morningside Addition with 57 examples ranging from one- to two-and-a-half stories. The four principal subtypes include front-gabled roof, cross-gabled roof, side-gabled roof, and hipped roof, and all subtypes are represented within the survey boundary.⁵³ **1537 South Newport Avenue** features the front-gabled roof subtype and includes a porte-cochère. **1536 South Peoria Avenue** is the only example of the hipped roof subtype. **1517 South Newport Avenue** is a superb example of the cross-gabled roof subtype and features exposed woodwork in the gable end and a matching detached garage. The side-gabled subtype is featured in **1601 South Owasso Avenue**. The house features turned eaves. Also present is a matching two-story garage.



FIGURE 23: 1537 S. NEWPORT AVE.



FIGURE 26: 1517 S. NEWPORT AVE.



FIGURE 25: 1536 S. PEORIA AVE.



FIGURE 24: 1601 S. OWASSO AVE.

⁵² McAlester, 568, 578.

⁵³ McAlester, 566-568.

Ranch

The Ranch style became the popular style of residential architecture in the 1950s and 1960s. Its origins can be traced to Frank Lloyd Wright's Prairie Style and Cliff May's California Ranch house designs. Ranch houses were designed with open floor plans and low-pitched roofs were integrated into the landscape.⁵⁴ There is only one example of a ranch house within the Morningside Addition. **1128 East 16th Street** was constructed in 1962 on a formerly undeveloped lot.⁵⁵ The house features the cross-hipped roof subtype and has a 2016 addition to the south that matches the character-defining features of the house.⁵⁶ 1128 East 16th Street exemplifies characteristics of a ranch house with its low, narrow footprint, changes in wall cladding below the windows, and broad chimneys.



FIGURE 27: 1128 E. 16TH ST. - RANCH

⁵⁴ McAlester, 603.

⁵⁵ *Polk's Tulsa City Directory, 1962* (Kansas City, MO: R.L. Polk & Co., Publishers, 1962), Tulsa City-County Library.

⁵⁶ Tulsa Preservation Commission, "Regular Meeting Minutes," December 10, 2015.

Commercial

The commercial-style architecture found within the survey area includes three properties. These properties represent the survey area's commercial development over the course of a century.

Constructed around 1920, **1516 South Peoria Avenue** is a one-part commercial block originally constructed in brick and altered with stone around 2015.⁵⁷ The building features a double garage bay doors and decorative terra cotta eave along the façade. **1140 East 15th Street** represents modern movement commercial architecture. It originally opened in 1973 as the W. W. Oil Company and sold wholesale gasoline.⁵⁸

Constructed in 2005, the McDonald's at **1216 East 15th Street** represents 21st Century commercial architecture.⁵⁹ Historically, commercial development was confined to the northeast corner of the historic district. Through the growth of Tulsa and the expansion of the automobile, the intersection of East 15th Street ("Cherry Street") and South Peoria Avenue has remained a hub for businesses, retail, and restaurants. Several extant residences along South Peoria Avenue have been converted into commercial uses.



FIGURE 28: 1516 S. PEORIA AVE. - ONE-PART COMMERCIAL BLOCK



FIGURE 30: E. 15TH ST. - 21ST CENTURY COMMERCIAL



FIGURE 29: 1140 E. 15TH ST - MODERN MOVEMENT COMMERCIAL

⁵⁷ Ancestry.com, *Tulsa City Directories, 1920* [database on-line], (Provo, UT: Ancestry.com Operations, Inc., 2011); Google, *Google Street View, 1516 S Peoria Ave, Tulsa, Oklahoma*, April 2014, January 2016. Map, <https://www.google.com/maps/place/1516+S+Peoria+Ave,+Tulsa,+OK+74120/@36.1401821,-95.9755724,3a,73.8y,232.04h,93.56t/data=!3m7!1e1!3m5!1saZYh1V6s6wH-47DuiLBrWw!2e0!5s20160101T000000!7i13312!8i6656!4m5!3m4!1s0x87b6ec990d1875d9:0x257d5e3455748cbc!8m2!3d36.1399587!4d-95.9758843> accessed April 20, 2021.

⁵⁸ *Polk's Tulsa City Directory, 1973.*

⁵⁹ *Polk's Tulsa City Directory, 2005.*

CONSTRUCTION DATES

The majority of the Morningside Addition was constructed between 1915 and 1920. When the final amended plat was completed in 1916, advertisements were published in local papers for newly constructed residences.⁶⁰ Houses were constructed at a record pace until construction waned after 1925 based on the table below. There were several undeveloped lots left in the Morningside Addition,⁶¹ and two additional houses were constructed. **1140 East 16th Street** was constructed in 1935,⁶² and **1128 East 16th Street** was constructed in 1962.⁶³

CONSTRUCTION DATE RANGES

YEAR RANGE	PROPERTIES	PERCENTAGE
1915-1920	115	79%
1921-1925	20	14%
1926-1930	3	2%
1931-1935	1	1%
1936-1940	0	0%
1941-1945	0	0%
1946-1950	1	1%
1951-1955	0	0%
1956-1960	0	0%
1961-1965	2	1%
1966-1970	0	0%
1971-1975	1	1%
1976-1980	0	0%
POST-1980	3	2%
TOTAL	146	100%

⁶⁰ "New---Just Completed," *Tulsa Democrat*, June 15, 1917; "For Sale Resident Property," *Morning Tulsa Daily World*, June 23, 1917.

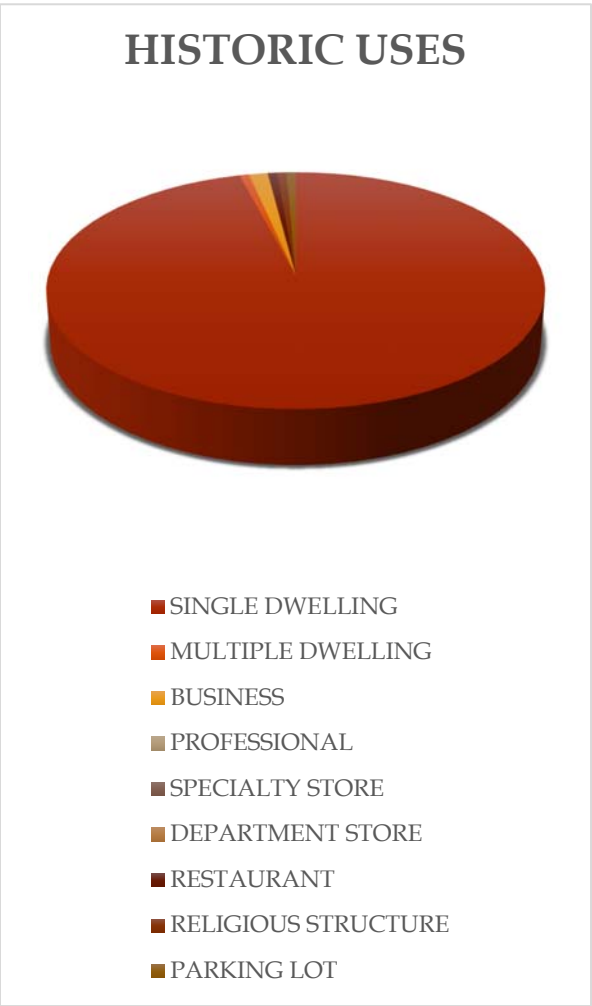
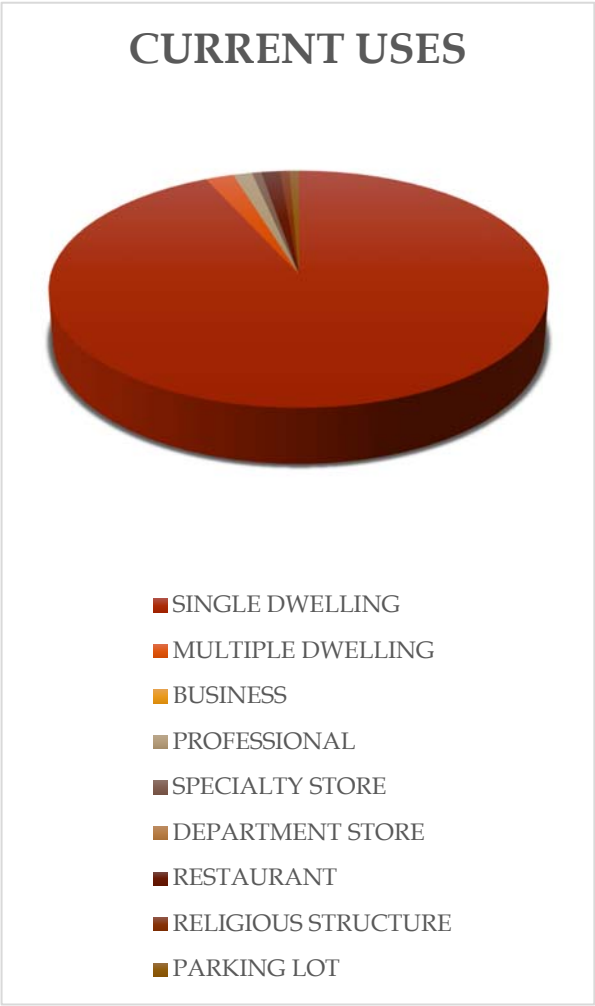
⁶¹ *Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma*, Sanborn Map Company, to 1939 Vo., 1,; Republished 1939, 1939. Map, https://www.loc.gov/item/sanborn07276_010/ accessed April 1, 2021; *Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma*, Sanborn Map Company, -July 1962, 1962. Map, https://www.loc.gov/item/sanborn07276_013/ accessed April 1, 2021.

⁶² Ancestry.com, *Tulsa City Directories*, 1935.

⁶³ *Polk's Tulsa City Directory*, 1962.

CURRENT USES

The Morningside Addition has seen little alteration between its current uses and its historic uses. Based on the results of the survey, the dominant use in the survey area remains the single-family residences with 93% of the properties used for this purpose. Some single-family residences have been altered and have become multi-family dwelling or sites for businesses. Many of the original single-family residences along South Peoria Avenue have been converted into professional offices or businesses. Other uses found within the survey area include professional offices, restaurants, a parking lot, a religious structure, and a specialty store.



IDENTIFICATION OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

TO THE MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

The Morningside Addition retains a high degree of integrity with location, design, setting, materials, workmanship, feeling, and association intact. Approximately 93% of the resources contribute to the Maple Ridge Residential Historic District, and it is an excellent example of residential development as Tulsa expanded south of downtown.

NATIONAL REGISTER ELIGIBILITY

STATUS	PROPERTIES	PERCENT
CONTRIBUTING	136	93%
NON-CONTRIBUTING	10	7%
TOTAL	146	100%

The most common alterations with the Morningside Addition are the application of vinyl, aluminum, or asbestos siding such 1005 East 15th Street with vinyl siding, 1704 South Norfolk Avenue with asbestos siding, and 1722 South Owasso Avenue with vinyl siding. Primary structures with synthetic siding were deemed contributing as the siding may match the exposure underneath or may be historic in its own right. If the other character-defining elements, such as window trim, were not removed and the placement of windows and doors had not been altered, the building was considered contributing. In some instances, where a hard veneer such as brick or stone was applied, those buildings were rendered non-contributing as the workmanship of the original structure had been altered. 1516 South Peoria Avenue was rendered non-contributing due to the application of a stone veneer over the original brick.

Another alteration was the enclosure of the historic porch with screening or a hard enclosure. Where screening was applied, the building was deemed contributing as screening is reversible. Many of the wood frames for the screening matched character-defining elements on the building. Regarding hard-enclosures, a building was deemed non-contributing when the porch's original character-defining features, to include but not limited to, piers, columns, foundation, and railing, were obstructed or removed. The original porch features must remain

intact; in addition, the hard enclosure must have siding or window infill compatible with the historic structure. Some examples include the residences at 1701 South Newport Avenue and 1615 South Newport Avenue, which have a partial front porch enclosure that retains the original porch elements and is infilled with windows to match the other windows on building. Hard enclosures constructed outside the period of significance do not obstruct the integrity of the structure or the feeling associated with the primary structure were considered contributing.

The following pages include the table of non-contributing and contributing properties to the Maple Ridge Historic Residential District. In addition to the below table, one property has been identified as individually eligible to the National Register of Historic Places. 1601 South Owasso Avenue is individually eligible under Criterion B for its

association with Cyrus Avery, Father of Route 66. Avery resided at this residence when he was a member of various transcontinental road associations and served as vice president for the Ozark Trail Association. The Ozark Trail Highway later evolved into U.S. Highway 66. From 1925-27, Avery was Oklahoma's representative in the U.S. Department of Agriculture's Joint Board of Interstate Highways to create an interstate numbering system. Avery was the leading advocate for a transcontinental route from Chicago to Los Angeles route that passed through Oklahoma – and his hometown of Tulsa. After the designation of Route 66, Avery promoted the highway as vice president of the U.S. Highway 66 Association.⁶⁴



FIGURE 31: 1615 S. NEWPORT AVE. - PARTIAL HARD ENCLOSURE PORCH



FIGURE 32: CYRUS AVERY HOUSE / FATHER OF ROUTE 66

⁶⁴ Dianna Everett, "Avery, Cyrus Stevens," *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=AV003>.

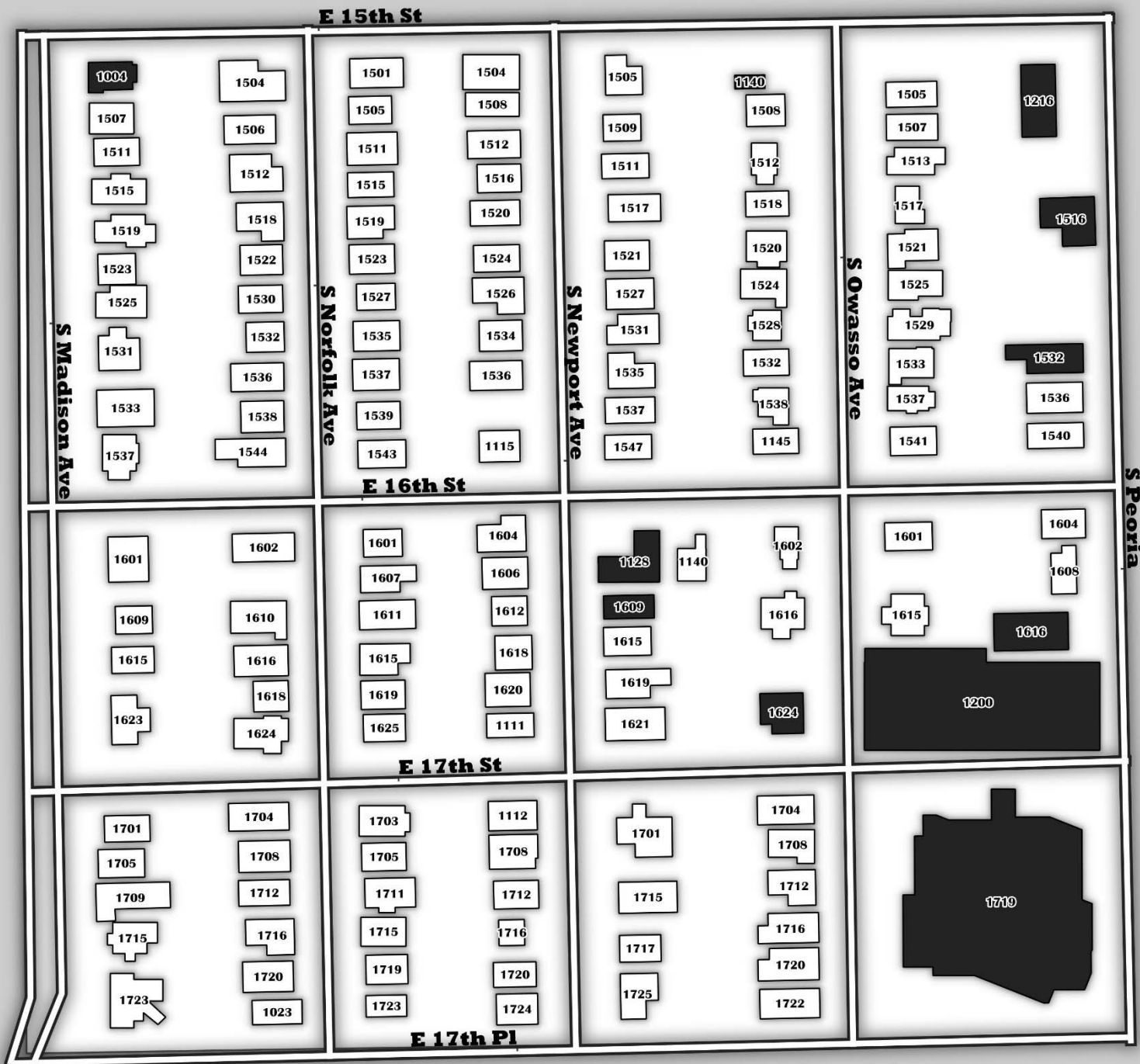
The table below indicates the status of the Morningside Addition. “C” indicates contributing, and “NC” indicates non-contributing to the Maple Ridge Historic Residential District.

ADDRESS	STATUS	JUSTIFICATION	BUILT (CIRCA)	ARCHITECTURAL STYLE
1004 EAST 15TH STREET	NC	ALTERATIONS	1919	PRAIRIE SCHOOL
1216 EAST 15TH STREET	NC	LESS THAN 50 YEARS	2005	COMMERCIAL
1140 EAST 15TH STREET	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1973	MODERN MOVEMENT
1115 EAST 16TH STREET	C		1922	COLONIAL REVIVAL
1128 EAST 16TH STREET	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1962	RANCH
1140 EAST 16TH STREET	C		1935	COLONIAL REVIVAL
1145 EAST 16TH STREET	C		1920	COLONIAL REVIVAL
1023 EAST 17TH PLACE	C		1919	BUNGALOW/CRAFTSMAN
1111 EAST 17TH STREET	C		1920	MISSION/SPANISH COLONIAL REVIVAL
1112 EAST 17TH STREET	C		1919	PRAIRIE SCHOOL
1200 EAST 17TH STREET	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1965	NO DISTINCTIVE STYLE
1507 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1511 SOUTH MADISON AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1515 SOUTH MADISON AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1519 SOUTH MADISON AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1523 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1525 SOUTH MADISON AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1531 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1533 SOUTH MADISON AVENUE	C		1920	TUDOR REVIVAL
1537 SOUTH MADISON AVENUE	C		1919	COLONIAL REVIVAL
1601 SOUTH MADISON AVENUE	C		1918	ITALIAN RENAISSANCE REVIVAL
1609 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1615 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1623 SOUTH MADISON AVENUE	C		1920	PRAIRIE SCHOOL
1701 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1705 SOUTH MADISON AVENUE	C		1919	PRAIRIE SCHOOL
1709 SOUTH MADISON AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1715 SOUTH MADISON AVENUE	C		1922	COLONIAL REVIVAL
1723 SOUTH MADISON AVENUE	C		1917	ITALIAN RENAISSANCE REVIVAL
1504 SOUTH NEWPORT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1505 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1508 SOUTH NEWPORT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1509 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1511 SOUTH NEWPORT AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1512 SOUTH NEWPORT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1516 SOUTH NEWPORT AVENUE	C		1919	PRAIRIE SCHOOL


1517 SOUTH NEWPORT AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1520 SOUTH NEWPORT AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1521 SOUTH NEWPORT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1524 SOUTH NEWPORT AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1526 SOUTH NEWPORT AVENUE	C		1917	PRAIRIE SCHOOL
1527 SOUTH NEWPORT AVENUE	C		1921	PRAIRIE SCHOOL
1531 SOUTH NEWPORT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1534 SOUTH NEWPORT AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1535 SOUTH NEWPORT AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1536 SOUTH NEWPORT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1537 SOUTH NEWPORT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1547 SOUTH NEWPORT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1604 SOUTH NEWPORT AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1606 SOUTH NEWPORT AVENUE	C		1919	PRAIRIE SCHOOL
1609 SOUTH NEWPORT AVENUE	NC	LESS THAN 50 YEARS	2009	BUNGALOW/CRAFTSMAN
1612 SOUTH NEWPORT AVENUE	C		1918	COLONIAL REVIVAL
1615 SOUTH NEWPORT AVENUE	C		1919	PRAIRIE SCHOOL
1618 SOUTH NEWPORT AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1619 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1620 SOUTH NEWPORT AVENUE	C		1918	COLONIAL REVIVAL
1621 SOUTH NEWPORT AVENUE	C		1919	ITALIAN RENAISSANCE REVIVAL
1701 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1708 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1712 SOUTH NEWPORT AVENUE	C		1917	PRAIRIE SCHOOL
1715 SOUTH NEWPORT AVENUE	C		1921	TUDOR REVIVAL
1716 SOUTH NEWPORT AVENUE	C		1918	COLONIAL REVIVAL
1717 SOUTH NEWPORT AVENUE	C		1920	PRAIRIE SCHOOL
1720 SOUTH NEWPORT AVENUE	C		1919	PRAIRIE SCHOOL
1724 SOUTH NEWPORT AVENUE	C		1918	PRAIRIE SCHOOL
1725 SOUTH NEWPORT AVENUE	C		1918	COLONIAL REVIVAL
1501 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1504 SOUTH NORFOLK AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1505 SOUTH NORFOLK AVENUE	C		1920	PRAIRIE SCHOOL
1506 SOUTH NORFOLK AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1511 SOUTH NORFOLK AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1512 SOUTH NORFOLK AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1515 SOUTH NORFOLK AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1518 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1519 SOUTH NORFOLK AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1522 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1523 SOUTH NORFOLK AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1527 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1530 SOUTH NORFOLK AVENUE	C		1917	PRAIRIE SCHOOL

1532 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1535 SOUTH NORFOLK AVENUE	C		1920	PRAIRIE SCHOOL
1536 SOUTH NORFOLK AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1537 SOUTH NORFOLK AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1538 SOUTH NORFOLK AVENUE	C		1918	PRAIRIE SCHOOL
1539 SOUTH NORFOLK AVENUE	C		1921	PRAIRIE SCHOOL
1543 SOUTH NORFOLK AVENUE	C		1917	PRAIRIE SCHOOL
1544 SOUTH NORFOLK AVENUE	C		1917	COLONIAL REVIVAL
1601 SOUTH NORFOLK AVENUE	C		1917	PRAIRIE SCHOOL
1602 SOUTH NORFOLK AVENUE	C		1917	COLONIAL REVIVAL
1607 SOUTH NORFOLK AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1610 SOUTH NORFOLK AVENUE	C		1922	BUNGALOW/CRAFTSMAN
1611 SOUTH NORFOLK AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1615 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1616 SOUTH NORFOLK AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1618 SOUTH NORFOLK AVENUE	C		1920	COLONIAL REVIVAL
1619 SOUTH NORFOLK AVENUE	C		1918	PRAIRIE SCHOOL
1624 SOUTH NORFOLK AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1625 SOUTH NORFOLK AVENUE	C		1920	PRAIRIE SCHOOL
1703 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1704 SOUTH NORFOLK AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1705 SOUTH NORFOLK AVENUE	C		1918	PRAIRIE SCHOOL
1708 SOUTH NORFOLK AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1711 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1712 SOUTH NORFOLK AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1715 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1716 SOUTH NORFOLK AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1719 SOUTH NORFOLK AVENUE	C		1919	PRAIRIE SCHOOL
1720 SOUTH NORFOLK AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1723 SOUTH NORFOLK AVENUE	C		1918	BUNGALOW/CRAFTSMAN
1505 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1507 SOUTH OWASSO AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1508 SOUTH OWASSO AVENUE	C		1920	COLONIAL REVIVAL
1512 SOUTH OWASSO AVENUE	C		1919	DUTCH COLONIAL REVIVAL
1513 SOUTH OWASSO AVENUE	C		1928	BUNGALOW/CRAFTSMAN
1517 SOUTH OWASSO AVENUE	C		1927	FRENCH ECLECTIC
1518 SOUTH OWASSO AVENUE	C		1919	COLONIAL REVIVAL
1520 SOUTH OWASSO AVENUE	C		1920	COLONIAL REVIVAL
1521 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1524 SOUTH OWASSO AVENUE	C		1918	COLONIAL REVIVAL
1525 SOUTH OWASSO AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1528 SOUTH OWASSO AVENUE	C		1918	COLONIAL REVIVAL
1529 SOUTH OWASSO AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1532 SOUTH OWASSO AVENUE	C		1918	PRAIRIE SCHOOL

1533 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1537 SOUTH OWASSO AVENUE	C		1919	PRAIRIE SCHOOL
1538 SOUTH OWASSO AVENUE	C		1921	COLONIAL REVIVAL
1541 SOUTH OWASSO AVENUE	C		1921	PRAIRIE SCHOOL
1601 SOUTH OWASSO AVENUE	C		1917	BUNGALOW/CRAFTSMAN
1602 SOUTH OWASSO AVENUE	C		1928	COLONIAL REVIVAL
1615 SOUTH OWASSO AVENUE	C		1919	ITALIAN RENAISSANCE REVIVAL
1616 SOUTH OWASSO AVENUE	C		1924	PRAIRIE SCHOOL
1624 SOUTH OWASSO AVENUE	NC	ALTERATIONS	1921	PRAIRIE SCHOOL
1704 SOUTH OWASSO AVENUE	C		1919	PRAIRIE SCHOOL
1708 SOUTH OWASSO AVENUE	C		1920	PRAIRIE SCHOOL
1712 SOUTH OWASSO AVENUE	C		1919	ITALIAN RENAISSANCE REVIVAL
1716 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1719 SOUTH OWASSO AVENUE	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1950	MODERN MOVEMENT
1720 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1722 SOUTH OWASSO AVENUE	C		1919	BUNGALOW/CRAFTSMAN
1516 SOUTH PEORIA AVENUE	NC	ALTERATIONS	1920	COMMERCIAL
1532 SOUTH PEORIA AVENUE	C		1923	BUNGALOW/CRAFTSMAN
1536 SOUTH PEORIA AVENUE	C		1920	BUNGALOW/CRAFTSMAN
1540 SOUTH PEORIA AVENUE	C		1920	COLONIAL REVIVAL
1604 SOUTH PEORIA AVENUE	C		1921	BUNGALOW/CRAFTSMAN
1608 SOUTH PEORIA AVENUE	C		1922	DUTCH COLONIAL REVIVAL
1616 SOUTH PEORIA AVENUE	NC	LESS THAN 50 YEARS	1981	MODERN MOVEMENT



LEGEND

 Survey Boundary

Building Footprints

 CONTRIBUTING

 NON-CONTRIBUTING

MORNINGSIDE ADDITION CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

0 100 200 ft



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



SUMMARY

The Morningside Addition survey included 146 resources within the survey boundary. The survey was completed with each property receiving a status of contributing or non-contributing within the Maple Ridge Historic Residential District. Each property was documented at the minimum level with two elevation photographs and recorded on the Historic Preservation Resource Identification Form.

The Morningside Addition retains an excellent representation of buildings and a high degree of integrity as part of the Maple Ridge Historic Residential District. The Maple Ridge Historic Residential District was determined locally significant for the National Register of Historic Places under Criterion A for community planning and development and under Criterion C for architecture. The Morningside Addition was primarily developed between 1917 and 1935 as a flourishing neighborhood south of downtown. It was enticing to oil men, business executives, and their families who valued the amenities of paved streets, concrete sidewalks, and utilities. The Morningside Addition was one of the first additions to the Maple Ridge neighborhood, and it was developed with popular architectural styles of the early 20th century. Prairie School and Craftsman Bungalow houses are the dominant styles within the subdivision, followed by Colonial Revival, Italian Renaissance, and Tudor Revival. Many of the houses were constructed with detached garages for private automobiles as well as servants' quarters. Many of the detached structures are extant and are located on the rear of the lot.

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Ambler, Ph.D., Cathy. "Riverside Historic Residential District." *National Register Nomination*, Oklahoma Historical Society, 2005.

This resource was used for background information regarding Tulsa's residential development as it moved south from downtown.

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.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

The 1920 Census provided a baseline for individuals who resided within the survey area. At the time of the census, most of the houses were constructed, and the census showed who was purchasing and living in the area.

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.

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.

Everett, Dianna. "Avery, Cyrus Stevens." *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=AV003>.

This resource provides a background for Cyrus Avery, a local Tulsan, who is associated with the highway movement and Route 66 in Tulsa. Avery resided in the Morninside Addition at 1601 South Owasso Avenue.

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

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

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. New York: AltaMira Press, 2000.

This is an excellent resource for identifying and interpreting commercial architectural styles, forms, and variations.

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

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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 Morningside Addition.

_____. "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 on 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 on 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.

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. The collection of articles listed within the footnotes and within the survey forms provide a historic context for the Morningside Addition. 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.