1. Name of Property
   Historic name: __Hewgley Terrace______________
   Other names/site number: __OKLA 73-7________
   Name of related multiple property listing: __Tulsa Public Housing, 1966-1975
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: __420 S Lawton Ave________
   City or town: __Tulsa_____________ State: __OK_________ County: __Tulsa_________
   Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this ___ nomination ___ request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I
   recommend that this property be considered significant at the following
   level(s) of significance:
   ___ national ___ statewide ___ local
   Applicable National Register Criteria:
   ___A ___B ___C ___D

   Signature of certifying official/Title: ________________ Date ________________
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register
   criteria.

   Signature of commenting official: ________________ Date ________________
   Title: ________________ State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

__ entered in the National Register
__ determined eligible for the National Register
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain:) ______________________

_______________________________
Signature of the Keeper

_______________________________
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: 

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)

District

Site

Structure

Object
Number of Resources within Property
(Do not include previously listed resources in the count)

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<th>Noncontributing</th>
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Number of contributing resources previously listed in the National Register __N/A__

6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC/Multi-family Dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/Multi-family Dwelling
Hewgley Terrace  
Name of Property

Tulsa County, OK  
County and State

7. Description

Architectural Classification  
(Enter categories from instructions.)  
MODERN MOVEMENT

___________________  
___________________  
___________________  
___________________  
___________________

Materials: (enter categories from instructions.)  
Principal exterior materials of the property: ___Concrete___________________

Narrative Description  
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Hewgley Terrace (1970) is located at 420 South Lawton Avenue on the west edge of downtown Tulsa, Tulsa County, Oklahoma. The eight-story Modern Movement apartment building has a T-shaped footprint comprised of a two-story block on the north and an eight-story apartment tower on the south. Due to the site topography, the first story is only visible on part of the south and west. An integral terrace extends north of the two-story block. A poured concrete structural system supports each floor and a flat roof. Scored concrete blocks fill voids between concrete structural members coated with a textured masonry finish on the exterior. Vertical bays of windows on the north and south elevations interrupt the horizontality of the building; concrete "sight panels" span the window bays at each floor, simulating individual balconies. A single communal balcony on each floor of the south elevation projects from the center of the elevation. The two-story north block contains recreation spaces, administrative offices, and maintenance rooms, and central double-loaded corridor organizes each residential floor of the eight-story tower. Elevators, a laundry room, and a small lounge occupy the center of the north corridor of each floor, and enclosed egress stairs are located near the east and west ends of the residential corridors. The apartment tower sits at the south end of the triangular property, and parking extends to the north. Hewgley Terrace retains historic integrity with few alterations since its initial construction.
Hewgley Terrace is located at 420 South Lawton Avenue, is located at the western edge of downtown Tulsa, Tulsa County, Oklahoma (Figure 1). The roughly two-acre triangular site sits at the junction of I-244/Red Fork Expressway, West 7th Street, and South Heavy Traffic Way (Figure 2). Highway and railroad rights-of-way abut the property to the north, west, and south. State office buildings and their associated parking lots occupy the block to the east across Lawton, and the Oklahoma State University Medical Center campus sits to the southeast across 7th Street. Prior to the construction of Hewgley Terrace, one- and two-story buildings, primarily wood-framed, occupied this site. A one-story bus barn occupied the site to the east, and houses dotted the blocks to the north and south; a railroad right-of-way was to the northwest (Figure 3). In the 1960s, the city cleared this property and its immediate environs as part of an urban renewal project that included the construction of the Red Fork Expressway (Figure 4). South Heavy Traffic Way forms the west boundary; South Lawton Avenue the northeast and east; and West 7th Street the south.

The apartment building sits at the south end of the site parallel with 7th Street. The site slopes down from southeast to northwest. Historically and currently, a paved parking lot forms the north and most of the east part of the property (Photo 1). The primary entrance into the site is from Lawton Avenue; a circle drive at the east side of the building’s two-story block acts as a passenger drop-off (Photo 2). A secondary driveway from Heavy Traffic Way accesses the ground floor (Photo 5). A concrete and concrete block retaining wall along 7th Street wraps around the east and west corners of the tower to create a private sunken yard for the residents (Photos 3 through 6). A similar concrete block wall surrounds a landscaped terrace on the north side of the building (Photos 1, 2, 5, 6, & 8). Landscaping on the site includes manicured lawn along the perimeter edges, strategically placed trees around the parking areas, and intentional plantings within the south yard and north terrace. A concrete planter sits in the center of a landscaped median at the passenger drop-off. Concrete sidewalks line the property and extend from exits on the north, east, and south sides.

Hewgley Terrace

The concrete apartment building is comprised of an eight-story rectangular mass and a two-story cubic mass centered on the north side of the tower. The eight-story tower has an east-west orientation. The ground floor is only visible on the south, west, and part of the north elevations.
The primary entrance into Hewgley Terrace is on the east side of the two-story mass facing Lawton Avenue. The flat roof of this mass is tiered with the primary roof centered on a larger roof slab. A concrete block chimney rises from the south end of the west side of this roof, and a concrete block elevator penthouse rises from the center north of the tower. Exterior materials include scored concrete block between poured concrete structural members (floor plates and columns) coated in a masonry finish. The built-up flat roof has concrete panel fascia. Windows throughout the building are historic aluminum one-over-one single-hung units most often paired; the window glass throughout was replaced in 2018.¹ Concrete “sight panels” as called out on the plans span the window bays below the window at each floor. Fixed windows light corridors and other public spaces.

East (Primary) Elevation
The east elevation of the north mass is one-story tall and contains the main entrance into the building (Photo 2). Concrete wing walls separate the elevation into five evenly spaced bays. These dividing walls rise higher than the walls of each bay and support the main flat roof. Scored concrete block walls comprise the south, center, and north bays. Inset glazed window walls fill the other two bays. The south window wall contains a sliding door (non-historic) adjacent to a historic aluminum storefront. Historic aluminum letters over the entrance read HEWGLEY TERRACE/420 SOUTH LAWTON. The north window wall appears to be a replacement storefront assembly without door; a fabric awning shelters the bay.

Four staggered wall planes create the east elevation of the tower. The northernmost wall plane sits furthest from the street and steps back twenty feet from the south bay of the north mass, creating a visual separation between the two masses. No openings pierce this wall. The three wall planes closest to Lawton Avenue step back from the north to south; no openings pierce the concrete south-facing walls of the north and center walls of the east elevation. A concrete structural fin divides the north and south wall planes of this elevation, which are devoid of fenestration. The narrow center wall corresponds to the internal residential corridors. A louver and fixed window fill each bay of the elevation at each floor.²

South (West 7th Street) Elevation
The asymmetrical south elevation faces 7th Street (Photos 3 & 4). Because of the site topography, the east portion of this elevation is seven stories tall, and the west half is eight stories. A series of

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¹ The glazing replacement was reviewed under Section 106, with a conditional no adverse effect. September 10, 2018, OK SHPO File #0753-18.
² These louvers are historic, as shown on the historic plans.
staggered wall plans also organizes this elevation. Concrete structural fins vertically divide the elevation and separate bays. From the west, Bays 1 through 6 are within the same wall plane; Bays 7 through 11 organize the next wall plane that steps back; Bay 12 features the exterior balconies on each floor; Bays 13 through 17 organize the wall plane to the east of the balconies; and Bays 18 through 21 are within the wall closest to the street. Paired aluminum sash windows fill Bays 2, 4, 6, 7, 17, & 20; two pairs of windows fill Bays 9 & 15, and single sash windows fill Bays 13 & 18. The north walls of each balcony have a paired sash unit to the west of an inset metal slab door with wide fixed sidelight (Photo 7). Concrete panels create the balcony railings. No openings pierce the remaining bays of this elevation except for small vents.

West Elevation
The west elevation of the eight-story tower is a single wall plane (Photo 5). Concrete fins divide the elevation into five bays. The center window bay corresponds to the internal residential corridor, and like the east elevation, each floor of this bay contains a louvre and fixed window; at ground level a metal slab door (historic) and louvre fill the bay. No other openings occur within this wall.

The west elevation of the north building mass is a full two-stories (Photos 5 & 6). Few openings occur within this elevation. At the south part of the mass where it connects to the tower, the ground level features a single metal slab pedestrian door (historic). A one-story storage bay to the north of this door projects west, and a pair of metal slab doors in the west wall opens into the north residents’ yard. To the north of this storage bay is an inset loading dock. The west edge of the terrace extends west from the north side of the loading dock.

North Elevation
Like the south elevation, the site topography means the east portion of this elevation is seven stories tall, and the west half is eight stories (Photos 2 & 6). The two-story north mass divides this asymmetrical facade at the second story, and five staggered wall planes organize this elevation. Concrete structural fins vertically divide the elevation and separate bays. From the east, Bays 1 and 2 are within the same wall plane; Bays 3 through 8 organize the next wall plane that projects north; Bays 9 through 11 within the center wall plane projects furthest north; Bays 12 through 18 organize the wall plane to the west of the center wall; and Bays 19 through 22 organize the west wall plane. Paired aluminum sash windows fill Bays 2 & 21; two pairs of sash windows fill Bays 5, 7, 14, & 16, and single sash windows fill Bays 3, 12, 18 & 19. A ganged set of four fixed windows fills Bay 10, which corresponds to the communal lounges on each floor.
The north wall of the north mass is one-story tall (Photo 8). Three bays organize this wall. The center inset bay features a storefront assembly without door (non-historic); a fabric awning shelters the inset. A pair of sliding glass doors (historic) pierces the north and south walls of this inset.

**Interior**

The two building masses of Hewgley Terrace organize the interior program. The north mass contains the primary entrance, formal gathering space, and administrative offices on the second (main) floor; maintenance and mechanical spaces are housed in the ground floor. A dogeared, double-loaded corridor organizes the residential tower. The ground (first) floor only occupies the west half of the building due to the site topography. Two centrally located elevators comprise the primary vertical circulation, and switchback egress stairs are located near the east and west ends of the residential corridor.

Utilitarian finishes throughout the building primarily date to the 1970 construction. Floor materials include vinyl-asbestos floor tile with vinyl rubber base in corridors throughout the building; stairs have concrete treads, and mosaic tile covers the floor of the public restrooms on the main floor. Walls are painted concrete masonry unit (CMU) and gypsum board. Painted/textured gypsum board covers ceilings except in the main floor of the north mass where the ceiling is glued ACT. Most interior door frames are hollow metal; all apartments now have non-historic raised panel doors. Historic wood slab doors remain in the main floor lounge and within apartments. Historic wood built-ins remain in apartment bathrooms.

**North Building Mass**

Primary entrance into Hewgley Terrace is through the exterior door on the east elevation of the two-story north mass. The main floor is the second story of this mass due to the topography of the site. A large open lounge fills the north end of the floor (Photo 9). A kitchen with overhead rolling door occupies the center of the east wall, and offices occupy the northeast, northwest, and southwest corners of the lounge. A small library is within the west wall. One of the character-defining features of the lounge is the brick fireplace along the south wall. A wood faced light cove wraps the perimeter of the lounge, and historic globe lights accent the ceiling. Behind the fireplace to the south are administrative offices, and small restrooms occupy the southeast corner of the space. A north-south corridor leads from the lounge into the residential tower to the south. The first story of this mass is utilitarian; it was inaccessible on a recent site visit.

**Residential Tower (One through Eight)**

A central double-loaded corridor organizes the apartments on each floor (Photos 11 & 12); the corridor turns to the south at the east and west ends. A cross-corridor in the center of each floor
connects the north lounge, elevators, and balcony. The two west apartments on both sides of the corridor are one-bedroom units “Type B,” as is the unit to the west of the elevators, the south unit to the east of the balcony, the southeast apartment, and the apartment directly north of the east stair.³ The other twelve apartments are studio units (Figure 5). A laundry room occupies the space between the elevators and the adjacent apartment, and a trash chute is located in the northeast corner of the laundry room. The first floor only contains apartments in the west half.

One-bedroom units feature a full-length living/dining room with closet along one half of the unit (Photo 13). The other half contains the bedroom with bathroom and galley kitchen along the corridor wall (Photo 15). The bathrooms have shower stalls instead of tubs. Studio units have a similar arrangement with the units divided lengthwise (Photo 14). A closet occupies the exterior wall of the bed area.

**Integrity**

Hewgley Terrace retains historic integrity. Opened in 1970, the tower remains in its historic location at the west edge of downtown. The location was intentionally selected due to its proximity to downtown, allowing seniors to continue using services to which they were already accustomed. The construction of Hewgley Terrace was part of an Urban Renewal project that dramatically altered the setting before, during, and after the opening of the apartment building. Today, the setting remains much as it was intended with a major highway to the immediate west of the building. The nominated site also retains its historic design with no major alterations occurring to the property; the site design remains intact. Hewgley Terrace itself retains its historic design. Significant character-defining features of its design include the central double-loaded corridors on each floor, the rhythm of apartment doors along corridors, the centrally located elevators, the rhythm of the exterior vertical bays, and the open lounge on the main floor. The few design changes within the building itself have been minor. Apartment doors were replaced, and new PTAC units installed. The materials throughout the building are mostly historic or compatible. Historic wooden built-ins in bathrooms remain in most apartments, and in the lounge, the light cove, brick fireplace, and globe lights are intact. Evaluating workmanship in public housing buildings from this era is difficult. Guidelines and regulations consciously emphasized low cost building materials and modern construction technology, which reduced or eliminated the evidence of artisans’ labor and skill.⁴ Hewgley Terrace’s retention of integrity of location, setting, design, and materials communicates its qualitative aspects of integrity of association and feeling.

³ On the main floor, the unit west of the elevator is a two-bedroom apartment formerly for the building manager.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Property is associated with the lives of persons significant in our past.

☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

☐ A. Owned by a religious institution or used for religious purposes

☐ B. Removed from its original location

☐ C. A birthplace or grave

☐ D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years
Hewgley Terrace
Name of Property

Tulsa County, OK
Countiy and State

Areas of Significance
(Enter categories from instructions.)
SOCIAL HISTORY

______________
______________
______________
______________
______________

Period of Significance
1970

______________
______________

Significant Dates
1970

______________
______________

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

______________
______________

Cultural Affiliation
N/A

______________
______________

Architect/Builder
McCune, McCune & Assoc. (arch.)
W.R. Grimshaw Company (developer & builder)
Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Constructed in 1970, Hewgley Terrace is locally significant under Criterion A in the area of SOCIAL HISTORY. This apartment building, constructed for the Tulsa Housing Authority, helped alleviate housing shortages for low-income seniors in Tulsa. Hewgley Terrace is a High-Rise Project property type described in the Tulsa Public Housing, 1966-1975 multiple property document. Construction of the apartment tower began in 1969 and was completed the following year. When completed, the building was the second public housing project completed for the elderly in Tulsa and made available an additional one hundred fifty units. The period of significance is 1970, the year the building was completed and opened to residents, thus partially fulfilling the need of low-income senior housing units.

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

The Oklahoma Housing Authorities Act of 1965 enabled municipalities throughout the state to form public housing authorities. These authorities were partnerships between local and state agencies and the federal Department of Housing and Urban Development (HUD). The city of Tulsa established a local housing authority in 1966 to administer public housing programs for the city’s most vulnerable citizens. During its first operation year, 1967, the THA provided two hundred forty public housing units in Tulsa. Of these, fifty (21 percent) were specifically for elderly residents earning less than $3,000 annually. Although administered by the THA, these units were leased units in the Bliss Hotel in downtown Tulsa. The creation of senior public housing was an early priority for the Tulsa Housing Authority (THA). The THA authorized the construction of Hewgley Terrace to provide additional housing for senior citizens in Tulsa.

Site Selection

The THA noted that proximity to downtown was an important factor selecting sites for elderly public housing projects because it allowed residents to maintain the lifestyle they knew as well as to retain access to important goods and services. In addition to services such as transportation and charge accounts at stores, the THA also stressed the importance of established relationships to the

5 Equivalent to roughly $23,378 in 2020 USD.


7 “Elderly People’s Need for Housing Urgent,” Tulsa Daily World (December 6, 1970).
health and happiness of elderly public housing residents. A 1970 study later released by the Tulsa Metropolitan Area Planning Committee found that the largest concentration of elderly residents in Tulsa could be found in the downtown area. Of these residents, between six- and seven-hundred sought THA housing.\(^8\) Public housing sites located near downtown helped current and future residents of THA buildings maintain connections and conveniences and provided Tulsa seniors “a place to go” for vital human interaction.\(^9\) For this reason, purpose-built public housing projects completed under the THA were typically located near downtown. The construction of Hewgley Terrace at 420 South Lawton Avenue reflects this practice.

**Construction and Building History**

The development of Hewgley Terrace was first initiated in the autumn of 1968 when HUD contract allocated roughly $2.4 million to construct the new apartment tower.\(^10\) Although Pioneer Plaza, the THA’s first elderly housing project at 901 N Elgin Ave, was yet to be completed, the urgent need for elderly public housing in Tulsa inspired the THA develop additional elderly housing at a brisk pace. The tower is named for Mayor James Hewgley (1966-1970), under whom the THA formed.

A site was selected in the Downtown Northwest Urban Renewal Project area near downtown Tulsa.\(^11\) This proximity to downtown conformed with THA preferences on the siting of housing projects for the elderly and was predicted to be a key factor in occupancy once the project was complete.\(^12\) M. Murray McCune of the firm McCune-McCune Associates served as the architect and the developer was a combination of McCune-McCune and W.R. Grimshaw Construction Co.\(^13\) At the time of the HUD allocation, plans for the new tower were still underway; once completed, the plans were presented to the THA for final approval (*Figure 6*).\(^14\) Construction of the eight-story tower was originally expected to begin in February or March of 1969; however, due to construction delays, the project commenced in September of that year.\(^15\)

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\(^8\) “Elderly People’s Need for Housing Urgent,” *Tulsa Daily World* (December 6, 1970).


\(^12\) Jim Sellars, “Old Folks’ Bedazzled by Concern,” *Tulsa Tribune* (January 1, 1970: 1B and 7B.


\(^15\) “Dedication Ceremony Today for Hewgley Terrace Project; THA Says Public is Invited,” *Tulsa World* (December 6, 1970).
Plans for the housing project called for one hundred fifty units. Ninety units were to be efficiency apartments of five hundred square feet while the remaining sixty units were to be one-bedroom units, which provided more space at six hundred square feet. As at Pioneer Plaza, couples occupied one-bedroom units while single persons occupied efficiency units. Only elderly residents aged sixty-two or older with annual incomes of less than $3,000 were eligible to apply for a unit. Monthly rents for units in Hewgley Terrace ranged from $42 for efficiency units to $48.50 for one-bedroom units. Like Pioneer Plaza, Hewgley Terrace was specifically designed for the safety and convenience of elderly residents.

The building was fully fire-proof with a concrete-coated exterior, a design feature intended to control fire outbreaks within the tower and increase the available time for evacuation should an emergency occur. Of the building’s two elevators, one was oversized to accommodate medical equipment. Laundry facilities and trash chutes located on each floor were centrally located for easy resident access and a small lounge off the elevator lobby provided gathering space on each floor. A one-story (with basement) recreation and social building on the north side of the apartment tower housed activity rooms for residents. A library, game rooms, craft room, and demonstration kitchen were provided. Storage room and building staff offices also occupied the space.

The individual unit details were similarly focused on tenant comfort and safety. Wide doors and low-placed light switches accommodated wheelchair use while all-electric kitchens allowed residents to prepare meals at home with ease. Bathrooms contained shower stalls with seats and grab bars to prevent falls. Master light switches were present in every unit, allowing residents to turn all lights within the unit off or on with a single switch. Distress bells were installed in each unit to ensure resident safety. In the event of an emergency such as a fall or serious illness, the distress system was used to alert building staff and acquire immediate assistance.

Construction which had started in September 1969 moved forward at a steady pace and by January 1970 the building was 20 percent complete (Figure 7). Construction continued over the next

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several months before Hewgley Terrace was finally finished in October 1970. The final project cost reached an estimated $2.2 million. When Hewgley Terrace opened on November 2, 1970 it became the second purpose-built public housing project for the elderly in Tulsa and added an additional one hundred fifty units to the THA inventory. A formal dedication was held on December 6, 1970 approximately one month after the building opened. Speaking to the dedication crowd, which numbered an estimated three hundred persons, newly elected Mayor Robert LaFortune (1970-1978) praised the project and remarked on the urgent need for the continued development of housing for the elderly in Tulsa. Although the Hewgley Terrace project provided an additional one hundred fifty units, the demand for public housing units for the elderly had already exceeded the number of available units. In his address, Mayor LaFortune committed the city to continue its support of public housing, specifically for the elderly, and stated that “we [the city] will find other projects such as Hewgley Terrace,” to meet this commitment.

The speed at which Hewgley Terrace was occupied reflected the need for elderly housing. Approximately 4,000 applications for public housing were submitted in 1970 and of these between six and seven hundred were from the elderly. Within one year of opening Hewgley Terrace reached maximum occupancy. The project maintained full occupancy over the following years and by 1973 a waitlist for vacant units was in place. With both Hewgley Terrace and Pioneer Plaza fully occupied and many elderly Tulsans still seeking public housing, the THA moved forward with plans to construct additional units for the elderly. However, it would not be until 1975 that the next, and final, public housing apartment tower for the elderly, LaFortune Tower, was completed.

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22 Dedication Ceremony Today for Hewgley Terrace Project; THA Says Public is Invited,” *Tulsa World* (December 6, 1970).
23 “Housing Project to Open,” *Tulsa World* (November 1, 1970).
Hewgley Terrace is locally significant under Criterion A in the area of Social History because of its direct association with the efforts of the Tulsa Housing Authority to provide housing for low-income seniors in the city. When the THA formed in 1966, nearly seventeen (17) percent of the total population was in need of adequate housing, including a large percentage of senior citizens. Along with Pioneer Plaza, Hewgley Terrace filled a portion of the need, housing over three hundred fifty of the nearly seven hundred senior applicants.

As a High Rise Housing Project, Hewgley Terrace meets the registration requirements outlined in the Tulsa Public Housing cover document. The property was created for the Tulsa Housing Authority and retains a high degree of integrity, especially related to location, design, materials, association, and feeling.

Conclusion

When completed in 1970, the Hewgley Terrace became only the second public housing project constructed specifically to house the elderly in Tulsa. The eight-story apartment tower provided an additional one hundred-and-fifty public housing units to the Tulsa Housing Authority inventory during a period in which such units were in short supply. Both the location and design of the building were specifically selected to serve future tenants. The project site near downtown Tulsa allowed residents to maintain access to services and previously established relationships, both considered integral to the health and happiness of residents. The building features, including recreation space, centrally located laundry facilities, and integrated safety systems were designed to provide a safe and home-like environment for elderly tenants. Hewgley Terrace is locally significant under Criterion A in the area of SOCIAL HISTORY. This apartment building, constructed for the Tulsa Housing Authority, helped alleviate housing shortages for low-income seniors in Tulsa. Hewgley Terrace is a High Rise Project property type described in the Tulsa Public Housing, 1966-1975 multiple property document.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Architect 1, Inc. Current plans.

“Dedication Ceremony Today for Hewgley Terrace Project; THA Says Public is Invited,” Tulsa World (December 6, 1970).


“Elderly People’s Need for Housing Urgent,” Tulsa Daily World (December 6, 1970).


“Housing Project to Open,” Tulsa World (November 1, 1970).

“Housing Start Signaled In $4.2 Million Contract,” Tulsa World (October 15, 1968).


Historic aerial images from historicairials.com and Google Earth.


“Plan for Single-Family Housing Units Accepted,” Tulsa World (November 11, 1971).

Sanborn Fire Insurance Maps.


Tulsa Public Housing Vertical File. Oklahoma Room. Tulsa City/County Public Library.
Hewgley Terrace
Name of Property

Tulsa County, OK
County and State

Previous documentation on file (NPS):

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

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey #____________

___ recorded by Historic American Engineering Record # __________

___ recorded by Historic American Landscape Survey # __________

Primary location of additional data:

x State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

x Other

Name of repository: ___ Tulsa Housing Authority

Historic Resources Survey Number (if assigned): ___N/A________

10. Geographical Data

Acreage of Property ___1.92________

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)

1. Latitude: 36.148379      Longitude: -96.001378

2. Latitude:      Longitude:

3. Latitude:      Longitude:

4. Latitude:      Longitude:
Verbal Boundary Description (Describe the boundaries of the property.)
South Heavy Traffic Way (west/northwest), South Lawton Avenue (northeast/east), and West 7th Street (South) create the boundary of the triangular property. The Tulsa County Assessor describes the property as 1.92 acres in the Owen Addition, Amended, Legal: Part of Blocks 42 & 45 and vacated street and alley beginning 10W SECR LT 7 BLK 45 TH N250 W251.92 SW TO PT 56.2W SWC LT 12 SW TO PT 15.5E NWC LT 8 S TO PT 10.1E SWC BLK 45 E264.9 POB

Boundary Justification (Explain why the boundaries were selected.)
The boundary represents the current and historic parcel associated with Hewgley Terrace.

11. Form Prepared By

name/title: Emily Lenhausen, Historic Preservation Specialist & Amanda K. Loughlin, National Register Manager (Jennifer K. Bailey, Historic Preservation Specialist, OK SHPO)
organization: Rosin Preservation, LLC
street & number: 1712 Holmes
city or town: Kansas City state: MO zip code: 64108
e-mail amanda@rosinpreservation.com; emily@rosinpreservation.com
telephone: 816-472-4950
date: October 2020, Rev. November 2020

Additional Documentation
Submit the following items with the completed form:
- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property’s location.
- Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: **Hewgley Terrace**
City or Vicinity: **Tulsa**
County: **Tulsa County**  State: **OK**
Photographer: **Brad Finch, f-stop Photography**
Date Photographed: **September 2020**

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

01 of 15. View SSW from the north end of the site, showing Hewgley Terrace in background
02 of 15. North elevation and terrace, view SW
03 of 15. South elevation, view NNW
04 of 15. South elevation, and partial view of west elevation, view NE
05 of 15. West and north elevations, view E
06 of 15. View SSE of terrace and partial north elevation of tower
07 of 15. Eighth floor, south exterior communal balcony (typical), view NW
08 of 15. Terrace to north of main building, view W
09 of 15. Main (second) floor, main lounge, view SW
10 of 15. Eighth floor, elevator core and north lounge, view SW
11 of 15. Main (second) floor, north and east corridors, view NE
12 of 15. Fourth floor, south and west corridors, view SW
13 of 15. Fourth floor, unit 406, living room, view SE
14 of 15. Eighth floor, unit 820, living room, view SW
15 of 15. Eighth floor, unit 820, kitchen, view W

Figure Log

03 of 11. Snippet of Sheet 44 of the 1939 Sanborn, vol 1, showing the Hewgley Terrace site. The 1962 update to this map shows similar site conditions. Boundary of nominated site shown in bold dash line.
04 of 11. A view looking southwest from Hewgley Terrace shortly after completion, showing the cleared environs and construction of new highways. Source: Tulsa World (12 December
Hewgley Terrace
Name of Property

Tulsa County, OK
County and State


05 of 11. Typical apartment layouts, showing studio units, Type A, and one-bedroom units, Type B. Source: McCune, McCune & Assoc., Architects, 1969.


10 of 11. Fourth Floor Plan (typical) and Photo Plan. No scale. Base plan: 1Architecture.

11 of 11. Eighth Floor Plan (typical) and Photo Plan. No scale. Base plan: 1Architecture.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
**Figure 1.** Contextual map, showing Hewgley Terrace within Tulsa. Base Map: Google, 2020.
Figure 2. Boundary map. Boundary shown in bold dash line. Base map: Google Earth, 2017.
Figure 3. Snippet of Sheet 44 of the 1939 Sanborn, vol 1, showing the Hewgley Terrace site. The 1962 update to this map shows similar site conditions. Boundary of nominated site shown in bold dash line.
Figure 4. A view looking southwest from Hewgley Terrace shortly after completion, showing the cleared environs and construction of new highways. Source: *Tulsa World* (12 December 1970): n.p., clipping in Hewgley Terrace folder, Tulsa Public Housing vertical file, Tulsa City/County Public Library.
Figure 5. Typical apartment layouts, showing studio units, Type A, and one-bedroom units, Type B. Source: McCune, McCune & Assoc., Architects, 1969.
Hewgley Terrace

Tulsa County, OK

**Figure 7.** Hewgley Terrace under construction in January 1970. Source: *Tulsa World* (11 January 1970): n.p., clipping in Hewgley Terrace folder, Tulsa Public Housing vertical file, Tulsa City/County Public Library.
Hewgley Terrace
Tulsa County, OK

**Figure 8.** Exterior and Site Photo Plan. Not to Scale. Base plan: Google Earth, 2017.
**Figure 9.** Current Main (Second) Floor and Photo Plan. No scale. Base plan: 1Architecture.
Figure 10. Fourth Floor Plan (typical) and Photo Plan. No scale. Base plan: I Architecture.
Figure 11. Eighth Floor Plan (typical) and Photo Plan. No scale. Base plan: I Architecture.
Hewgley Terrace

Name of Property

Tulsa County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

OK_TulsaCounty_TulsaPublicHousing_HewgleyTerrace_0002
Hewgley Terrace
Name of Property
Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

OK_TulsaCounty_TulsaPublicHousing_HewgleyTerrace_0003
Hewgley Terrace

Name of Property
Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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National Park Service

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Hewgley Terrace
Name of Property
Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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Hewgley Terrace
Name of Property
Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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National Park Service

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Tulsa County, Oklahoma
County and State
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Name of multiple listing (if applicable)

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**Hewgley Terrace**

Name of Property

Tulsa County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

OK_TulsaCounty_TulsaPublicHousing_HewgleyTerrace_0008
Hewgley Terrace
Name of Property
Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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Hewgley Terrace
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Tulsa County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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| Name of Property       |  |  |
| Tulsa County, Oklahoma |  |  |
| County and State       |  |  |
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| Name of multiple listing (if applicable) |  |  |

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Tulsa County, Oklahoma
County and State
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