

Final Survey Report
For the
Architectural/Historic
Intensive Level Survey
Of the
Bellacasa Terrace Addition
Oklahoma City, Oklahoma

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ABSTRACT

This document serves as the final survey report for the Architectural/Historic Intensive Level Survey of the Bellacasa Terrace Neighborhood. The Oklahoma State Historic Preservation office undertook the survey in January - February 1999. The ten acre survey area was determined by the selection of the neighborhood as the site for the Oklahoma Historical Society's new history center.

Project personnel conducted the survey in order to document the neighborhood, including buildings, objects, structures and sites within the designated area that meet the criteria for listing in the National Register of Historic Places. The survey involved two basic components: (1) Field research to record minimum level documentation on each property, regardless of age or condition, within the survey area. (2) Archival research sufficient to prepare a brief historic context of the development of the residential addition surveyed.

The survey covered two blocks of residential development within inner city Oklahoma City. A total of 39 properties were minimally documented; all located with the Bellacasa Terrace Addition. Of the total 39 properties, 31 (79%) were designated as contributing resources to the proposed historic district. Eight (21%) of the remaining properties were classified as noncontributing due to lack of integrity or insufficient age. None of the properties were determined to

be individually eligible for the National Register.

This report and the individual property files will provide a permanent record of the Bellacasa Terrace neighborhood.

INTRODUCTION

In January - February 1999, the Oklahoma State Historic Preservation Office conducted an intensive level survey of the Bellacasa Terrace Addition. Located directly north of the Governor's Mansion, the neighborhood was constructed primarily in 1927 - 1929. Thirty-six of the extant houses were built during that period. Of the remaining three existing houses, one was constructed in 1931 and one in 1948. The most recent extant house was constructed in 1970 after an oil well had resulted in the demolition of a 1927-1929 era house in about 1936. Although predominately composed of single family homes, the neighborhood does contain several duplexes. The dominant architectural style within the neighborhood is Tudor Revival.

The survey was undertaken to record the neighborhood prior to the removal of all properties to make way for the new Oklahoma Historical Society History Center. Project personnel consisted of Cynthia Savage, consulting Architectural Historian. Ms. Savage meets the Secretary of the Interior's qualifications for Architectural Historian.

PROJECT OBJECTIVES

The intensive level survey of the Bellacasa Terrace neighborhood included the following objectives:

The first objective was to minimally document each property located within the study area. Minimal documentation includes completion of the Historic Preservation Resource Identification Form and two elevation photographs of each resource.

The second objective was to evaluate each resource's eligibility for inclusion in a National Register Historic District. This involved the classification of each property as contributing or noncontributing resources to the proposed district. Properties were categorized as noncontributing for one of two reasons: (1) lack of integrity; or (2) insufficient age. No properties were identified as individually eligible for the National Register.

The third objective was to prepare a brief historic context of the development of the Bellacasa Terrace neighborhood. This component, in addition to the final report as a whole, will provide a written history of the neighborhood.

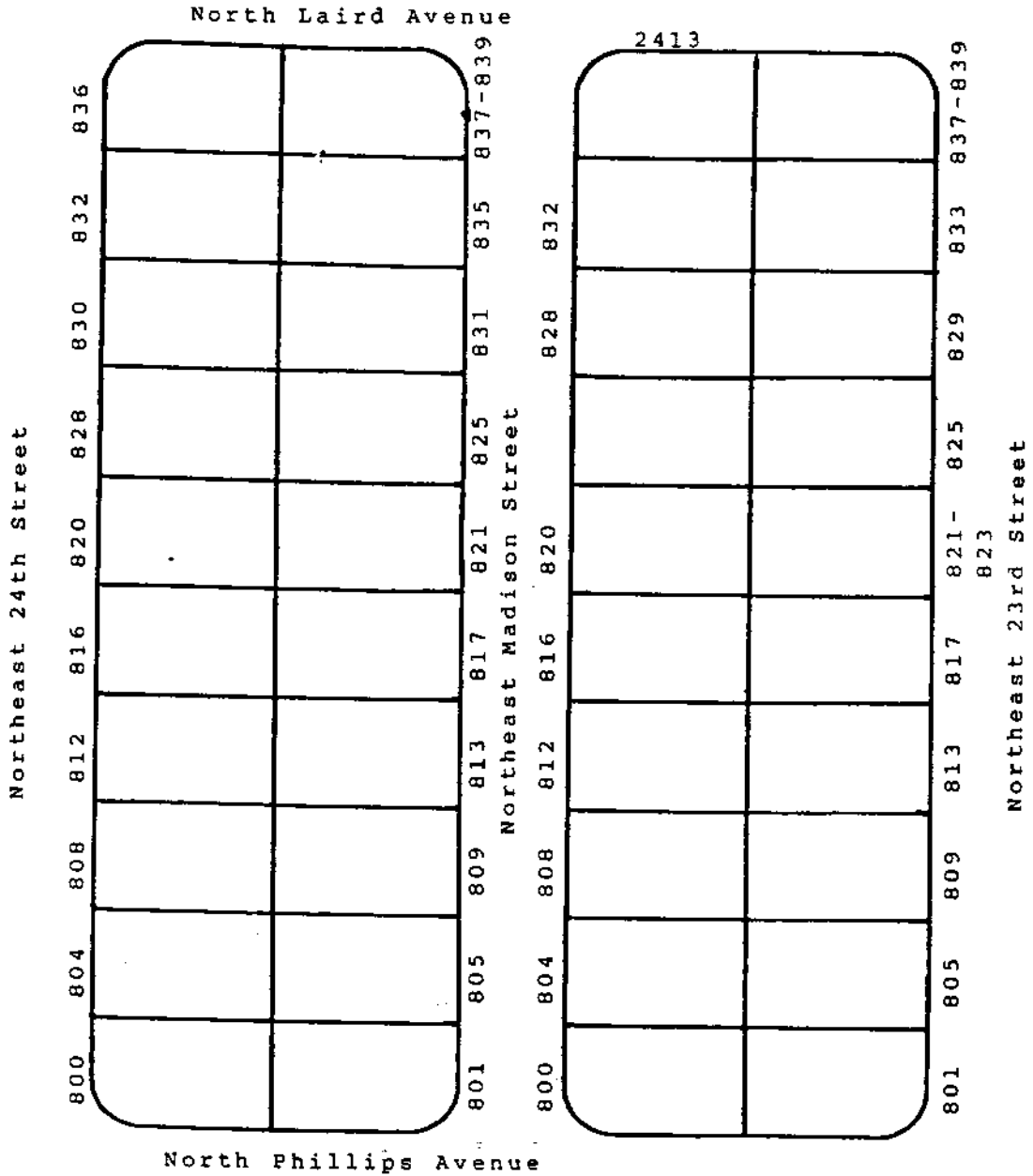
AREA SURVEYED

The study area for this survey consisted of one inner city residential addition, Bellacasa Terrace, located in Oklahoma City, Oklahoma County, Oklahoma. Covering two blocks, the ten acre study area was bounded as follows: Starting at the initial point of Northeast Twenty-third Street and North Phillips Avenue, north along the east curbline of North Phillips Avenue to Northeast Twenty-fourth Street, then east along the south curbline of Northeast Twenty-fourth Street to North Laird Avenue, then south along the west curbline of North Laird Avenue to Northeast Twenty-third Street, then west along the north curbline of Northeast Twenty-third Street to the point of beginning. A map of the study area follows.

The Bellacasa Terrace Addition was platted in 1927 by the E.S. Billington Lumber Company with construction immediately being undertaken. That same year, the addition was annexed into the city of Oklahoma City.

Bellacasa Terrace Historic District

Area Surveyed



RESEARCH DESIGN

The staff of the Oklahoma State Historic Preservation Office conducted an intensive level survey of the Bellacasa Terrace neighborhood in Oklahoma City in January - February 1999. In 1994, the city of Oklahoma City identified the neighborhood as warranting further study as part of the Bellacasa Terrace/Neff's Capitol Historic District. This proposed district extended from Northeast 23rd to Northeast 26th between North Phillips Avenue and North Laird Avenue. Because the proposed history center project will only impact the Bellacasa Terrace Addition, only that part of the proposed district was surveyed at this time.

This cultural resource investigation was accomplished as part of the ongoing Oklahoma Comprehensive Survey Program, supported in part by state and federal funds. The overall purpose of this program is to increase the area surveyed within the state, assess eligibility for inclusion in the National Register and facilitate Section 106 Review.

This project emphasized the recording of extant properties at a minimum level of documentation and was designed to provide a cost effective approach for increasing not only the area inventoried within the state but also the number of recorded properties. The results of this project provide a permanent record of those properties which will be lost due to the construction of the Oklahoma Historical Society's new History Center.

The project also served to provide a brief historic context addressing the development of the neighborhood. The historic context identified reference material relevant to the development of the Bellacasa Terrace Addition. To accomplish this goal, research was undertaken at the University of Oklahoma Library, Oklahoma Historical Society and State Historic Preservation Office. Sources utilized include the 1932 and 1950 Sanborn Fire Insurance Maps, Polk City Directories dating from 1927 to 1975, and newspaper articles from the local Daily Oklahoman, among other sources.

All properties recorded in the survey area were documented to the following standards: All individual properties regardless of age or condition were minimally recorded and photographed. Minimum recording included completion of the Historic Preservation Resource Identification Form and two elevation photographs. Although two elevation photographs were taken, only one print was developed. The second elevation photograph can be viewed on the contact sheets. At the end of this report is an index of the documented properties with the roll and exposure numbers of each photograph.

The project was conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, and guidelines for intensive level surveys set forth in National Register Bulletin #24.

Upon completion, the survey results were recorded onto

survey maps. Each property was coded on the map to indicate that it contributes or does not contribute to the proposed district. A map referencing the date of construction for each building was also created, overall indicating the cohesive development of the neighborhood.

The individual property files will be added to the Oklahoma Landmarks Inventory. The final survey report will also be added to the State Historic Preservation Office's library, which is open to the public during office hours.

Project fieldwork was conducted by Cynthia Savage, consulting Architectural Historian. The final survey report was also prepared by Cynthia Savage. Ms. Savage meets the Secretary of the Interior's qualifications for Architectural Historian.

HISTORIC CONTEXT

Through the first half of the twentieth century, Oklahoma City multiplied many times over. Although experiencing many "booms" in its history, the city experienced a tremendous boom during the decade of the 1920s, growing by over one hundred percent in ten years. During the decade, companies associated with agriculture, utilities and various industries continued to locate in the Oklahoma City area, creating a persistent demand for housing. However, the greatest economic incentive during the 1920s was the discovery of oil in the Oklahoma City vicinity in 1924 and within the city itself in 1928. Oklahoma City benefitted greatly from its central location in the Mid-Continent oil field, one of the largest producers of oil in the United States in the latter 1920s and 1930s.¹

The prosperity of the Roaring Twenties enabled many to purchase their own home and, at the same time, attracted more buyers to the city. As a result, much of the "desirable close-in residential property in Oklahoma City" was built up. Furthermore, expanded use of the automobile allowed residents to live further away from their place of business and yet reach them with more convenience and in less time.²

During the 1920s, a number of additions were platted and annexed into the city. Construction activity in the new additions, as well as older additions, was tremendous. In May 1927, among much other activity, The Daily Oklahoman announced the opening of the Bellacasa Terrace neighborhood. Located

directly north of the Governor's Mansion, the neighborhood consisted of only ten acres equaling two residential blocks. Plans for the neighborhood entailed the construction of forty brick homes. The individual cost of the houses were to range between \$6,000 to \$12,000. Sponsored by W.E. Eggleston, H.C. Eggleston, S.A. McCourty and E.S. Billington, the project was estimated to cost \$300,000.³

The plat for the Bellacasa Terrace addition was filed in the Oklahoma County Courthouse on 4 April 1927 by the E.S. Billington Lumber Company, E.S. Billington president. The plat contained five restrictions. Four of the restrictions concerned the development of the addition. The Bellacasa Terrace plat mandated that the buildings be set back at least thirty feet from the front of the lot. It did, however, allow for porch or steps to extend an additional ten feet but no more than that. Additionally, the plat reserved a five foot strip in the rear of all lots for public utilities. Other conditions in the plat required that all lots be used for residences only and that all buildings would be of brick or brick veneer. The minimum cost of the buildings was set at \$5,000.⁴

The fifth restriction was common to additions plated at the time. This restriction stipulated that "No lot or lots shall ever be rented or sold to, nor the improvements thereon rented or sold to any person or persons of African descent, commonly known as Negroes."⁵ From Oklahoma's earliest days,

African-Americans comprised a significant section of the population. Until about 1897, Oklahoma and Oklahoma City were fairly well integrated. However, using the "separate but equal" doctrine of the 1896 United States Supreme Court decision in the case of Plessy v. Ferguson, the 1897 territorial legislature mandated racial separation of schools, juries and public facilities. This policy of segregation continued into statehood when the 1907 state legislature, as one of its first undertakings, enacted a "Jim Crow" law restricting use of not only schools and public facilities but also transportation. The eventual displacement of the political policy of segregation with desegregation occurred in Oklahoma beginning predominately in the 1940s and continuing to the present.⁶

Limited residential segregation in Oklahoma City occurred from the beginning. This was partially attributable to the propensity of like persons to settle in a contained area. This, in turn, was enhanced by prejudice from dissimilar people which was conveyed through both violent and non-violent means. Restrictive covenants, such as the ones included in the Bellacasa Terrace plat, were a common method utilized in residential segregation. These segregation covenants prohibited occupation of any residence by a non-Euro-American, specifically African-Americans, in that particular addition. Additionally, Oklahoma City twice passed city ordinances which restricted the areas available for Blacks to live. The first

ordinance, in 1916, maintained that it was illegal for a person to take residence in a neighborhood that was already occupied by seventy-five percent of people of another racial origin. This ordinance was overturned in 1919 when challenged by African-American William Floyd, who after a month-long court battle received affirmation of his right to occupy his property located on East Second Street. In 1930, Oklahoma City again passed an ordinance restricting Black occupancy of certain areas populated by a majority of Euro-Americans. After several tense confrontations and court battles, this ordinance was declared in violation of the Fourteenth Amendment and, therefore, void in 1934.

While the city ordinances each lasted only a few years, neighborhood covenants were commonly put in place during the platting of the addition and endured in virtual obscurity for several decades. In Oklahoma City, this type of covenant remained legally viable until 1948. At that time, Judge Lewis R. Morris dismissed a case brought against two Black families on the basis of these segregation covenants. Judge Morris maintained that as the United States Supreme Court ruled such restrictive covenants unconstitutional, he would also. In doing so, Judge Morris set a legal precedent nullifying restrictive covenants. Twenty years later, the Supreme Court reinforced its ruling with the seven to two decision that an 1866 Civil Rights law providing for equal right to inherit, purchase, lease, hold and convey real and personal property

banned racial discrimination in the sale or rental of property.⁷ These rulings obviously revoked the segregation covenant for the Bellacasa Terrace neighborhood.

According to H.C. Eggleston, Bellacasa Terrace investor, development in northeast Oklahoma City during the 1920s was "very remarkable, perhaps more remarkable than that of any other section of the city." Within the Bellacasa Terrace neighborhood, Eggleston proclaimed the demand for houses exceeded their expectations.⁸

This was supported by the rapid construction of houses within the district. According to the Polk City Directories for Oklahoma City, at least twenty-six of the eventual forty homes were built in 1927. This was followed by only three houses in 1928 and seven the following year. The 1932 Sanborn Fire Insurance Map reveals substantial brick houses on every lot except one in the Bellacasa Terrace addition. The only lot without a residence was Lot 20, Block 2. A duplex was built on this property in about 1948.

The 1932 Sanborn further shows a very cohesive neighborhood. Nearly all of the properties have identical setbacks from the street. Additionally, almost all have small garages located to the rear of the property. The one exception on the 1932 Sanborn is 2413 North Laird Avenue. This property is set nearly to the rear of the lot line. Additionally, it is the only one with an address from a north-south street, North Laird Avenue. Although 800 North Madison

Avenue also fronts onto a north-south street, North Phillips Avenue, its address is off the dominant east-west street. 2413 North Laird Avenue was also the only property without a detached garage on the 1932 Sanborn Map.

In about 1936, two houses in the Bellacasa Terrace neighborhood were demolished to make way for oil wells. 824 Northeast 24th Street (Lot 5, Block 1) and 824 North Madison Avenue (Lot 4, Block 2) were torn down. The oil wells remained in place on the 1950 Sanborn Fire Insurance Map but have now disappeared as well. In 1970, a new house was built on Lot 5, Block 1. The new address, however, was set at 820 Northeast 24th Street rather than 824 Northeast 24th Street. Lot 4, Block 2 remains a vacant lot.

Other changes in the neighborhood revealed on the 1950 Sanborn Fire Insurance Map include the construction of the 1948 duplex at Lot 20, Block 1 (837-839 Northeast 23rd Street). Additionally, by 1950 a second property had been built on Lot 20, Block 1. The street address for this property was 2413 North Laird Avenue. This resulted in the renumbering of the property located in Lot 1, Block 1 from 2413 North Laird Avenue to 2417 North Laird Avenue. However, the second property in Lot 20, Block 1 is no longer extant and the house in Lot 1, Block 1, has been returned to its original address of 2413 North Laird.

As originally built, the majority of properties were constructed as single family residences. Three duplexes were

constructed in the neighborhood, 837-839 Northeast Madison Street (c. 1927), 821-823 Northeast 23rd Street (c. 1921), and 837-839 North 23rd Street (c. 1948). Other multiple dwellings in the neighborhood include 801 North 23rd Street (c.1929). 801 North 23rd Street is a multiple dwelling with a rear, brick garage apartment. Both the primary and secondary buildings are in the Tudor Revival style with the garage apartment a minimal example of the style.

The Tudor Revival style is the dominant style in the neighborhood. The exceptions to this include 804 North Madison Street (Bungalow/Craftsman), 832 North Madison Street (Colonial Revival), 829 Northeast 23rd Street (Bungalow/Craftsman), 837-839 North 23rd Street (Minimal Traditional), 820 North 24th Street (Minimal Traditional), and 2413 North Laird Avenue (International).

The Bellacasa Terrace neighborhood retains a fairly high degree of historic integrity. Due to the cohesive frame of development, the period of significance for the neighborhood would extend from 1927 to 1931, when the majority, ninety-six percent, of the existing neighborhood was built. Although there have been some modifications to individual properties and two post-1931 properties, the neighborhood maintains the original feeling and character of the addition as planned by the E.S. Billington Lumber Company.

ENDNOTES

1. Susan Allen and Cynthia Smelker, "Intensive Level Survey of the Central Park, Jefferson Park and Paseo Neighborhoods in Oklahoma City, Oklahoma" (Oklahoma State Historic Preservation Office, March 1994), 20 and 22.
2. Ibid, 20.
3. The Daily Oklahoman. Oklahoma City, Oklahoma. 8 May 1927.
4. Bellacasa Terrace Plat. Recorded in book 21 of plats, Page 32. Oklahoma County Courthouse, Oklahoma City, Oklahoma.
5. Ibid.
6. Allen and Smelker, 16.
7. Ibid, 16 - 17.
8. The Daily Oklahoman, 15 May 1927.

SUMMARY

The Architectural/Historic Intensive Level Survey of the Bellacasa Terrace neighborhood proved a success. The survey covered two blocks of inner city Oklahoma City. A total of thirty-nine property were minimally documented. Of the thirty-nine documented properties, thirty-one (79%) were determined to be contributing with eight (21%) classified as noncontributing.

In addition, an historic context was developed characterizing the evolution of the neighborhood. The addition, platted in 1927, was essentially completed by 1931. Two properties were removed in about 1936 to make way for oil wells, a fairly common phenomenon in Oklahoma City. One of the lots remains vacant; on the other, a Minimal Traditional house was constructed in 1970. The only other house constructed in the neighborhood since the period of significance was a duplex, 837-839 Northeast 23rd Street, constructed in 1948.

While some of the properties in the neighborhood are not in the best of conditions, overall, the addition maintains a fairly high degree of integrity. Although small in size, the neighborhood is very cohesive. The dominate architectural style, Tudor Revival, is visible on eighty-five percent of the properties. Other styles in the neighborhood include Bungalow/Craftsman (2), Colonial Revival (1), International (1), and Minimal Traditional (2).

As previously mentioned, the survey area was determined by the selection of the neighborhood as the site for the Oklahoma Historical Society's new History Center. As such, within the next year or so, all properties in the addition will be moved or demolished. However, all will not be lost, as the survey files and this report will provide a permanent record of the neighborhood. As has been stated many times in the State Historic Preservation Office, "Documentation is a level of preservation."

BIBLIOGRAPHY

Allen, Susan and Cynthia Smelker. "Intensive Level Survey of the Central Park, Jefferson Park and Paseo Neighborhoods in Oklahoma City, Oklahoma." Oklahoma State Historic Preservation Office, March 1994.

Bellacasa Terrace Plat. Recorded in Book 21 of Plats, Page 32. Oklahoma County Courthouse, Oklahoma City, Oklahoma. 1927.

Polk City Directories. Oklahoma City. 1926 - 1971. Available at the Oklahoma Historical Society, Oklahoma City, Oklahoma.

"Reconnaissance Survey of Portions of Oklahoma City." Planning Department, City of Oklahoma City, July 1994.

Sanborn Fire Insurance Maps. 1932 and 1950. Microfilm, University of Oklahoma Library, Norman, Oklahoma.

The Daily Oklahoman. Oklahoma City, Oklahoma. 8 May 1927 - 29 May 1927.

BELLACASA TERRACE HISTORIC DISTRICT

LIST OF DOCUMENTED PROPERTIES

801 Northeast 23rd Street
805 Northeast 23rd Street
809 Northeast 23rd Street
813 Northeast 23rd Street
817 Northeast 23rd Street
821-823 Northeast 23rd Street
825 Northeast 23rd Street
829 Northeast 23rd Street
833 Northeast 23rd Street
837-839 Northeast 23rd Street
800 Northeast 24th Street
804 Northeast 24th Street
808 Northeast 24th Street
812 Northeast 24th Street
816 Northeast 24th Street
820 Northeast 24th Street
828 Northeast 24th Street
830 Northeast 24th Street
832 Northeast 24th Street
836 Northeast 24th Street
800 Northeast Madison Street
801 Northeast Madison Street
804 Northeast Madison Street
805 Northeast Madison Street
808 Northeast Madison Street
809 Northeast Madison Street
812 Northeast Madison Street
813 Northeast Madison Street
816 Northeast Madison Street
817 Northeast Madison Street
820 Northeast Madison Street
821 Northeast Madison Street
825 Northeast Madison Street
828 Northeast Madison Street
831 Northeast Madison Street
832 Northeast Madison Street
835 Northeast Madison Street
837-839 Northeast Madison Street
2413 Northeast Laird Avenue

BELLACASA TERRACE HISTORIC DISTRICT

CONTRIBUTING RESOURCES

801 Northeast 23rd Street
805 Northeast 23rd Street
809 Northeast 23rd Street
813 Northeast 23rd Street
817 Northeast 23rd Street
821-823 Northeast 23rd Street
825 Northeast 23rd Street
829 Northeast 23rd Street
833 Northeast 23rd Street
800 Northeast 24th Street
804 Northeast 24th Street
808 Northeast 24th Street
812 Northeast 24th Street
816 Northeast 24th Street
828 Northeast 24th Street
830 Northeast 24th Street
832 Northeast 24th Street
836 Northeast 24th Street
800 Northeast Madison Street
801 Northeast Madison Street
805 Northeast Madison Street
808 Northeast Madison Street
812 Northeast Madison Street
813 Northeast Madison Street
817 Northeast Madison Street
821 Northeast Madison Street
825 Northeast Madison Street
831 Northeast Madison Street
832 Northeast Madison Street
835 Northeast Madison Street
837-839 Northeast Madison Street

BELLACASA TERRACE HISTORIC DISTRICT

NONCONTRIBUTING RESOURCES

837-839 Northeast 23rd Street	Insufficient Age
820 Northeast 24th Street	Insufficient Age
804 Northeast Madison Street	Loss of Integrity
809 Northeast Madison Street	Loss of Integrity
816 Northeast Madison Street	Loss of Integrity
820 Northeast Madison Street	Loss of Integrity
828 Northeast Madison Street	Loss of Integrity
2413 Northeast Laird Avenue	Loss of Integrity

Bellacasa Terrace Historic District

Date of Construction Map

North Laird Avenue

Northeast 24th Street	800	1927	1927	Northeast Madison Street	800	1927	1929	Northeast 23rd Street
	804	1929	1927		804	1927	1928	
	808	1929	1927		808	1927	1927	
	812	1929	1927		812	1927	1927	
	816	1927	1927		816	1927	1927	
	820	1970	1927		820	1927	1931	
	828	1927	1927		828		1927	
	830	1927	1927		831	1927	1928	
	832	1929	1927		835	1927	1929	
	836	1929	1927		837-839	1928	1948	

2413

North Phillips Avenue



BELLACASA TERRACE HISTORIC DISTRICT

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805 Northeast 23rd Street -- Roll 3, Exp. 15-16; Roll 4,
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