Tulsa

Historic Preservation & Cultural Resources

Multi-Hazard Mitigation Plan - 2011

Flanagan & Associates, LLC
Multi-Hazard Mitigation Planning Consultants

CITY OF Tulsa
A New Kind of Energy.

ENGINEERING SERVICES

September 8, 2011

Mr. Bill Penka, State Hazard Mitigation Officer
Oklahoma Department of Civil Emergency Management
P.O. Box 53365
Oklahoma City, OK 73152

RE: City of Tulsa Historic Preservation and Cultural Resources Annex

We are pleased to submit this *City of Tulsa Multi-Hazard Mitigation Plan-2009 Update*, *Historic Preservation and Cultural Resources Annex* as fulfillment of the requirements of the Pre-Disaster Hazard Mitigation Grant (PDMC-PJ-06-OK-2007-004).

This Historic Preservation and Cultural Resources Annex Pilot Study was prepared in accordance with State and Federal guidance, addresses Districts and Properties Listed in the National Register of Historic Places, Art Deco Buildings, and Cultural Resources, and their vulnerability to Natural and Man-made Hazards.

We look forward to implementing this plan to enhance protection of the lives and property of our citizens from natural hazards and hazard materials incidents. If we can answer any questions or be of further assistance, please do not hesitate to contact me at 918-596-9475.

CITY OF TULSA, DEPARTMENT OF PUBLIC WORKS

Sincerely,

Bill Robison

Bill Robison, P.E., CFM
Senior Special Projects Engineer
Stormwater Planning

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Acknowledgements

The City of Tulsa Multi-Hazard Mitigation Plan Historic Preservation and Cultural Resources Annex was developed with assistance from a Hazard Mitigation Grant from the Oklahoma Department of Emergency Management, the Federal Emergency Management Agency, and local funding from the City of Tulsa. The *Tulsa Historic Preservation and Cultural Resources Annex* was prepared by the City of Tulsa, Oklahoma, under the direction of the Mayor of the City of Tulsa, and the City Council. Numerous agencies, organizations and individuals participated in the study, including:

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Jack Henderson ..... City Council District 1
Rick Westcott ..... City Council District 2
David Patrick / Roscoe Turner..... City Council District 3
Eric Gomez / Maria Barnes..... City Council District 4
Bill Martinson / Chris Trail..... City Council District 5
Dennis Troyer /James Mautino..... City Council District 6
John Eagleton ..... City Council District 7
Bill Christiansen ..... City Council District 8
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Mike McCool..... Tulsa Area Emergency Management Director
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French Wetmore, CFM

Summary

In the 1970's and early 1980s Tulsa was identified in a national study as one of the nation's most disaster-prone areas, having been declared a federal disaster area nine times in only fifteen years. Oklahoma's location at the intersection of the hot arid zone to the west, the temperate zone to the northeast, and the hot humid zone to the southeast makes it subject to a wide variety of potentially violent weather and natural hazards.

Citizen Advisory Committee meeting at Tulsa City Hall

This City of Tulsa Multi-Hazard Mitigation Plan 2009 Update of the original 2003 Mitigation Plan is a strategic planning guide developed in fulfillment of the Hazard Mitigation Grant Program requirements of the Federal Emergency Management Agency (FEMA), according to the *Stafford Disaster Relief and Emergency Assistance Act*. This Plan's *Historic Preservation and Cultural Resources Annex* is a Pilot Study developed in accordance with guidance from the Federal Emergency Management Agency's *Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning*.

In December 2005, the Multi-Hazard Mitigation Council of the National Institute of Building Sciences completed a study to assess future savings from mitigation activities. Their findings reflected the fact that mitigation activities in general produced over $4 in savings for every $1 invested in mitigation actions, with the greatest savings in areas of floods (5:1) and wind events (3.9:1). In addition, the report concluded, *"Mitigation is most effective when carried out on a comprehensive, community-wide, and long-term basis. Single …activities can help, but carrying out a slate of coordinated mitigation activities over time is the best way to ensure that communities will be physically, socially, and economically resilient to future hazard impacts."*

Background

Virtually every area of the city is vulnerable to natural and man-made hazards. The Tulsa Storm Drainage and Hazard Mitigation Advisory Board (SDHMAB) has identified nine (9) hazards affecting the entire community, including severe winter storms, urban fires, extreme heat, drought, hail, lightning, earthquakes, high winds and tornadoes. In addition, it has identified several (7) site-specific hazards, which include floods, dam and levee failures, expansive soils, wildfires, fixed-site hazardous materials, and transportation hazards. The site-specific hazards and their impacts will be addressed in this study as they impact Historic Property and Cultural Resources.

Purpose

The purpose of this plan is to:

- Identify and assess the hazards that pose a threat to Historic and Cultural Resources;
- Identify and evaluate mitigation measures that should be undertaken to lessen or eliminate the impact of those hazards upon the Historic and Cultural Resources; and
- Outline a strategy for implementation of mitigation projects.

The objective of this plan is to provide guidance for community activities for the next five years. It will ensure that the city and other partners implement activities that are most effective and appropriate for mitigating natural hazards and hazardous materials incidents.

Hazard Mitigation Citizens Advisory Committee

Citizens and professionals active in disasters provided important input in the development of the plan and recommended goals and objectives, mitigation measures, and priorities for actions. The SDHMAB is comprised of the members of the City of Tulsa Stormwater Drainage and Hazard Mitigation Advisory Board. Members are listed above.

The Planning Process

Planning for the City of Tulsa Multi-Hazard Mitigation Plan followed a ten-step process, based on guidance and requirements of FEMA for the Pre-Disaster Mitigation (PDM) grant program, HMGP, the Flood Mitigation Assistance (FMA) program, and the Community Rating System (CRS).

1. Organize to prepare the plan
2. Involve the public
3. Coordinate with other agencies and organizations
4. Assess the hazard
5. Assess the problem
6. Set goals
7. Review possible activities
8. Draft the action plan
9. Adopt the plan
10. Implement, evaluate, and revise

Plan Summary

The *City of Tulsa Historic Preservation and Cultural Resources Annex* provides guidance to help the community protect its valuable Historic Properties and Cultural Resources from natural and man-made hazards. The Plan identifies the hazards that are likely to strike each property and resource, provides a profile of each hazard, identifies goals and objectives and presents an action plan for the implementation of a comprehensive range of mitigation measures for each hazard.

Chapter 1- Introduction provides a profile of the City of Tulsa's Historic Properties and Cultural Resources. This chapter includes a community description that covers demographics, lifelines, and critical facilities.

Chapter 2- The Planning Process documents the methodology used to produce the Annex, including citizen and agency involvement and participation.

Chapter 3- Natural and Man-Made Hazards provides an assessment of 16 natural and man-made hazards which could potentially impact the City. Each assessment includes a brief hazard description and probable impacts on Historic and Cultural Resources. Detailed descriptions of the hazards are found in Chapter 4 of the City of Tulsa Hazard Mitigation Plan.

Chapter 4- Districts Listed in the National Register of Historic Places identifies, describes and maps the twenty-four (24) neighborhoods/districts listed in the National Register of Historic Places and analyzes their hazards vulnerabilities.

Chapter 5- Buildings Listed in the National Register of Historic Places lists, describes and maps each of the fifty-four (54) Historic, Historic/Art Deco, and Cultural/Historical buildings listed in the National Register of Historic Places, and analyzes their vulnerabilities to site-specific hazards.

Chapter 6- Art Deco identifies, lists, provides maps and pictures and site-specific hazards vulnerability analysis of Tulsa's 22 Art Deco Buildings.

Chapter 7- Cultural Resources lists, identifies and maps Tulsa's 34 Cultural Resources, including museums and libraries, and analyzes their vulnerabilities to site-specific hazards.

Chapter 8- Historic Properties and Cultural Resources Goals & Objectives list the Goals and Objectives for each on the General and Site-Specific Natural and Man-made Hazards in six categories: 1) Public Information and Education, 2) Preventive Measures, 3) Structural Projects, 4) Property Protection, 5) Emergency Services, and 6) Natural Resources Protection.

Chapter 9- Action Plan/Mitigation Measures provides a comprehensive range of Mitigation Measures which may be implemented to reduce or eliminate the risk and exposure to damage of Tulsa's Historic and Cultural Resources from Natural and Man-made Hazards.

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Chapter 1: Historic Properties and Cultural Resources

1.1 Overview

Included in this Plan:

With a range of severe and difficult nationwide disasters over the last decade, the Federal Emergency Management Agency (FEMA) has become very aware that most communities have *not* considered cultural and historic resource disaster planning. During Katrina, for example, small museums suffered extreme losses in their collections; losses severely affecting or destroying cherished records of the past. Recent floods in Iowa not only damaged records and archives, but also important historic buildings and their contents. These losses are among the most critical for a community because many damaged resources provide a vital connection to the community's past. By rebuilding and restoring damaged cultural resources, a community can reestablish its identity, recover, and move forward.

This *City of Tulsa Multi-Hazard Mitigation Plan Annex* is developed in accordance with *FEMA 386-6: Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning*, published May 2005. This publication provides guidance to both state and local Mitigation Planning teams.

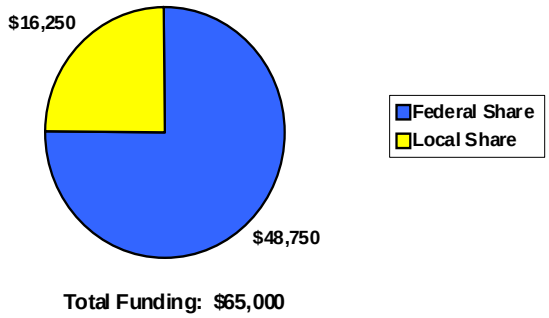
This ***Historic Preservation and Cultural Resources Annex*** is developed as a pilot program in accordance with, and fulfilling requirements for, the Pre-Disaster Mitigation Grant (PDM) and Hazard Mitigation Grant (HMGP). It also fulfills requirements for the Flood Mitigation Assistance Program (FMA), Severe Repetitive Loss Program (SRL), and the Community Rating System Plan (CRS) from the Federal Emergency Management Agency (FEMA). While the City of Tulsa primary plan addresses 12 natural hazards, this Appendix also addresses the issues of Urban Structure Fires, Fixed-Site Hazardous Materials Incidents (for Tier II sites), and Transportation Incidents involving Hazardous Materials.

1.2 Funding

Supplemental Funding for the *Historic Properties and Cultural Resources Annex* to the *City of Tulsa Multi-Hazard Mitigation Plan Update* has been provided by a portion of the original $150,000 Pre-Disaster Mitigation grant from the Federal Emergency Management Agency (FEMA) and the Oklahoma Department of Emergency

Management (OEM). Of the $150,000, $65,000 is dedicated to the *Historic Preservation and Cultural Resources Annex*, with the appropriate local match.

Figure 1-1: City of Tulsa Historic Preservation Funding



1.3 Goals

The Tulsa Historic Property and Cultural Resources Advisory Committee outlined the following goals for this Pilot Plan:

- Identify resources that enhance the planning team's capability for incorporating historic property and cultural resource considerations into the hazard mitigation plan;
- Determine which historic properties and cultural resources are likely to be damaged in a disaster and prioritize those most important for protection;
- Evaluate potential hazard mitigation actions for historic properties and cultural resources through the use of benefit-cost analysis and other decision-making tools; and
- Develop and implement an Annex to the *City of Tulsa Multi-Hazard Mitigation Plan* that addresses historic properties and cultural resources.

1.4 Key Terminology

Cultural Resources: Non-living examples of objects acquired and preserved because of their potential value as examples, as reference material, or as objects of artistic, historic, scientific, educational, or social importance, either individually or as a collection. Cultural resources include "moveable heritage," such as collections of artifacts, statuary, artwork, and important documents or repositories. Often housed in libraries, museums, archives, historical repositories, or historic properties, these resources range from three-dimensional examples such as sculptures, historic furnishings, family heirlooms, or textiles, to two-dimensional family records, written history or memorabilia, old photographs and maps, and other archival materials. *(from FEMA Publication 386-6).*

Historic Property: Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (National Register) maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. Also included are properties of Indian Tribes that have traditional religions and cultural and that meet the criteria of the National Register. (Source: 36 CFR Part 800.16 [I][1].)

Historic Preservation: The process of identifying, evaluating, protecting, preserving, and using historic properties "as a living part of community life and development in order to give a sense of orientation to the American people" (preamble of the National Historic Preservation Act).

Tulsa Historic Preservation Commission

Historic preservation is a field that allows communities to preserve a sense of place, a unique identity, and a link to the past. It is an important tool not only for educating residents and visitors about the history of a place, but it can also help maintain community pride and a sense of belonging. The historic preservation movement began as a reaction to the destruction of important historic properties. Similarly, the emergency management movement began as a reaction to the devastating effect of natural disasters. Over time, both fields have evolved in a similar manner. Today they are both more proactive and planning-oriented, and focus on prevention.

National Register of Historic Places: The National Park Service administers the National Register of Historic Places. The Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. National Register properties have significance to the history of a community, a state, or the nation as a whole. Nominations for listing historic properties come from State Historic Preservation Officers, from Federal Preservation Officers for properties owned or controlled by the United States Government, and from Tribal Historic Preservation Officers for properties on tribal lands. Private individuals and organizations, local governments, and American Indian tribes often initiate this process and prepare the necessary documentation. *National Historic Landmarks* are a separate designation, but upon designation, NHLs become part of the National Register of Historic Places, if they are not already listed.

1.5 Community Description

Tulsa's Wealth of Cultural and Historical Properties

Tulsa prides itself on its cultural heritage, and many of the city's cultural and historic properties are a legacy from its decades as the "Oil Capital of the World." This heritage has helped create one of the most highly-rated communities, and one known for its quality of life. Visually rich, Tulsa hosted the National Trust for Historic Preservation's annual conference in 2008, which allowed thousands of visitors from all over the United States to experience the city's treasure of architectural and cultural history. From its

world-class Art Deco architecture, historic houses and neighborhoods, to parks and archeological sites, Tulsa's cultural and historic resources are among the state's finest assets.

Tulsa is fortunate to have natural assets of an Eastern Woodland location and a unique attitude toward conservation and sustainable awareness for much of its history. Its park program began early. In 2009, Owen Park celebrated its 100th birthday.

Tulsa- One of America's most Beautiful Cities

Native American archaeological sites and sacred spaces are also fundamental aspects of Tulsa's past. Both historic and prehistoric Native Americans lived near Tulsa, which was to them a place of abundance. The hills, the rivers and creeks, the forests, and variety of wildlife made them self-sufficient. Native American sites and sacred spaces create a continuum of history for everyone in Tulsa.

The city has a wealth of nationally-recognized museums, such as the Gilcrease, Philbrook, Tulsa Air and Space Museum, the Tulsa Zoo, and the Oklahoma Jazz Hall of Fame. Exceptional special collections from the Tulsa Race Riot and from Oklahoma's and Tulsa's Jewish history remind all visitors of the city's unique social history.

Tulsa Foundation for Architecture keeps a repository of architectural drawings from its built environment, and the City-County Public Library system maintains an extensive as archive of books, newspaper articles and other documents of local history. The University of Tulsa's McFarlin Library contains special collections regarding the city's history, as do other private library collections. Tulsa's other universities, community colleges, theaters, and ballet and opera companies also hold important artifacts from the city's rich history.

Historic Preservation and Cultural Resources Advisory Committee meeting at Tulsa City Hall

The map in Figure 1-1 shows the City's historic development patterns in ten-year increments from 1901 through 1952. Many of these areas have historic or potentially historic significance.

Tulsans realize that their city's cultural heritage is an essential component of their civic pride and sense of place. The many historic homes and

neighborhoods listed in the National Register of Historic Places, for example, are elegant examples of this precious legacy it is that is being passed down to future generations.

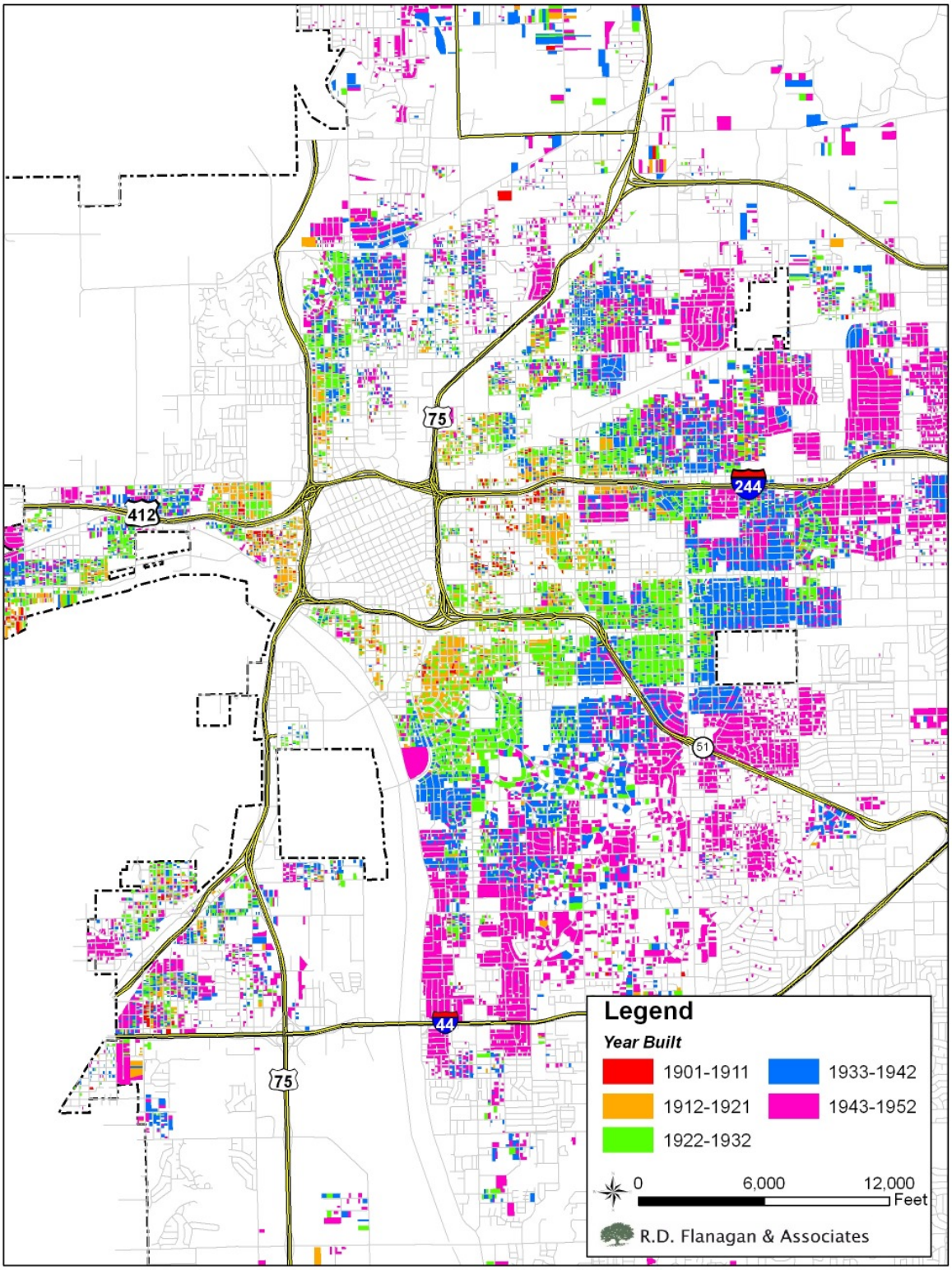
I think it is very important for a community to identify cultural collections that are at risk before a disaster occurs. This process brought together a knowledgeable group of stakeholders that shared this common goal. I especially liked learning about the disaster plans of other institutions and how they addressed problems in the past. I feel we all benefited from the process and are now better prepared as a community and as individual caretakers should our collections be faced with natural or manmade hazards.

Mary Dodge Hujsak, Reference Librarian III
Oklahoma State University – Tulsa Library

I found the process of the Hazard Mitigation Plan to be valuable by not only focusing attention on the needs of our various organizations but forcing me to think about issues of public safety as well. The process has been enjoyable, just being able to get together with folks from the various organizations and talk has been great. I would like to keep a once a month meeting going even after the Hazard Mitigation plan is complete.

Kim Jones, Curator
Tulsa Air and Space Museum

Figure 1-2: Map of Development by year



Chapter 2: The Planning Process

Because of Tulsa's proactive history in disaster planning, a local group of historic preservation and hazard mitigation interests was asked to review the document for FEMA prior to publication.

In October 2006, a National Preserve America Summit was held in New Orleans to make recommendations on the future of historic preservation policy. The Summit's panel on "Dealing with the Unexpected" recommended the following: "Identify at least two local jurisdictions that are willing to serve as models and work with them to develop a comprehensive mitigation strategy and begin implementation. Tulsa, OK, which has active public-private partnerships in multi-hazard mitigation as well as significant historic properties and cultural resources is an excellent model." The FEMA guide was listed as a resource, and local non-profit Tulsa Partners, Inc. was listed as an organization committed to "…stimulating their constituents to develop and implement mitigation strategies for historic properties and cultural resources…"

Will Rogers High School

In October 2007, Tulsa became the first city in the United States to receive FEMA grant funds to use and evaluate the "how-to" guide in a hazard mitigation planning process.

The process began with defining stakeholders and compiling lists of the community's cultural and historic resources. Stakeholders followed the FEMA guide and met for 10 months to develop this *Historic Properties and Cultural Resources Annex*, which will enable Tulsa to be more sustainable and disaster-resistant.

Communities over time spiral outward from a pedestrian-centered core to a city of automobile suburbs. In a natural progression of growth over time, older and valuable historic resources are often found within, near or surrounding the city core. They may be near railroad tracks, in floodplains or perhaps on unstable soils – locations of convenience at the time they were built rather than the result of thoughtful hazard panning. City records, libraries, and museums are usually located in the community's historic town center. Over time new hazards and safety concerns have emerged. For

example, innovative technologies—such as computers and chemicals–have created previously unsuspected vulnerabilities for precious community resources.

Historic Preservation & Cultural Resources Advisory Committee Meeting at Harwelden

Tulsa's grant from FEMA has made it possible to engage in hazard mitigation planning process for its historical and cultural resources. The planning process that went into this *Historic Properties and Cultural Resources Annex* allowed the city to consider appropriate protection measures for its cultural and historic treasures *before* they were threatened with alteration or potential destruction.

> *For me, the major advantage has been the opportunity to learn more about how other cultural institutions, particularly museums, view the issues that we are facing. It has also helped me see my own institution's challenges in a different light as well. As head of a large academic library, I have been primarily concerned about preservation and hazard mitigation issues as they affect my collections. But my building (and others on my campus) is historic, cultural assets as well, and this process has helped me develop that perspective.*
>
> Adrian W. Alexander, R.M. and Ida McFarlin Dean of the Library
> McFarlin Library, University of Tulsa

Citizens, community leaders, government staff personnel, and preservation professionals active in Tulsa provided important input into the development of the plan, recommended goals, objectives and mitigation measures, and suggested priorities for actions.

Approach to Historic Preservation and Mitigation in this Community Planning Process: Mitigation measures are essential to implement so disaster risks can be reduced for Tulsa's historic resources. Carefully planned mitigation measures may avert severe damage to our community's valuable historic assets. Mitigation for some properties may need to be developed on a case-by-case basis, however, so that measures do not affect historic integrity and significance of resources eligible or listed in the National Register of Historic Places. For example, while raising a building in a flood plain may save a house from future floods, this option may not be appropriate for a historic home, and some other mitigation such as berming or building masonry walls may be a better option in Tulsa. When historic districts are flooded, buying out houses in repetitive flooding areas may not be appropriate because by-outs may destroy all or part of the integrity of a

historic district. Creative mitigation strategies may be more appropriate such as changing drainage patterns in the affected area to alleviate the potential for flooding.

Tulsa's *Preserve America Award*

In this planning process, eligible and listed properties in the National Register were identified as well as other historic properties known to be important to the community. Each resource was reviewed for vulnerabilities to Oklahoma's common disasters such as flooding, tornadoes, fires, expansive soils, lightning, etc.[1] An analysis sheet and profile was developed for each historic property with a list of existing hazards that could affect it. Most properties had vulnerability, some more than others. The archaeological sites were identified within a quarter mile parcel to protect the sites' actual location to insure maintenance of the sites' integrity.

Rather than developing a property-by-property mitigation approach for each of hundreds of historic properties, the community planning group recognized the need to develop public education materials for historic property owners first in order to reach the largest number of property owners with mitigation measures that can reduce damage from common hazards. Many mitigation measures, such lightning rods, the removal of dangerous hanger branches near overhead wiring, or the installation of hurricane clips inside houses, do not affect a historic property's integrity. The community planning group recognized, however, that it is important to encourage property owners to use the Secretary of the Interior's Standards (SOI) for Reconstruction, Restoration or Rehabilitation as guides to any substantive modifications to historic homes or contributing homes in historic neighborhoods.

Private property owners are not generally subject to outside review for changes or alterations to their properties, unless governed by deed requirements, historic overlays or covenants. And in general, public assistance for privately held historic properties is not provided by FEMA in post disaster funding. Public education therefore is essential in helping historic property owners know how to mitigate for disasters, while maintaining their historic property's integrity.

[1] Historic properties include any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register. The group focused more on historic buildings and districts rather than the city's statues, however, since buildings and districts have high community value.

To comply with the Section 106 of the National Historic Preservation Act, federal agencies are required to take into consideration how their actions may affect the integrity of historic properties. FEMA, for example, is required after a disaster to review how recovery funding would affect damaged historic properties qualified for assistance listed in or eligible for the National Register of Historic Places. The restoration of damaged historic properties to pre-disaster condition also must generally meet the SOI Standards for Restoration or Rehabilitation, in consultation and agreement with State Historic Preservation Office staff. The process usually takes place after a disaster occurs, however, rather than before.

The community planning group did consider mitigation measures for historic properties' hazards, but the planning process outlined in the "How-to Guide," FEMA 386-6 "Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning," resulted in an emphasis on Tulsa's cultural resources. With representatives from a large number of community museums in the group, the value assessment process migrated to highest-profile and valuable institutions (value from collection worth and community profile).2 This migration was a natural result of the community assessment process, because the process encourages the identification of the most important high profile institutions and their mitigation needs. The planning group realized, however, that mitigation opportunities should be expanded and developed for historic resources. In addition to public education activities, recommended mitigation measures include survey work and hazards assessments of potential historic properties and districts, as well as the development of expert teams that can assess potential mitigation measures for cultural and historic sites. Providing information to archaeological teams on what hazards might affect their respective archaeological sites has also been recommended. The work of identifying and protecting historic properties is an ongoing process and mitigation measures could be unique depending on the property.

Philbrook Art Museum Gardens

[2] Members of historic neighborhoods and owners of historic properties were invited to participate in the planning sessions, but most have lower community profiles and the owners a less intense interest than those from large community resources such as museums.

Approach to Cultural Resources and Mitigation in this Community Planning Process: Participation by museums, universities, libraries and organizations with archival records provided valuable input on the need for pre-disaster mitigation and preparedness. Early in the process, the planning group realized that communication and coordination among these organizations would reap long-term benefits. Mitigation measures were included to emphasize this activity. Building on state and national response networks, an interagency local Disaster Response Team is proposed. Research on fire prevention systems and available commercial freezer companies that could protect archival records and documents is included as a mitigation measure. A representative Advisory Committee is suggested to oversee the plan's implementation.

Recommendation for City of Tulsa Multi-Hazard Mitigation Plan Goals/Objectives: The planning group recommended the following changes to the overall Tulsa Multi-Hazard Mitigation Plan in order to integrate historic preservation concerns.

- Add H to STAP(H)LEE Prioritization and Review Criteria (Social, Technical, Administrative, Political, *Historical/Cultural*, Legal, Economic, Environmental)
- Add the following goal to the list of general goals for all natural hazards: *Incorporate considerations for historic properties and cultural resources in all aspects of mitigation planning.*
- Add the phrase to Objective 4 Property Protection: Identify and protect people, structures, critical facilities, *known irreplaceable historic properties and cultural resources,* and critical infrastructures that are vulnerable to (hazards).

The planning group, listed below as the City of Tulsa Historic Preservation and Cultural Resources Advisory Committee, realizes the ongoing nature of this work with historic properties and cultural resources, and agreed to meet quarterly to oversee implementation of this plan.

City of Tulsa Historic Preservation and Cultural Resources (HP/CR) Advisory Committee

The HP/CRAC consists of the following members:

David Breed
Project Chair
Western Neighbors Inc./SW Tulsa Chamber-Hist. Soc.
Exec Director/Secretary

B.A. in Religion/Phil/English from Drake University;
Tulsa Preservation Commission – Past Chair/Member.

Adrian Alexander
R.M. and Ida McFarlin Dean of the Library
McFarlin Library, University of Tulsa

BA in European history from Texas Tech University;
Master of Library Science from Universtiy of North Texas;
Certificat of Advanced Study (Library Administration) from Universtiy of North Texas.

Ken Busby
Arts & Humanities Council
Executive Director & CEO

BA in Communication and French (dual degree) from the University of Tulsa;
MA in journalism from Indiana University;
Phi Beta Kappa – Member;
Leadership Oklahoma Class XVII – Graduate;
Oklahoma Museums Association – President;
Tulsa Global Alliance – Chairman of the Board.

Amanda DeCort
Historic Preservation Officer, City of Tulsa

MS in Community Planning with a specialization in Historic Preservation from the University of Cincinnati;
Planning and preservation work in the Ohio Valley;
Oversees the Certified Local Government program;
Responsible for program planning and grant administration;
Primary staff support to the Tulsa Preservation Commission.

Mary Dodge Hujsak
Oklahoma State University – Tulsa
Reference Librarian III

B.A. in Literature from the University of Tulsa;
Masters in Library Science from Denver University;
Advanced Certificate in Library Science from Columbia University.

Roger Harmon
Gilcrease Museum

Director of Security.

Andrea Hunter
Osage Nation
Historic Preservation Officer

B.A. in Anthropology from the Universtiy of Colorado, Boulder;
M.A. in Anthropology from the University of Missouri, Columbia;
Ph.D. in Anthropology from the University of Missouri, Columbia.

Alice Jake
Osage Nation, Cultural Advisor

B.A. in Soc/Hist. from Northeastern State University;
American Legion Auxiliary Post #198, Pawhuska, OK – Past President;
Hominy Garden Club – Past President;
Certified Election Poll Worker – Hominy, Oklahoma (Osage County).

Kim Jones
Tulsa Air and Space Museum & Planetarium
Curator

B.A. in Art Ed./History from the University of Tulsa;
Oklahoma Museums Association – Member.

Tim Lovell
Tulsa Partners, Inc.
Executive Director

BA in Rhetoric and Writing from the University of Tulsa
Master of Management in NonProfit Administration from Oral Roberts University
Founding Board Member of the Natural Hazard Mitigation Association
Panelist for 2006 National Preserve America Summit report on "Dealing With the Unexpected" and Member, Preserve America Technical Advisory Committee for 2008 "Preparing to Preserve: An Action Plan to Integrate Historic Preservation into Tribal, State, and Local Emergency Management Plans."

Martin Newman
Walter & Assoc., Realtor

Bachelors degree from Northwestern University, Chicago;
National Trust for Historic Preservation – Trustee.

Wayne Paulison
The University of Tulsa
Assoc. V.P., Human Resources & Risk Management

Bachelors degree in Business/Human Resources from Western Illinois University;
Oversees Environment, Health and Safety at The University of Tulsa.

Stephen Ramsay
Philbrook Museum
Director of Safety and Security

Associates degree in Criminal Justice from TJC;
IFCPP – Founding member;
140 Hours Smithsonian Security Conferences.

Eddie Reese
Oxley Nature Center, Director
City of Tulsa

BS in Secondary Science Education from OSU;
BS in Wildlife Ecology and Management from OSU;
National Association for Interpretation – Member;
Native Plant Society – Member.

Bill Robison
City of Tulsa
Sr. Special Project Engineer

BS in Civil Engineering from Oklahoma State University;
American Public Works Association and Oklahoma Floodplain Managers Association.

Ed Sharrer
City of Tulsa
Historic Preservation

Master's Degree in Architectural Urban Studies from the University of Oklahoma Urban Design Studio;
Thesis Project: Intensive level architectural survey of Tulsa's mid-century Lortondale neighborhood;
Oversees the Certificate of Appropriateness application process.

Barbara Smallwood
Retired, IBM
International Marketing Project Director

BS in Business from The University of Tulsa;
Tulsa Historical Preservation Commission – Chair;
Tulsa Historical Society – Board Secretary;
Tulsa Air & Space Museum – Board Secretary;
Girl Scouts of Eastern Oklahoma – Board Member.

Deborah Stowers
City of Tulsa
Lead Engineer, Stormwater Design

BS in Petroleum Engineering and BS in Civil Engineering from University of Oklahoma;
Member of Oklahoma Floodplain Managers and American Society of Civil Engineers;
Certified Floodplain Manager and Professional Engineer.

Sharon Terry
Tulsa Historical Society
Executive Director

BA in Psychology from Southern Nazarene University;
Masters degree in Psychology from Oklahoma State University;
Master of Public Health from the College of Public Health at the University of Oklahoma;

Ron VanVoorhis
Philbrook Museum of Art
Safety Trainer/Security Supervisor

BS in Microbiology from Old Dominion University;
Masters Program in Adult Education at OSU-Tulsa;
Tulsa Citizen Corps – Member;
Tulsa Partners – Member;
ASIS, ACP, Tulsa Cert;
ICS 100, 200, 300, 400, 700, 800.

Karen York
Sherwin Miller Museum of Jewish Art
Curator/Registrar

BFA in Jewelry and Metalsmithing from Texas Womens University;
MS in Art History from Indiana University;
Ph.D. in American Art History from Indiana University;
Montgomery Museum of Fine Art – Former Curator;
Indiana University – Former Associate Curator of Campus Art.

Lee Anne Zeigler
Tulsa Foundation for Architecture
Executive Director & CEO

BS in Biological Science from Cameron University;
MS in Landscape Architecture from Oklahoma State University;
Preservation Leadership Trainings (4) by National Trust for Historic Preservation;
National Trust for Historic Preservation – Local Partner;
Oklahoma Museums Association – Member;
American Association of State & Local Histories, Member.

David Zemel
Oklahoma Jazz Hall of Fame

BS in Education from University of Missouri;
MSW in Social Policy & Practice from Washington University in St. Louis;
Parkside Psychiatric Hospital & Clinic – Director of Development;
Digital Wagon Train, LLC – Managing Partner;
On Track Consulting, LLC – Principal.

Additional Historic Preservation and Cultural Resources (HP/CR) Advisory Committee

Name	Organization
Nancy Atwater	Tulsa Parks Department
Stacey Bayles	AIA Eastern Oklahoma
Mechelle Brown	Greenwood Cultural Center
Angela Bush	Osage Nation HPO
June Carpenter	Osage Nation HPO
Mary Bea Drummond	OSU Tulsa
Brett Fidler	Tulsa Zoo
Melvena Heisch	State Historical Preservation Office
Ethan Klumpp	Osage Nation HPO
Mike McCool	Tulsa Area Emergency Management Agency
James Munkres	Osage Nation
Joshua Peck	Tulsa Historical Society
Bob Roberts	Flanagan & Associates, LLC
James Turner	Tulsa Preservation Commission
Kathy Williams	OSU Tulsa
JoAnn Woody	Tulsa Partners, Inc.

Consultants:

Ronald D. Flanagan, CFM
Principal Planner

Flanagan & Associates, LLC
Planning Consultants
2745 E. Skelly Dr., Suite. 100
Tulsa OK 74105

Cathy Ambler, Ph.D
Architecture & Planning Consultant, Historic Preservation Specialist

Cathy Ambler holds a Ph.D. in American Studies from the University of Kansas and a Master's degree in historical administration and museum studies. Member of the Preservation Oklahoma Board.

Other entities involved in the development of the Mitigation Plan included:

Tulsa Partners, Inc

TP is a Tulsa-based non-profit that was incorporated in December, 2000, growing out of the Tulsa Project Impact program begun in 1998 to develop public / private / non-profit collaborations to help create a disaster-resistant and sustainable community and improve safety and well-being by reducing deaths, injuries, property damage, environmental and other losses from natural or technological hazards. Tulsa Partners provides expertise in the areas of community education and public involvement in the planning process.

The Tulsa HP/CR met monthly at various locations, hosted by the stakeholders, during the planning process. The group reviewed progress, identified issues, received task assignments, and advised the consultants. A list of Tulsa HP/CR meetings and dates is shown in Table 2-1.

Table 2-1: City of Tulsa HP/CR Committee Meetings and Activities

Date	Activity
July 21, 2008	Initial meeting with input from personnel from City of Tulsa, Philbrook Museum, PSO, Tulsa Air and Space Museum and others.
August 1, 2008	Life safety vs. property protection; Addressed hazards individually.
August 21, 2008	Historic Preservation Strategic Plan update discussed.
September 2, 2008	Meeting at City Hall, 5th Floor; Discussed planning for response and emergency preparedness; Reorientation and refocus on HP annex.
September 11, 2008	Tulsa Preservation Commission meeting at City Hall, 10th Floor; Ron Flanagan gave presentation on Hazard Mitigation Plan HP Annex Update.
November 5, 2008	Meeting at City Hall, North Conference Room; Discussed compiling list of stakeholders and stakeholders' missions;
December ,2008	Staff meeting – discussed Website set-up, List/Map of Cultural Facilities, Magnitude of Project, Existing Resources
December 12, 2008	Stakeholders' Meeting at City Hall.
January 14, 2009	Stakeholders' Meeting at Harweldon; OSU Presentation; Discussed keeping plan up to date, Staff changes, Institutional continuity/memory, Commitment of staff to Plan/Process.
February 11, 2009	Stakeholders' Meeting at TASM – Presentation on facility by Kim Jones; Discussed Haz/Mat issues with regard to new development; Began compiling Inventory Questionnaire
February 20, 2009	Staff meeting to discuss archaelogical sites, prehistoric areas and historic areas
March 11, 2009	Stakeholders' Meeting at Gilcrease Museum
May 13, 2009	Stakeholders' Meeting at Mohawk Water Treatment Plant – Group work on Prioritization of Cultural Resources; Reviewed upcoming meeting activities and timeline for project completion.
June 10, 2009	Stakeholders' Meeting at Sherwin Miller Museum – Presentation on Sherwin Miller Museum by Dr. Karen York; Presentation on tribal considerations for historic preservation/cultural resources by Dr. Andrea Hunter; Group work on mitigation measures.

Date	Activity
July 8, 2009	Stakeholders' Meeting at Oxley Nature Center – Presentation on Oxley Nature Center by Eddie Reese; Historic Property Update – assessed by HP staff and Cathy Ambler; Discussed Goals and Objectives as well as General Mitigation Measures.
August 12, 2009	Stakeholders' Meeting at University of Tulsa McFarlin Library – Discussed waterless fire suppression; Potential mitigation measure to ID freezer resources vs. potential inventory space needs. Develop MOU's with facilities.
September 9, 2009	Stakeholders' Meeting at Philbrook Museum

Chapter 3: Natural & Man-Made Hazards

3.1 Hazard Overview

The hazards reviewed in this plan have been thoroughly reviewed in Chapter 4 of the City of Tulsa Hazard Mitigation Plan, but there are considerations which may impact Historic Properties or Cultural Resources in a different or more severe manner which should be considered. For the most part, these considerations address property or collection issues, since life safety issues are considered in the main body of the plan. The following statements address the issues associated with the hazards identified in this plan.

National Register listed or eligible Historic Districts and individual historic properties may have a value to the community greater than the economic value traditionally assigned to residential or commercial structures. The traditional Benefit Cost Analysis (BCA) to determine the worth of mitigation measures may need to be modified. Where the acquisition or relocation of a building vs. other structural mitigation measures might be economically viable under normal circumstances, the increased intrinsic value of a historic property may indicate that other measures need to be considered. Building a levee or creating drainage or retention ponds may become a reasonable option, once the increased intrinsic value of the structure is included in the equation.

Property protection mitigation measures, such as modifying the landscaping and drainage or flood-proofing basements will need to take into account the need to maintain the historical integrity of the structure.

For cultural resources with valuable collections, mitigation measures to protect those contents will need to be included in any steps to protect the structure.

For purposes of this Plan, there are two categories of natural and man-made hazards: 1) General Hazards, and 2) Site-specific Hazards.

3.2 General Hazards

General Hazards are those which impact the entire community as a whole, such as severe winter storms, extreme heat, drought, earthquakes, and high winds; and in random patterns, such as tornadoes, hail storms, lightning, and urban fires.

3.2.1 Winter Storms

Severe Winter Storms are Oklahoma's most common and widespread natural disaster, occurring every year and impacting the entire state. In Oklahoma, the National Climatic Data Center reported 225 winter storm events with snow, ice, sleet, freezing rain and drizzle during the 10-year period from January 1998 through December 2007.

Vulnerability- A direct threat to Historic Properties and Cultural Resources from a severe winter event would be excessive snow/ice accumulation onto flat / low grade slope roofing surfaces. This would be especially true of older properties that were not constructed to withstand this type of stress. More indirect threats to older properties would be from power outages that damage heating systems and result in the loss of supplies, food and sensitive equipment; frozen and broken water pipes that damage interiors and sensitive electronic equipment; and fires set off by power lines being torn away from a structure or power surges when lost power is restored. During the peak period of the December 2007 Ice Storm, Tulsa Fire Department responded to more than 200 structure fires in a 5-day period.

3.2.2 Extreme Heat

Oklahoma is subject to periods of extreme heat. The summer of 2011 set records for the state. Extreme heat impacts the entire population of Tulsa and can be expected every summer. High heat events typically will not affect property as adversely as it will vulnerable populations. During an extreme heat event, power can fail, along with climate control systems. It is likely to be much hotter in cities than in surrounding rural areas.

3.2.3 Drought

Drought is an insidious hazard of nature, because they do not occur suddenly, but evolve over time as certain conditions are met and spread over large geographical areas. Tulsa has experienced drought three times in the past 7 years. Most droughts dramatically increase the danger of wildland fires. The primary threat to all buildings within the City of Tulsa lies in the effect of drought on Expansive Soils and Wildfire.

3.2.4 Earthquakes

Oklahoma has experienced an average of 50 earthquakes a year since records have been kept by the Oklahoma Geological Survey. Almost all of these were unfelt events. The City of Tulsa is at low-risk from earthquakes. Of relevance to historic properties, buildings constructed to earlier seismic standards (or to no standard) can pose major threats to life and the continued functioning of key public services. Un-reinforced masonry buildings are the most vulnerable.

3.2.5 High Winds

The mean annual wind speed in the mainland United States is reported by FEMA to be 8 to 12 mph, with frequent speeds of 50 mph and occasional wind speeds of greater than 70 mph. Extreme windstorm events are associated with cyclones, severe thunderstorms, and accompanying phenomena such as tornadoes and downbursts. The entire city is at risk from damaging winds. High wind is the fourth-leading cause of property damage. Since 1993, Tulsa has had 49 reported thunderstorm/high wind events, with wind velocities as high as 85-100 mph.

3.2.6 Tornadoes

Oklahoma, along with Texas, Arkansas, Missouri and Kansas, is located in "Tornado Alley," the most tornado-prone area of the nation. The entire jurisdiction of the City of Tulsa is considered to be vulnerable to the effects of a tornado event. Between the years 1950 to 2006, the National Weather Service reported 3,028 tornadoes in Oklahoma, with 69 of these impacting Tulsa County (an average of 1.2 tornadoes each year). Since tornadoes strike at random, all areas of the city have a high vulnerability to tornadoes.

Tornado damage is a factor of severity and location, but damage to buildings will vary depending on how they are constructed.

Structural mitigation measures should maintain the historic integrity of National Register eligible or listed properties. For example, impact resistant glass systems in windows and doors should match the period and style of a historic structure.

3.2.7 Hail

A hailstorm is an outgrowth of a severe thunderstorm in which balls or irregularly-shaped lumps of ice fall with rain. Hail is one of the most destructive hazards. Oklahoma experiences an average of 869 hailstorms each year. Severe hailstorms cause considerable damage to buildings, and all buildings in the city are at risk.

3.2.8 Lightning

Lightning is a constant and widespread threat to people and property during the thunderstorm season. Lightning is responsible for more than $5 billion in total insurance industry losses annually, according to Hartford Insurance Co.

Fire is a potential outcome from a cloud-to-ground lightning strike. During 2002-2004 U.S. fire departments responded annually to about 31,000 fires caused by

lightning with $213,000,000 in direct property damages. (Source: NFPA Report, January 2008.) The period 2000-2006 showed 12,000 wildland fires caused by lightning each year. This amounts to an average of 5.2 million acres annually. (Source: National Interagency Fire Center, 2007). Structural mitigation measures will need to maintain the historic structural integrity of properties. For example, impact-resistant roofing materials will need to be consistent with the type of structure and the period.

Lightning strikes can also cause high-voltage power surges that can seriously damage equipment and valuable data if surge protection devices are not installed. Power surges and resulting fires can destroy the electronics and unprotected equipment located in the libraries and cultural facilities. Some 30% of all power outages are lightning-related, with total losses approaching $1 billion dollars. (Source: Ralph Bernstein, EPRI; Diels, et al, 1997)

All Historic and Cultural properties within the City of Tulsa should be considered vulnerable to the effects of a lightning event. Power disruption and potential destruction of electronic equipment (computers, medical and communication equipment, data storage, climate control systems, etc.) should be considered a primary threat to libraries and museums. The entire community is at risk to lightning-caused fires, damages and casualties.

3.2.9 Urban (Structure) Fires

While the entire community is at risk from urban structure fires, there are some factors that can increase or decrease the risk of a fire occurring in a given location. Average age of buildings, type of construction, and location relative to fire stations can all influence the likelihood or extent of damage of structure fires.

Historic properties in particular, due to a lack of applicable modern fire codes at the time of construction and the reliance on older building materials, are at an increased risk for fire and increased damage levels. Alternative heating methods often used in older homes can also increase the potential for fire. Structures dating from before the building code changes of the 1970s are particularly vulnerable. This is a significantly more pressing issue with Historic Districts and Properties. Cultural Resources, such as museums and libraries, computers, archives and collections, are not only vulnerable to fires, but also to the water used in fire suppression. Obviously, any structural mitigation measures will need to maintain the historic integrity of properties

Structure fires are an example of how natural hazards interact in ways that spiral out of control. Lightning, high winds, earthquakes and floods can all trigger or exacerbate fires. Flammable liquid containers or pipelines may be breached. Downed power lines may provide an ignition source. Leaking gas lines and damaged or leaking propane containers, as well as transportation tanks or vehicles, may explode or ignite.

3.3 Site-Specific Hazards

Site-specific hazards are those natural and man-made disasters that vary in location and intensity from site to site. These include Floods, Dam and Levee Failures, Expansive Soils, Wildfires, Fixed-Site Hazardous Materials Events, and Transportation events. Composite maps of site-specific hazards have been developed and show which ones potentially threaten each Historic and Cultural Resource.

3.3.1 Floods

Flooding is one of the most common and widespread weather hazards in the United States. The City of Tulsa regulates the National Flood Insurance Program's (NFIP) existing conditions one-percent floodplain, and in addition the City's full-urbanization, no-fill, 100-year Regulatory Floodplain. Both floodplains are shown on the maps for Historic Properties and Cultural Resources in this plan.

Urban flooding and local drainage issues are of particular importance to Cultural Resources with basements where artifacts and historic archives are stored.

3.3.2 Dam and Levee Failures

A dam is a barrier constructed across a watercourse for the purpose of storage, control, or diversion of water. A levee is an embankment or barrier of compacted soil designed to keep floodwaters away from buildings or other investments. A high-hazard dam is one that has occupied dwellings immediately downstream, and reflects a dam's potential for doing significant damage downstream if it were to fail.

Levee failures or damages behind levees can be caused by several occurrences:

- Overtopping due to flood heights exceeding the levee design-protection elevation;
- Flooding from upstream sources internal to the levee;
- Erosion caused by embankment leaking or "piping," or excessive saturation of a sand levee ("piping" is internal erosion caused by seepage, and can occur around pipes, through animal burrows, around roots of trees, and other weaknesses);
- Improper operation and maintenance, including failure to inspect and repair seepage problems or manage vegetation.

Levees and dams may create a false sense of security and actually increase the amount of property at risk, as people and businesses begin locating levees and floodwalls that they believe are totally safe.

This plan will identify all Historic Properties and Cultural Resources potentially impacted by dam and levee failures.

3.3.3 Expansive Soils

Soils and soft rock that tend to swell or shrink due to changes in moisture content are commonly known as expansive soils. Expansive soils are known as "the Unknown Disaster" because their damages to buildings and foundations are not covered by Homeowner's Insurance. It is estimated that losses due to expansive soils total billions of dollars annually.

Damages due to expansive soils are largely preventable. The National Resource Conservation Service (NRCS), in its Soil Survey Geographic Database (SSURGO), has identified expansive soils for the City of Tulsa. A map showing the locations of expansive soils is presented in Figure 4-16, in the 2009 *Tulsa Multi-Hazard Mitigation Plan*. Expansive soils impacting all Historic and Cultural Resources within the city are identified in this plan.

3.3.4 Wildfires

Wildfire is a serious and growing hazard over much of the United States, posing a great threat to life and property, particularly when it moves from rural and undeveloped areas into developed areas. Within the City of Tulsa, the developed/undeveloped urban/rural interface is the area of greatest concern for wildfires.

The extent of a wildfire threat can be estimated by analysis of a number of variables, including plant and soil moisture content, humidity, temperature, the presence of drought conditions, and wind speed. The Tulsa area has three primary wildland fire seasons. The most volatile is February through April, when grass is dormant, the humidity low, temperatures elevated and winds as high as 50-70 mph. A moderate wildfire season occurs in July or August, when some grasses are dead from the mid-summer heat. The third wildfire season, also moderate, is in the fall, after frost has killed the annual grasses.

Historic Properties and Cultural Resources at risk to Wildfires are identified in this plan.

3.3.5 Fixed-Site Hazardous Materials Events

Hazardous materials, for regulatory purposes, are divided into two general categories: fixed sites, and transportation-based facilities. Hazardous materials are chemical substances that, if released or misused, can pose a threat to the environment and human health. These chemicals are used in industry, agriculture, medicine, research, and consumer goods. Hazardous materials come in the form of explosives, flammable and combustible substances, poisons, and radioactive materials. These substances are often released as a result of chemical accidents at plant sites or during transport.

Hazardous materials sites are registered with the Oklahoma Department of Environmental Quality, and are mapped as Tier II Facilities. Oklahoma was ranked 31st by the EPA in controlled toxic releases reported from industrial practices in 2008. The impact on the community of this hazard can include interrupted business operations, disrupted transportation systems, short- or long-term ecological damage or degradation, diminished emergency response, and injury or loss of life.

Historic Properties and Cultural Resources within a quarter-mile of, and potentially at risk from Tier II Hazardous Materials sites have been mapped and identified in this plan.

3.3.6 Transportation Hazards

Transportation Hazards are characterized by nine separate classes, including: 1) explosives, 2) gases, 3) flammable liquids, 4) flammable solids, 5) oxidizers and organic peroxides, 6) toxics, 7) radioactive materials, 8) corrosive materials, and 9) miscellaneous dangerous goods. By far the greatest percentage of any hazard shipment (72%) falls under the flammable liquids category. Transportation corridors include highways, airport approach zones, railroads, pipelines, and waterways.

Historic Properties and Cultural Resources within a quarter-mile of major hazardous materials transportation corridors have been mapped and identified in this plan.

Chapter 4: Historic Districts

Historic Districts in the City of Tulsa include Historic Preservation Zoning Overlay Districts, Districts Listed in the National Register of Historic Places, and Districts in local, state or national park service reviews for Listing in the National Register of Historic Places. These Historic Districts are shown on the Base Map in Figure 4-1.

This chapter identifies the various Historic Districts, provides a brief description of each district, a picture of representative construction, the date the District was placed on the National Register, its significance, period of construction, and its representation in existing surveys.

Table 4-1 identifies the natural and man-made hazards which could potentially impact the Districts. Maps for each District include a Base Map, and a map of site-specific hazards which could impact the District.

4.1 Hazards Vulnerability

General Hazards- General Hazards impacting the entire community, identified and discussed in detail in the *City of Tulsa Multi-Hazard Mitigation Plan Update- 2009, Chapter 4: Natural Hazards,* and include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the individual Historic District include Floods, Dam and Levee Failures, Expansive Soils, Wildfires, Fixed-site Hazardous Materials, and Transportation Hazards.

The Historic Districts and their general vulnerability to the sixteen Natural and Man-made Hazards are shown in Table 4-1, shown on the Hazards Composite Map in Figure 4-2, and are further described and shown on the Composite Hazards Maps within each District section.

4.2 Historic Preservation Zoning Overlay District

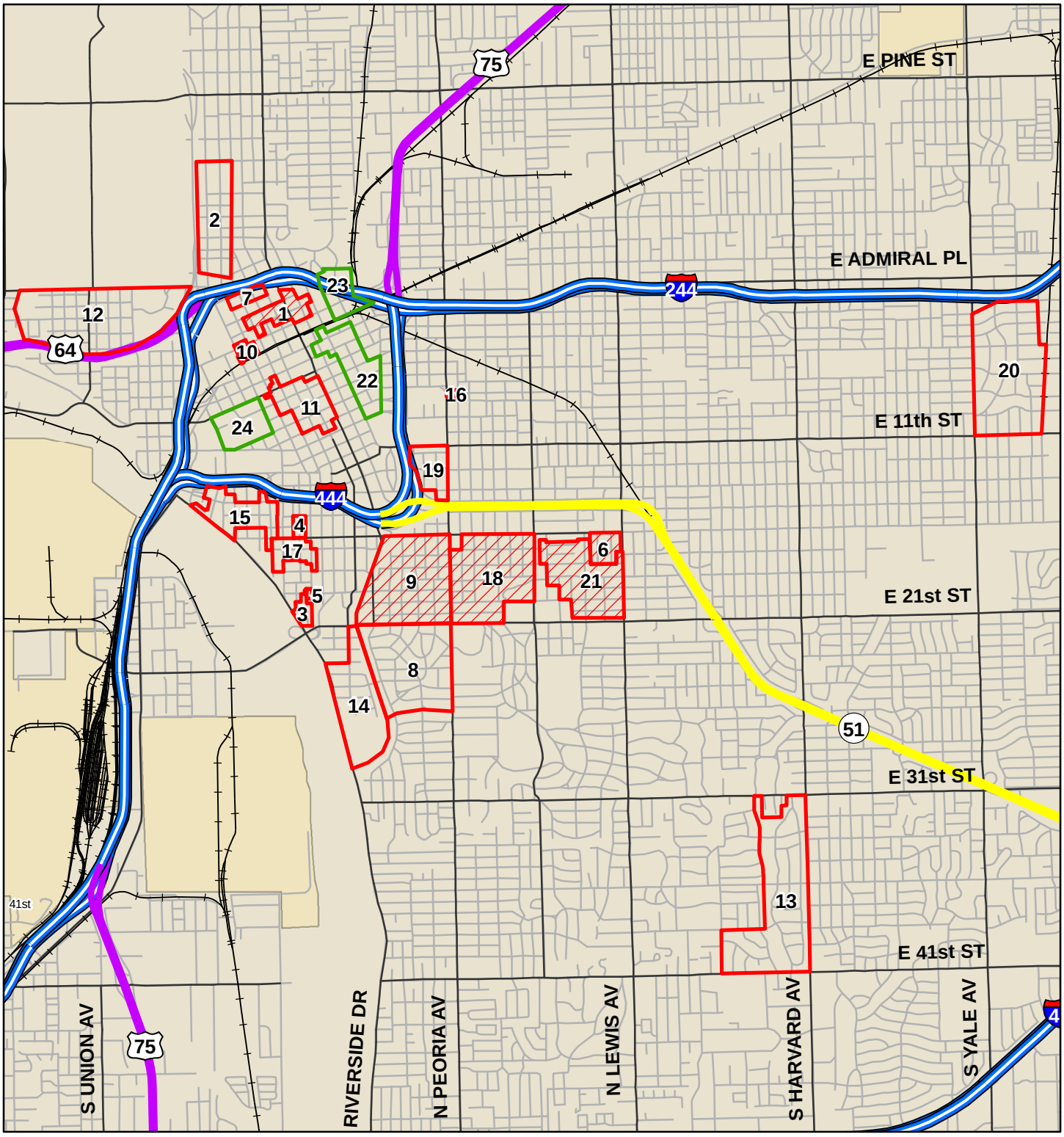
Historic Preservation Zoning Districts are different from National Register districts, although they often overlap. Think of historic preservation zoning as local protection, whereas National Register listing is in contrast a nationally recognized honor. Local HP zoning provides limited protection to historic resources in local development matters, while National Register status provides limited protection only when Federal dollars, permits or licenses are used.

Historic neighborhoods seek out historic preservation zoning to provide extra protection from inappropriate alterations and unsympathetic new construction. Generally, the neighborhoods that would qualify for HP zoning are those that would be eligible for the National Register of Historic Places. For example, all of Tulsa's HP-zoned districts are also National Register-listed districts. However, listing in the National Register does not require that the neighborhood pursue local HP zoning.

This Chapter identifies Districts Listed in the National Register of Historic Places. The database provides a picture of representative properties, a Location and Composite Hazards map, a description of the District, and list of the hazards to which the District is vulnerable. Table 4-1: Historic Districts affected by Site-Specific Hazards, identifies the Districts listed in the National Register of Historic Places, and lists the natural and man-made (technological) site-specific hazards to which they are at risk. The map in Figure 4-1 shows the location of the Districts listed in the National Register of Historic Places.

Table 4-1: Historic Districts affected by Site-Specific Hazards

Map ID	Section	District Name	Floods	Dam & Levee Fail	Expansive Soils	Wildfires	Fixed Site Hazmat	Transportation
1	4.3.1	Brady Historic District					X	X
2	4.3.2	Brady Heights Historic District			X		X	X
3	4.3.3	Buena Vista Historic District	X	X				
4	4.3.4	Carlton Place Historic District					X	X
5	4.3.5	Creek Council Tree Site						
6	4.3.6	Gillette Historic District			X			X
7	4.3.7	KATY Railroad Historic District					X	X
8	4.3.8	Maple Ridge Historic District	X	X			X	
9	4.3.8	Maple Ridge Historic District with Historic Overlay					X	X
10	4.3.9	North Cheyenne Historic District					X	X
11	4.3.10	Oil Capital Historic District					X	X
12	4.3.11	Owen Park Historic District	X		X			X
13	4.3.12	Ranch Acres Historic District	X		X			
14	4.3.13	Riverside Historic District	X	X				
15	4.3.14	Riverview Historic District		X			X	X
16	4.3.15	Sixth Street Historic District	X				X	X
17	4.3.16	Stonebraker Heights Historic District						X
18	4.3.17	Swan Lake Historic District	X		X		X	X
19	4.3.18	Tracy Park Historic District	X		X		X	X
20	4.3.19	White City Historic District					X	X
21	4.3.20	Yorktown Historic District	X		X		X	X
22	4.4.1	Blue Dome Historic District					X	X
23	4.4.2	Greenwood Historic District			X		X	X
24	4.4.3	Tulsa Civic Center District					X	X



LEGEND

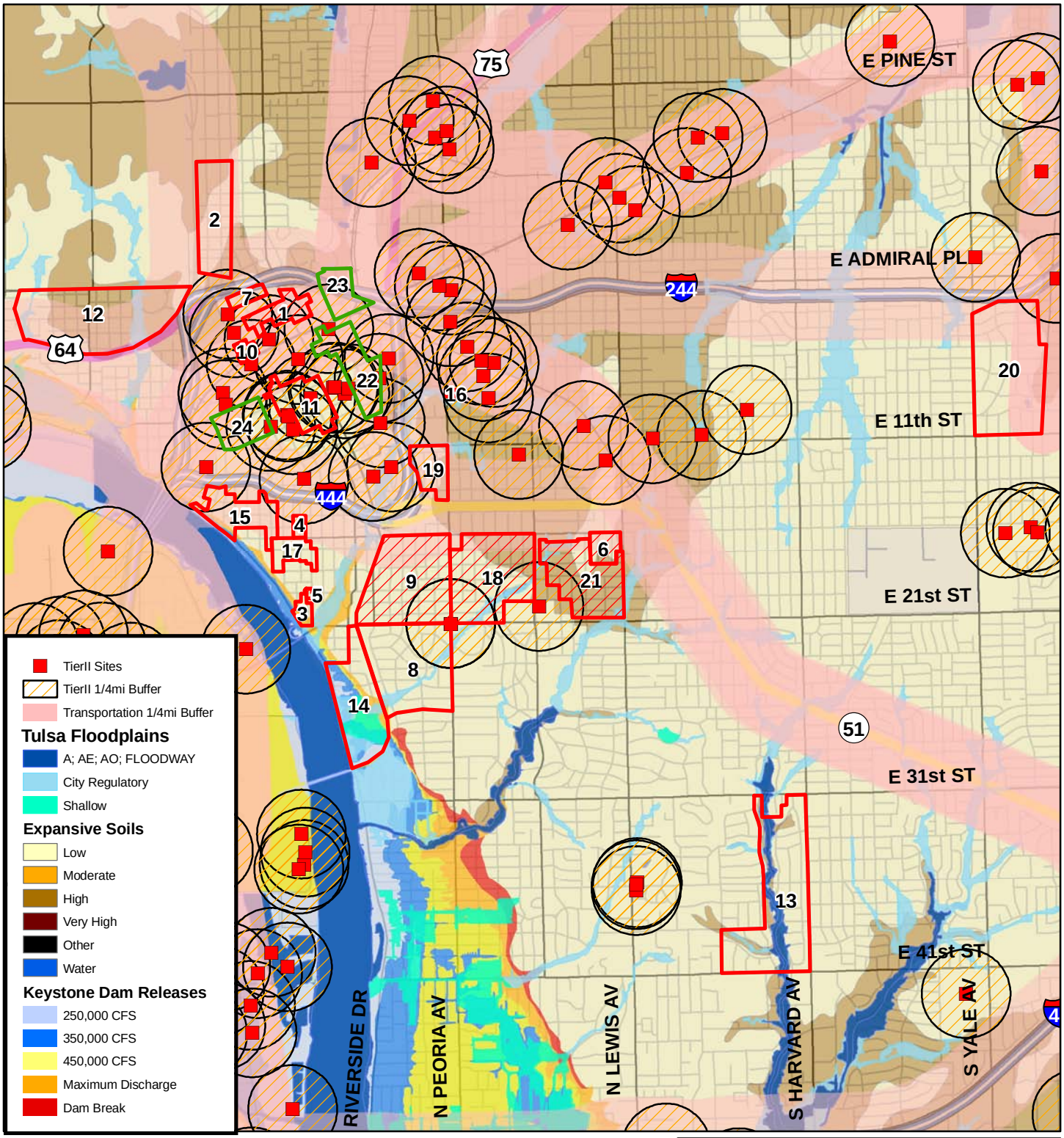
- Neighborhoods in NRHP (Zoned HP)
- Neighborhoods in NRHP
- Neighborhoods in Progress for NRHP
- Interstate
- US Highway
- State Highway
- cot_east-west_streets
- roads143

Flanagan & Associates, LLC

Figure 4-1

City of Tulsa
Historic Preservation
MHMP Annex
NRHP

Basemap



LEGEND

- Neighborhoods in NRHP (Zoned HP)
- Neighborhoods in NRHP
- Neighborhoods in Progress for NRHP
- Interstate
- US Highway
- State Highway
- cot_east-west_streets
- roads143

Flanagan & Associates, LLC

Figure 4-2

City of Tulsa
Historic Preservation
MHMP Annex
NRHP

Composite Map

4.3 Districts Listed in the National Register of Historic Places

4.3.1 Brady Historic District

The Brady Historic District is locally significant as the nucleus of the oldest extant commercial area of Tulsa, Tulsa County, Oklahoma. It is eligible for listing under Criterion A for the areas of Commerce and Community Planning and Development.

The Brady Historic District grew in response to its proximity to and local dependence on the railroads that served Tulsa beginning in the late Nineteenth Century. It is eligible for its strategic location adjacent to the multiple railroad corridors, was critical to Tulsa's growth and enabled the area to thrive for over sixty years. Several blocks of Main Street commercial buildings form the core of the Brady Historic District. The variety of buildings reflects the mixed-use nature of the businesses they housed. Their simple utilitarian form and styling contrasts with the high-style architecture of the skyscrapers erected in Tulsa's modern commercial center south of the railroad tracks during the 1920s. The Period of Significance for the Brady Historic District begins in 1906 with the construction of the oldest extant building and ends in 1964, when removal of the KATY Railroad tracks signified the end of the railroad transportation era.

Brady Historic District was listed in the National Register of Historic Places on September 3, 2010 under National Register criteria A. Its NRIS number is 10000618.

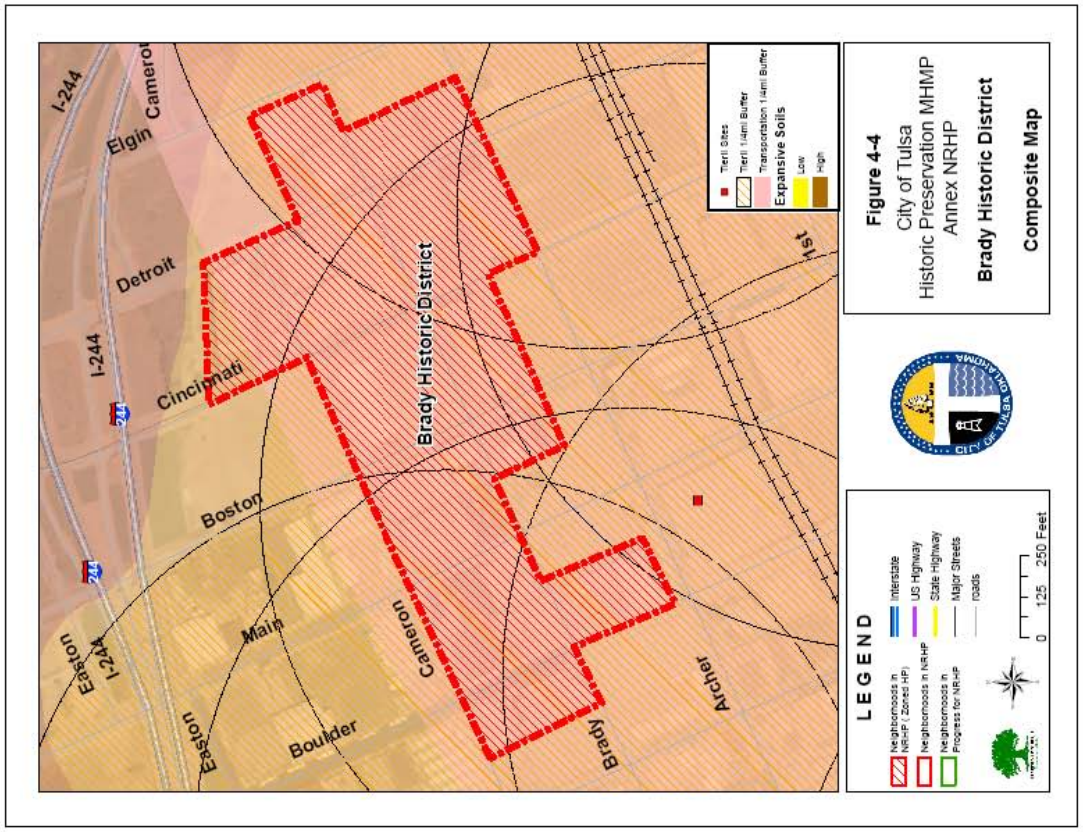
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/10000618.pdf

Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Brady Historic District include Fixed Site Hazardous Materials and Transportation Hazards.

Figure 4-3: Brady Historic District Overview
Figure 4-4: Brady Historic District Composite Map



4.3.2 Brady Heights Historic District

The Brady Heights Neighborhood has definite physical boundaries on the south and west. On the north, Marshall Street marks a distinct change in the scale and age of the housing stock. The area derives its name from Tate Brady and from the addition which bears his name. Many architectural styles have influenced the design of Brady Heights. Architects and builders used elements of Queen Anne, Prairie School, Victorian, Georgian Revival and Bungalow styles. Wood and brick are the most common exterior materials. The houses of Brady Heights are on a larger scale and of a more sophisticated design than those of adjacent neighborhoods. Bay windows with leaded glass, servants' quarters, and broad porches suggest the elegance of earlier days.

The Brady Heights Historic District was placed on the National Register of Historic Places on June 27, 1980, and is Tulsa's first district to be listed in the Register. It was listed under National Register Criteria C, and its NRIS number is 80003302.

Significance

From territorial days until the 1920s, Brady Heights was an important part of the then fashionable north side of Tulsa. Young professional businessmen and oil men, like G. Y. Vandever, I. S. Mincks and "Diamond Joe" Wilson, owned homes there.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/80003302.pdf

Period: Residential Construction: 1906-1925

Representation in Existing Surveys

National Register of Historic Places — June 27, 1980

Oklahoma Landmarks Inventory — Brady Heights Historic District, Tate W. Brady House

Local Inventory — June, 1978; June, 1991

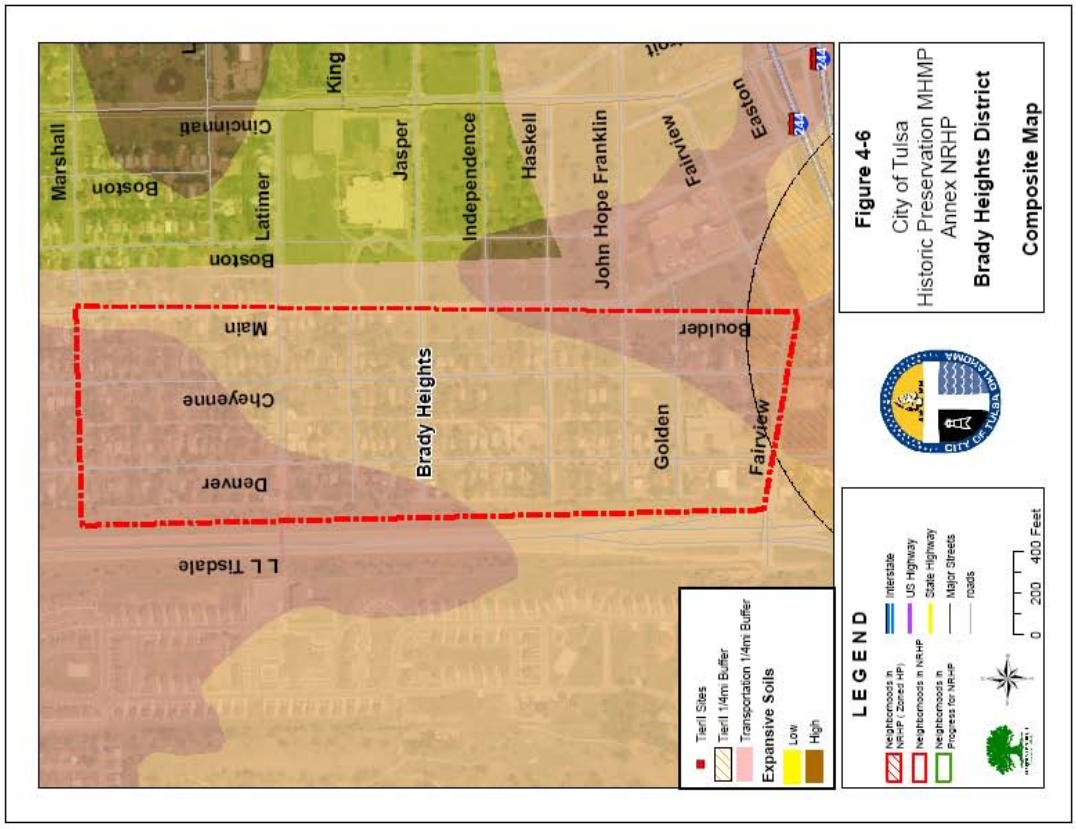
Cultural Resources in the Tulsa Urban Study Area, by Kelly C. Duncan, edited by Annetta L. Cheek,

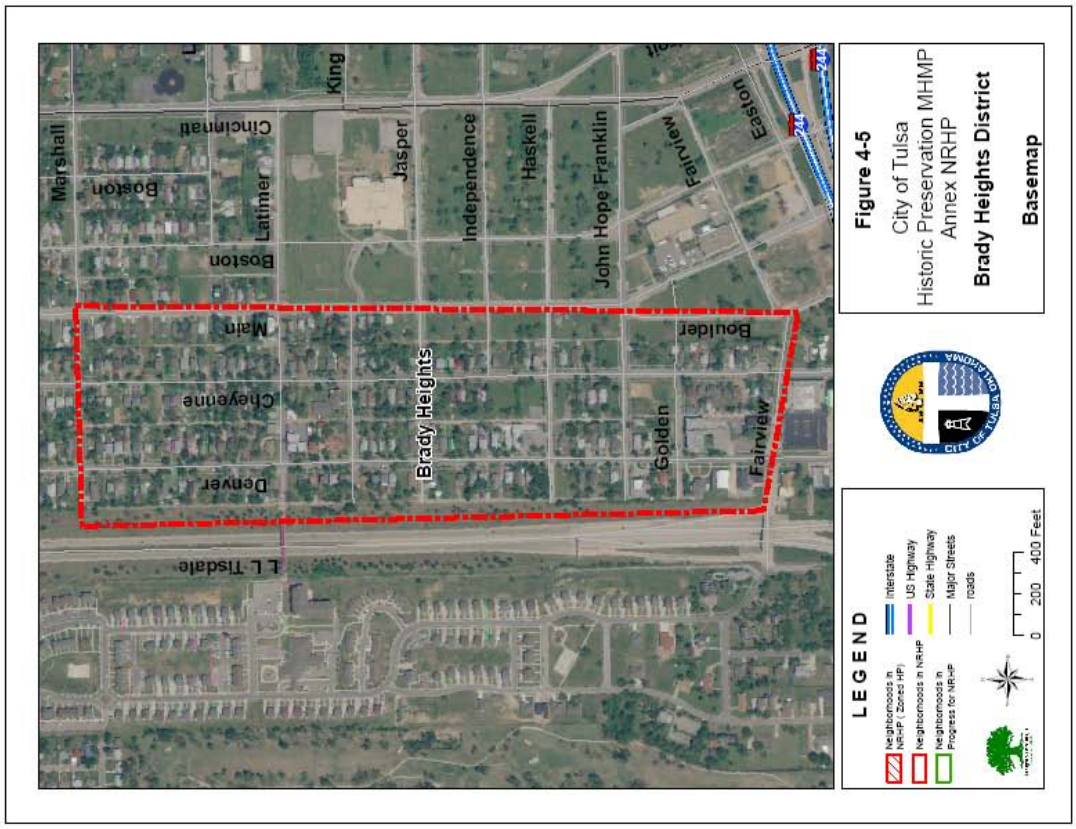
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to Brady Heights Historic District include High Expansive Soils, Hazardous Materials and Transportation Hazards.

Figure 4-5: Brady Heights Historic District Basemap
Figure 4-6: Brady Heights Historic District Composite Map





4.3.3 Buena Vista Park Historic District

The Buena Vista Park Historic District is a small residential district which encompasses portions of three blocks of the original Buena Vista Park Addition platted in 1908 by Charles A. Sanderson.

Overall, the Buena Vista Park Historic District represents a noteworthy collection of residential architecture in Tulsa developed between 1913 and 1933. The district maintains a high degree of integrity and ably reflects the trends in single and multiple family dwellings during the period. Dominated by the Colonial Revival and Prairie School styles, the district also contains good examples of the Bungalow/Craftsman style, as well as an outstanding, upper class Italian Renaissance style home.

Initiating a trend along the riverfront portion of this area of Tulsa, three brick apartment buildings were constructed along Riverside Drive and Nineteenth Street between 1923 and 1924. In addition to having ready access to downtown Tulsa, this locale also afforded tenants with a striking view of the Arkansas River. These apartments are also notable as relatively early examples of multiple family dwellings designed in the popular residential styles of the day.

Buena Vista Park was listed in the National Register of Historic Places on September 6, 2007 under National Register criteria C, for architecture. Its NRIS number is 07000919.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/07000919.pdf

Period: Primary Residential Construction: 1913-1933

Representation in Existing Surveys

National Register of Historic Places — September 6, 2007

Intensive Level Survey — September 2005

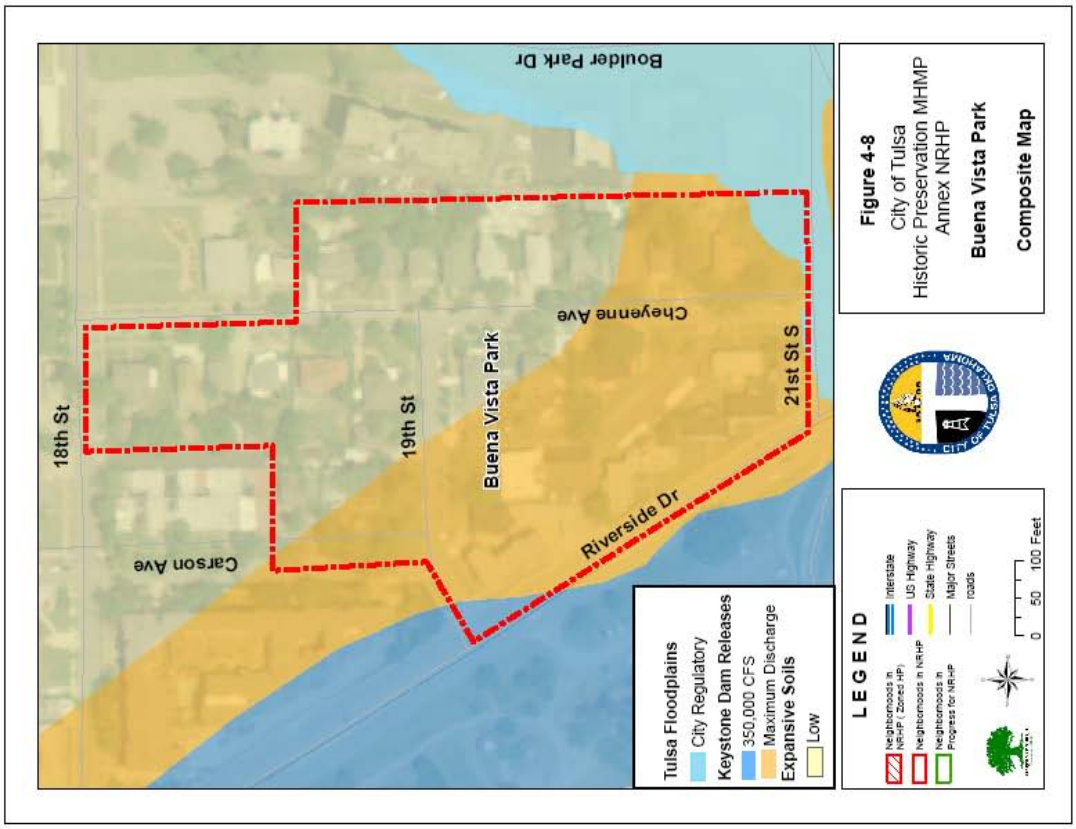
Reconnaissance Survey — June 1978; June 1991; May 2004

Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to Buena Vista Park Historic District include City Regulatory Floodplains and Keystone Dam Failures.

Figure 4-7: Buena Vista Park Historic District Basemap
Figure 4-8: Buena Vista Park Historic District Composite Map



4.3.4 Carlton Place Historic District

The Carlton Place Historic District is a small residential district which covers one-and-one-half blocks of the original three block Carlton Place Addition. The historic buildings in the east half of the original addition have been demolished. However, the remaining part of the neighborhood forms a cohesive group of predominately Prairie School and Bungalow/Craftsman style homes, built between 1910 and 1915.

The entrances to the addition from the north originally had large, red brick entry gates. Only one entry gate remains, located just off Fourteenth Street and Carson Avenue. The upper tablet on both sides of each marker has a centrally located "M" which likely stands for Magee, the name of the original developer of the neighborhood. The lower tablet reads "09," representing the year the addition was platted. Extending off the side of the markers and over the sidewalk on both sides of the street are decorative, black, wrought iron arches, held aloft by shorter, slender, red brick columns.

The Carlton Place Historic District is significant as an excellent example of a small, upper middle class neighborhood that developed during an important period in Tulsa's history. Tulsa's development during the first half of the twentieth century relied on the nearby discovery of oil and the location of many oil-related industries and businesses in the community. Although Carlton Place does not contain any of the mansions of the oil barons, it is an excellent example of the close-in upper middle class neighborhoods that developed in response to the booming economic conditions in Tulsa during the 1910s.

Carlton Place was listed in the National Register of Historic Places on September 6, 2007 under National Register criteria A. Its NRIS number is 07000907.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/07000907.pdf

Period: Primary Residential Construction: 1909-1923

Representation in Existing Surveys

National Register of Historic Places — September 6, 2007

Intensive Level Survey — September 2005

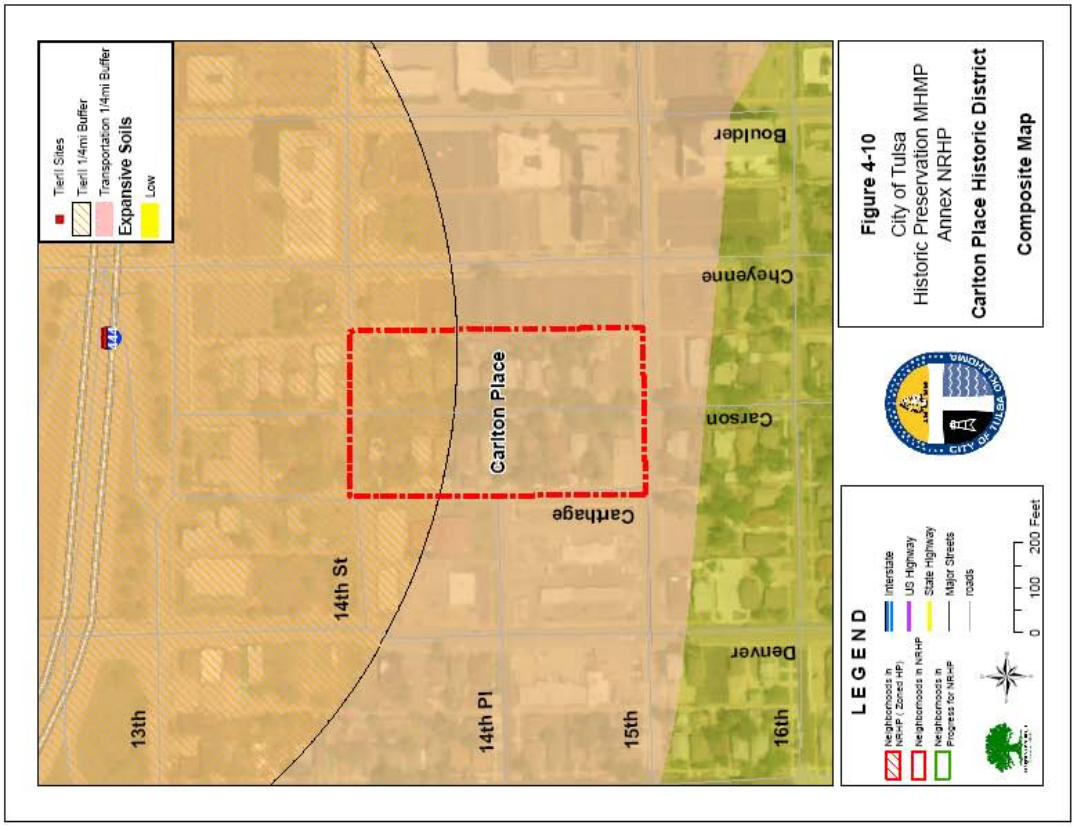
Reconnaissance Survey — June 1978; June 1991; May 2004

Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Carlton Place Historic District include Fixed Site Hazardous Materials and Transportation Hazards.

Figure 4-9: Carlton Place Historic District Basemap
Figure 4-10: Carlton Place Historic District Composite Map



4.3.5 Creek Council Tree Site

On the crest of a low, wooded hill overlooking the Arkansas River the Creeks ended their tortuous, voluntary migration from Alabama, this in 1836. According to their carefully preserved traditions, they chose a site between present 17th and 18th streets and Cheyenne and Denver Avenues. A large oak towered over them as they deposited the ashes of their last fire in the old homeland and fanned to life a new fire … with solemn words of dedication. A traditional "busking ground" was soon laid out and lined with four council sheds forming a "square." Here tribal business was conducted, usually in July. The site was used as late as 1896.

Statehood in 1907 marked the end of the Creek Nation, of course. The for-the-most-part shed-type buildings that accommodated the clan's various political, judicial, social and ceremonial needs were by this time gone and the cabins of the Indians were being replaced by the more substantial homes of a growing new city. So strong was the tradition of the area, however, that the Creek Council oak was identified, largely through the efforts of the Daughters of the American Revolution, and carefully preserved. For more than a half-century a bronze tablet noted the site, in the south lawn of a private home at 1730 S. Cheyenne Avenue. In 1973, when a proposed housing development threatened the oak, four Tulsans paid $114,000 to purchase the site, then transferred title to the City of Tulsa in exchange for another piece of city-owned property.

The handsome new development now rims Creek Nation Council Oak Park with single-family homes on the west, and "Council Oak" town villas on the north. The council tree (a mature Burr oak, Quercus macrocarpa) is the focus of a small park at the corner of Cheyenne and 18th Street. Its exact age undetermined, it stands approximately 75 feet in height, with a spread of some 53 feet. It is apparently in good health, insect and disease free. "The Council Oak," one Tulsan said recently, "is not the handsomest of Tulsa's trees, nor the tallest, and may be not even the oldest, but it means the most to us." Its formal portrait now stands in City Hall proclaiming 1836 as Tulsa's birth year.

Creek Council Tree Site was listed in the National Register of Historic Places on September 6, 2007 with an Area of Significance of Indian History. Its NRIS number is 76001576.

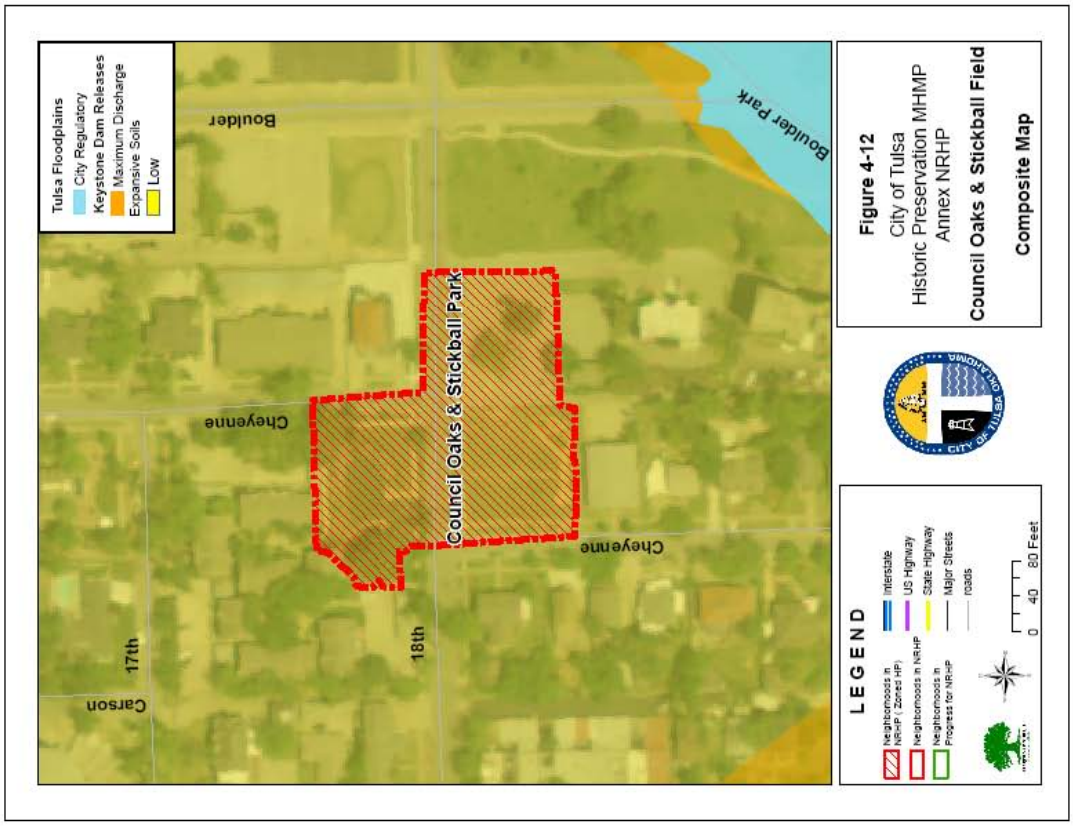
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/76001576.pdf

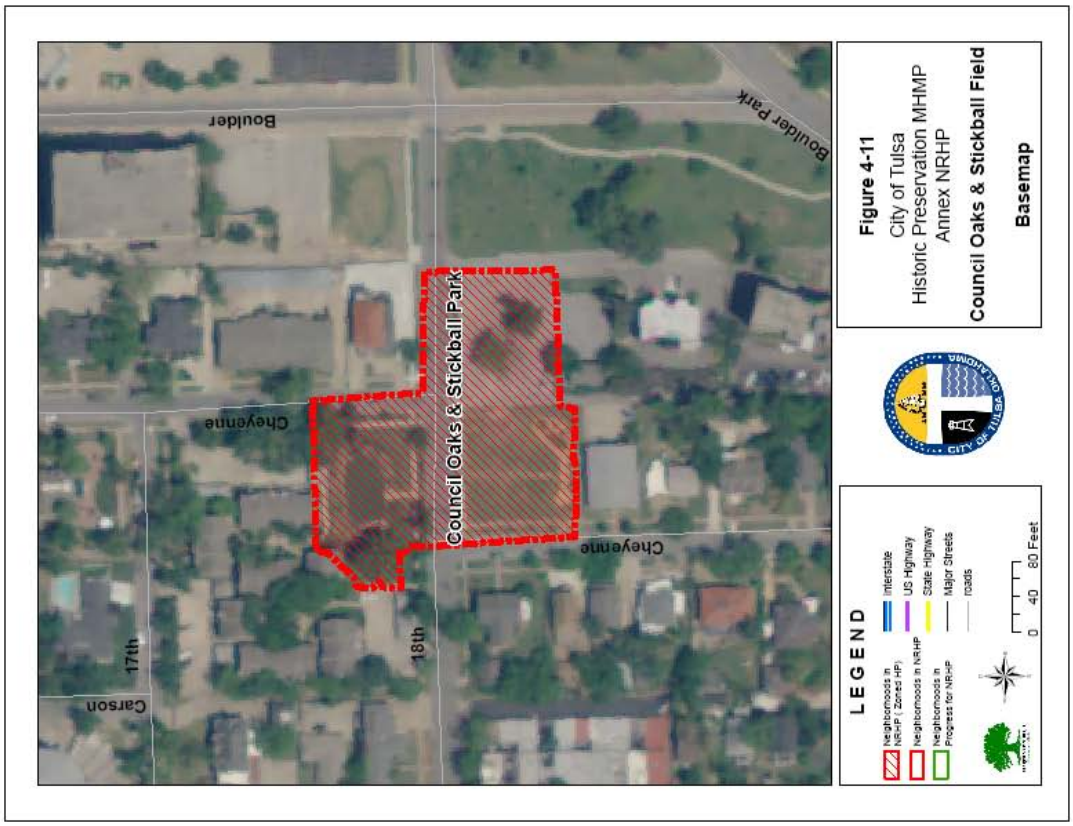
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- There were no site-specific hazards affecting the Creek Council Tree Site.

Figure 4-11: Creek Council Tree Site Basemap
Figure 4-12: Creek Council Tree Site Composite Map





4.3.6 Gillette Historic District

The Gillette District, Tulsa's smallest historic district, is comprised of thirty-one single family residences and six duplexes built between 1922 and 1941.These original structures established the original integrity of the district. Five additional residences have been built within the past ten years. The most dominant new buildings are four single-family residences directly south of the Gillette Mansion.

The buildings in this district are generally large, traditional, two-story buildings on large lots along the boulevard-style South Yorktown Place. The most dominant building is the Gillette Mansion, built by J. M. Gillette. This mansion appears to have established a general character for the district. Many of the subsequent buildings display elements and details similar to those of the Mansion. The buildings along South Gillette Avenue are generally smaller one- and two-story cottage and bungalow styles.

Architecturally, the district is highlighted by the Gillette Mansion at 1521 South Yorktown Place, the McGay residence at 1551 South Yorktown Place, and the 1923 Tulsa World Model Home at 1546 South Yorktown Place. While these are also the most dominant historically, the remainder of the district, especially the residences along South Gillette Avenue, represents the transition from the bungalow style to the cottage style as the dominant form of residential design and construction.

The Gillette District was placed on the National Register of Historic Places on September 20, 1982. It was listed under National Register Criteria C, and its NRIS number is 82003702.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/82003702.pdf

Representation in Existing Surveys

National Register of Historic Places — September 20, 1982

Oklahoma Landmarks Inventory — January, 1979

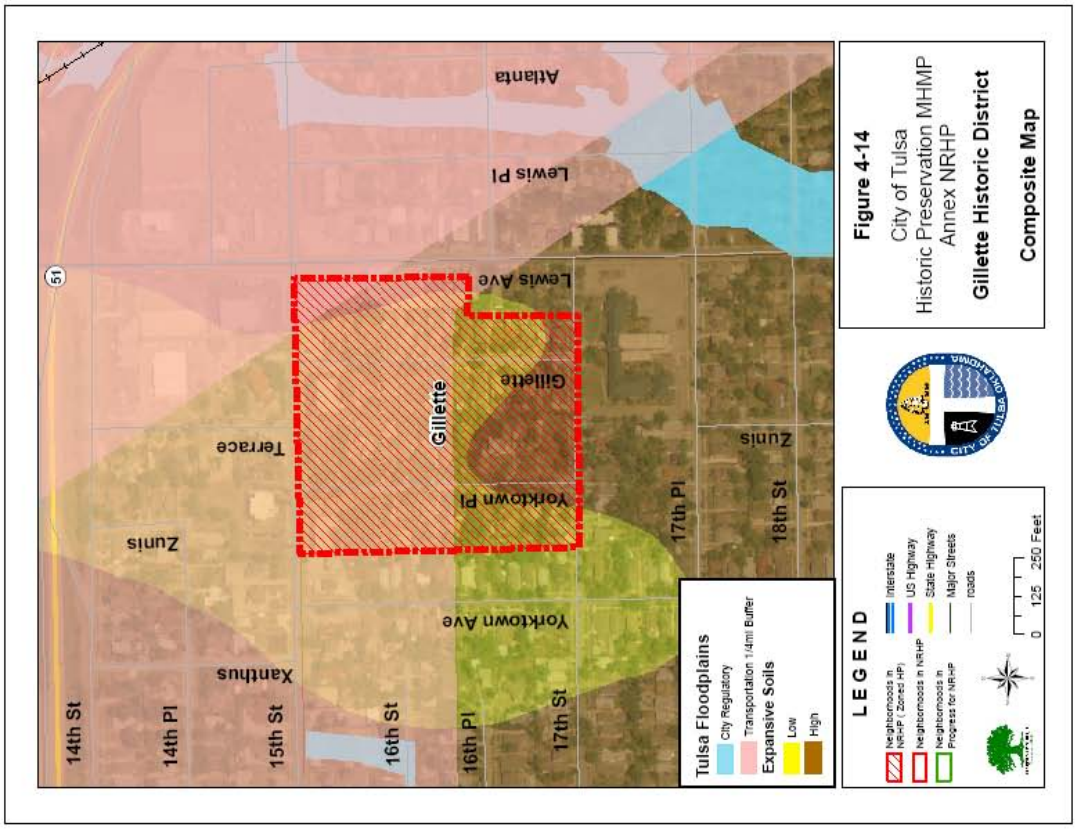
Local Inventory — June, 1978; July, 1991

Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Gillette Historic District include Expansive Soils, Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-13: Gillette Historic District Basemap
Figure 4-14: Gillette Historic District Composite Map



4.3.7 KATY Railroad Historic District

The KATY Railroad Historic District includes seventeen buildings (fifteen contributing, one non-contributing, and one previously listed in the National Register of Historic Places) constructed between 1913 and 1965 in a three-block area at the northwest corner of downtown Tulsa, Tulsa County, Oklahoma. The KATY Railroad Historic District is bounded by West Easton Street and the Inner-Dispersal Highway Loop (I-244) on the north; North Boston and North Cheyenne Avenues on the east and west, respectively; and the historic right-of-way of the KATY Railroad on the south.

This district reflects the influence of the Missouri, Kansas and Texas (KATY) Railroad on development in the area near its tracks.

While the KATY tracks were removed in 1964, the wide right-of-way remains visible within the district. The KATY Railroad Historic District includes several manufacturing facilities and one industrial complex that ring a nucleus of commercial buildings on North Main Street. Most of the commercial buildings are one- and two-story blocks with rectangular footprints and flat, gable, or barrel-vault roofs. The commercial buildings have relatively small footprints, while the massing of the industrial buildings is much larger. The buildings in the district are very functional and the majority exhibits no architectural style. Two buildings present minimal Art Deco architectural styling and two illustrate the Moderne style. The one non-contributing building in the District is a small shed structure built outside the period of significance. Cains Dancing Academy at 423 North Main Street is individually listed in the National Register of Historic Places (NRIS #03000874). The KATY Railroad Historic District represents the surviving collection of commercial and industrial buildings that located in close proximity to the KATY Railroad line.

Significance

The KATY Railroad Historic District is part of the larger Brady area north of modern downtown Tulsa. This early commercial and industrial district grew up around the tracks of the St. Louis and San Francisco (Frisco) railroad, which arrived to Tulsa in 1882. The train's daily appearance brought news from the outside world, supplied goods to the small community, provided convenient travel, and accessed a broader market for the area's agricultural products. Almost all economic activity in the Brady area soon focused along the railroad tracks or Main Street. The first trains made only one daily trip between Tulsa and Vinita, Oklahoma, and for twenty years the Frisco line was the only railroad serving Tulsa.

The oil strikes at Red Fork in 1901 and at Glenn Pool in 1905 had a staggering effect on Tulsa's population and transportation needs. The local population quickly exploded with the promise of riches from the oil fields. The Brady area teemed with new hotels and rooming houses and tents where meals could be taken. Eventually, more substantial buildings appeared filled with grocers, confectioners, plumbers, drug stores, printing shops, barbers, and cobblers. The surrounding area became dense with rail-related businesses.

The KATY Railroad Historic District was placed on the National Register of Historic Places in April, 2011. It was listed under National Register Criteria A, and its NRIS number is 10001012.

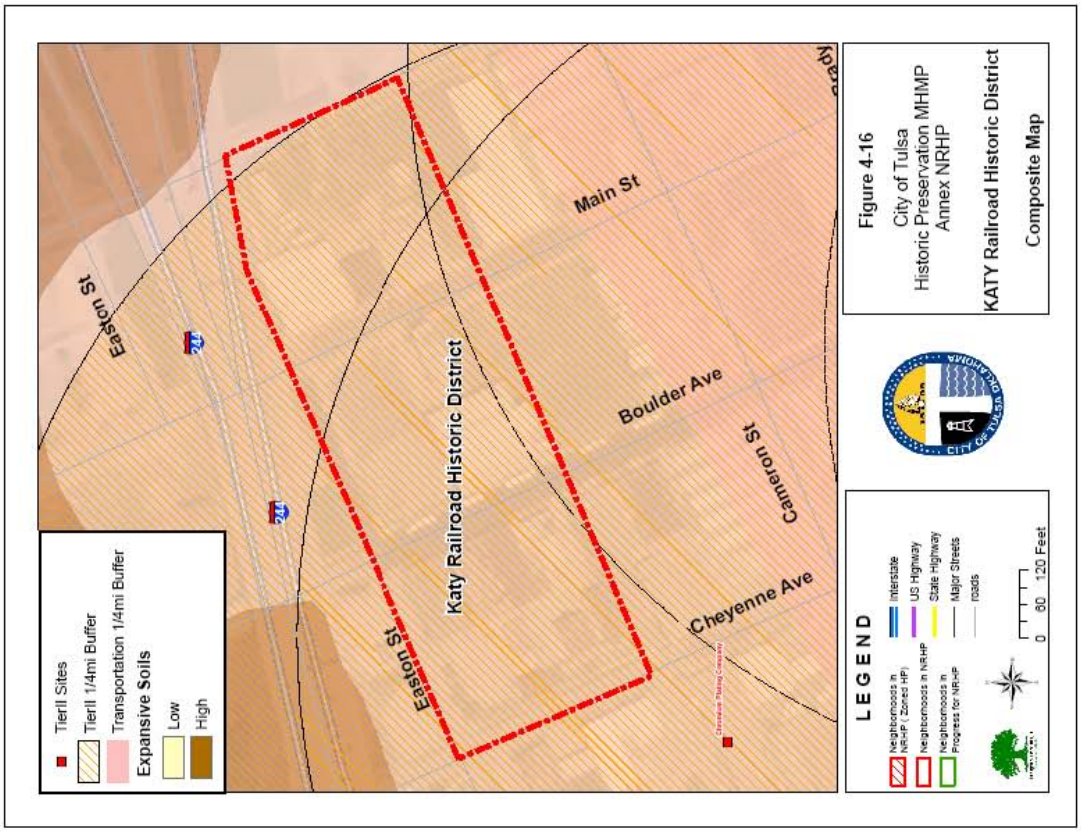
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/10001012.pdf

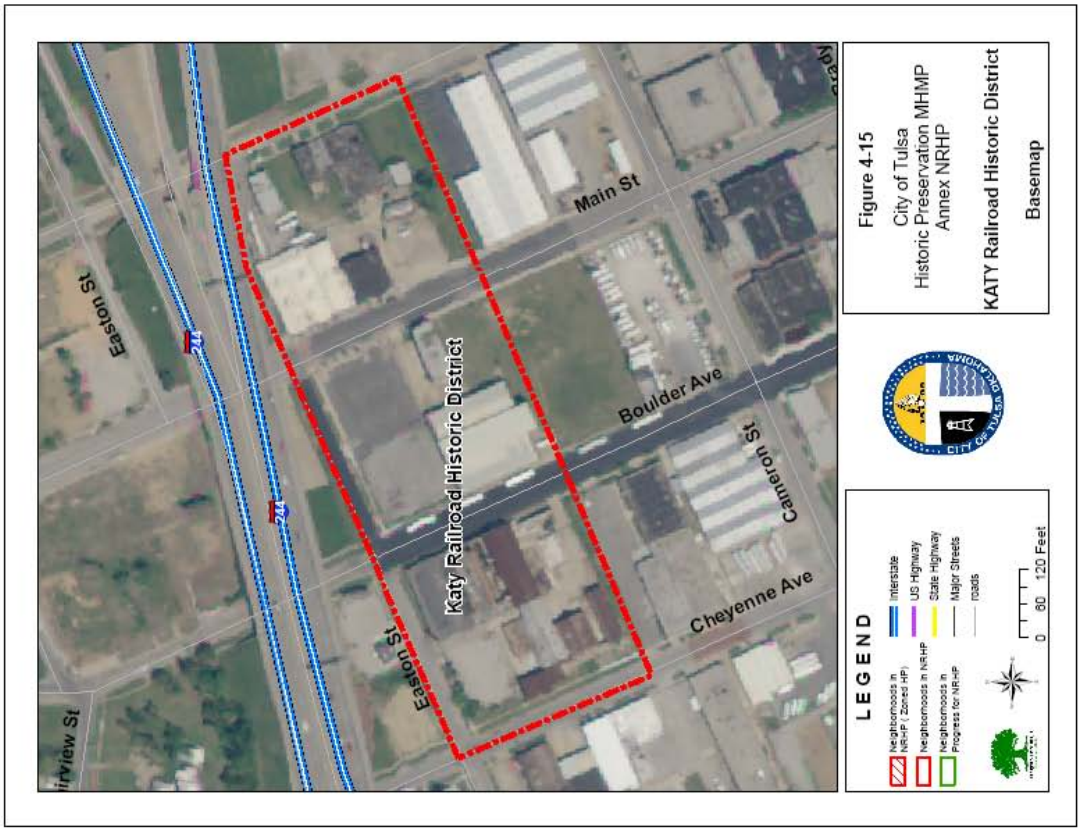
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the KATY Railroad Historic District include Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-15: KATY Railroad Historic District Basemap
Figure 4-16: KATY Railroad Historic District Composite Map





4.3.8 Maple Ridge Historic District

One of the largest historic areas, Maple Ridge encompasses many residential subdivisions beginning with the Southside Addition, platted in 1907. It was the first Tulsa area to be listed on the Oklahoma Landmarks Inventory. Although residential construction spans nearly thirty years, Maple Ridge's north, central, south and southwest sectors are contiguous and similar in style and scale. Large lots and homes were governed by the state's first subdivision regulations. However, nearly every combination of architectural styles imaginable is represented.

The north neighborhood, which also has a historic overlay zone, is the oldest and is comprised largely of two-story brick and clapboarded mansions dating from approximately 1912. The central sector is a later and larger version of the northern mansions. The south and southwest sectors date from the late 1920s through the early 1930s with smaller two-story brick bungalows, Spanish stuccos and adaptations of classical styles. Once referred to as "Black Gold Row," Maple Ridge's homes have been well maintained and are sought after by Tulsa's upper-middle income families. The Maple Ridge Association has been active since 1964.

Maple Ridge was the first Tulsa neighborhood to be listed in the Oklahoma Landmarks Inventory. It was placed on the National Register on April 6, 1983, under National Register Criteria A and C. Its NRIS number is 83002138.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/83002138.pdf

Period: Residential Construction: 1905-1940s

Representation in Existing Surveys

National Register of Historic Places — April 6, 1983

Oklahoma Landmarks Inventory — Maple Ridge, July, 1976

Local Inventory — June, 1978; July, 1991

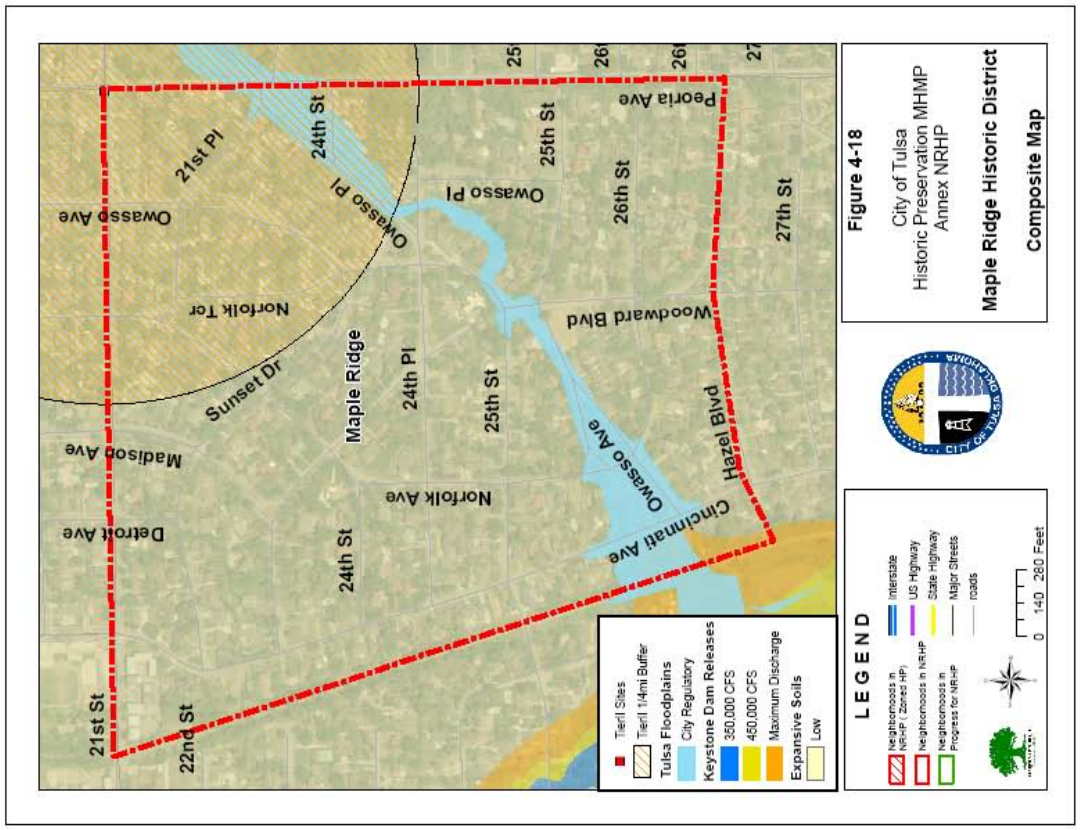
Cultural Resources in the Tulsa Urban Study Area, by Kelly C. Duncan, edited by Annetta L. Cheek, Archaeological Research Associates Report #14, 1977: Maple Ridge, p. 41.

Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Maple Ridge Historic District include City Regulatory Floodplains, Keystone Dam Failures, and Fixed Site Hazardous Materials.

Figure 4-17: Maple Ridge Historic District Basemap
Figure 4-18: Maple Ridge Historic District Composite Map



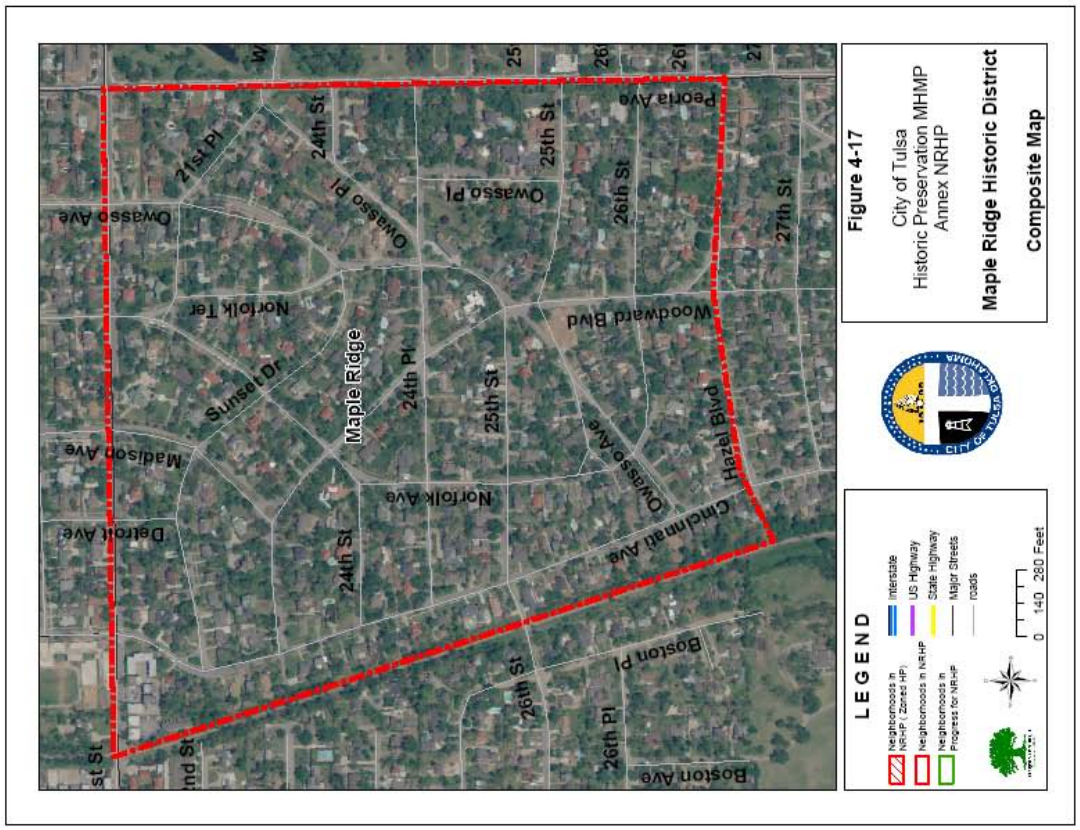
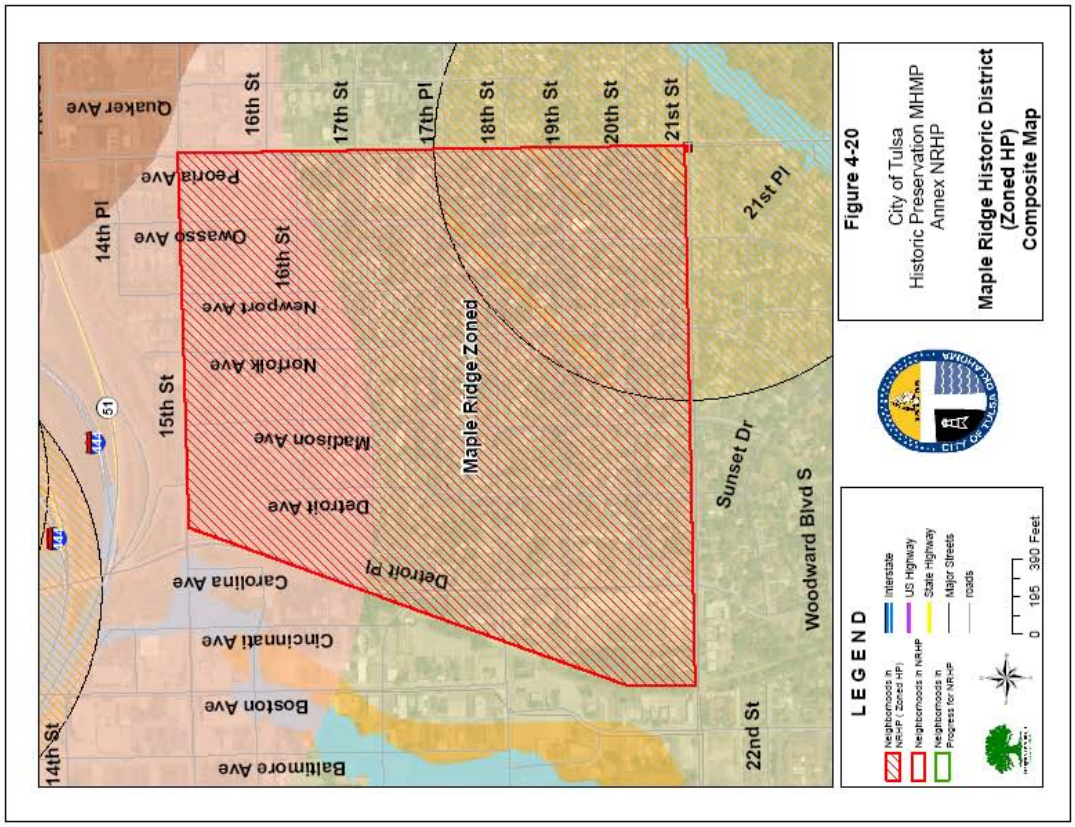
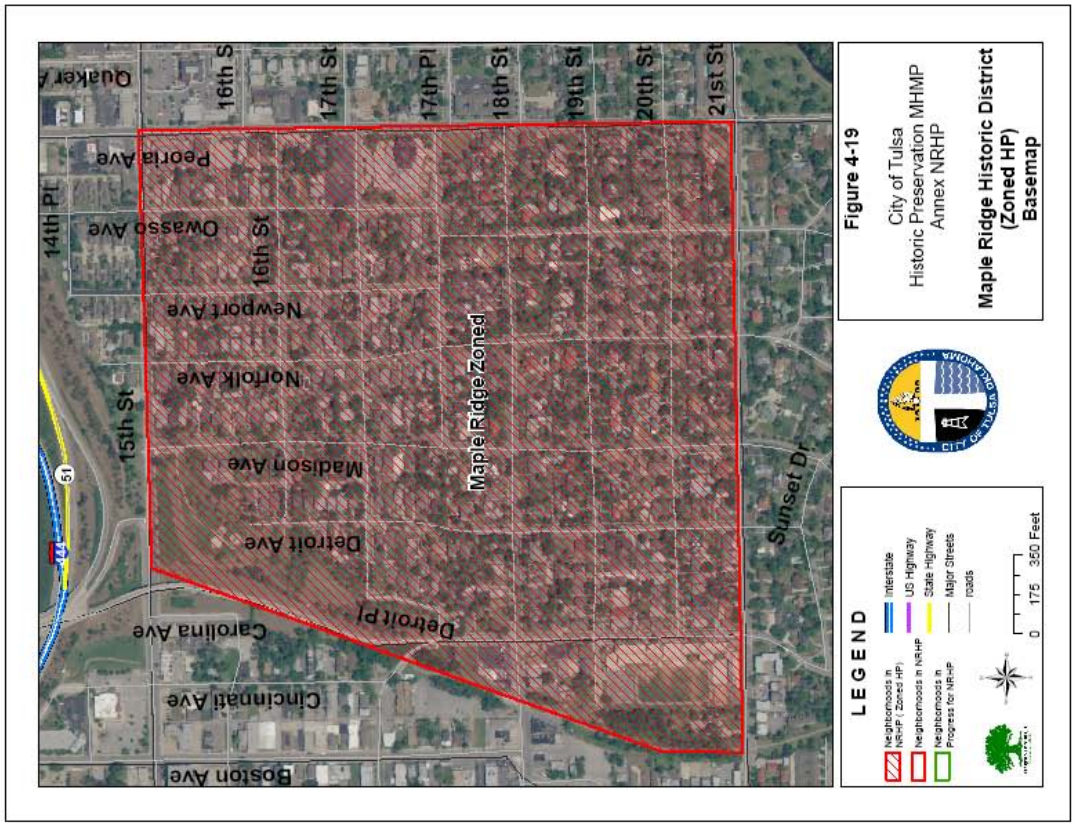


Figure 4-19: Maple Ridge Historic District with Historic Zoning Basemap
Figure 4-20: Maple Ridge Historic District with Historic Zoning Composite Map





4.3.9 North Cheyenne Historic District

The North Cheyenne Avenue Historic District includes nineteen resources (thirteen contributing and six non-contributing) in a roughly two-block area just north of the Frisco Railroad tracks in the Brady area north of downtown Tulsa, Tulsa County, Oklahoma.

The contributing resources include eleven buildings, one structure (a railroad overpass), and one site (a block of brick paving) constructed between c. 1908 and 1956. A concentration of small industrial warehouses lining North Cheyenne Avenue between the Frisco tracks and West Archer Street form the heart of the district. This block of North Cheyenne Avenue is also the last full block of brick-paved street extant in Tulsa. Surrounding this nucleus are additional warehouse and commercial buildings on North Denver Avenue and West Archer Street, constructed during Tulsa's oil boom period. The buildings are mostly small-scale, brick warehouses with narrow, rectangular footprints and flat roofs. The strictly utilitarian buildings have very few decorative details typical of the early-twentieth century commercial style. In addition to the historic brick paving, the district includes two concrete railroad overpasses. One of these is contributing and one is non-contributing due to alterations.

Significance

The North Cheyenne Avenue Historic District in Tulsa, Tulsa County, Oklahoma is locally significant under Criterion A for the area of Commerce. Located between the tracks of the Frisco and Sand Springs railroads, the North Cheyenne Historic District developed as a commercial, industrial and warehouse area during the 1920s oil boom as businesses sought access to trackside locations offered by the two flanking railroad lines. The variety of buildings in the district reflects the nature of the businesses they housed. Their simple utilitarian forms and styling contrast with the larger, highstyle commercial buildings constructed in Tulsa's business district south of the Frisco tracks during the 1920s. The two extant railroad overpasses and the brick paving on North Cheyenne Avenue reinforce these traits. The district thrived through the end of World War II when construction of the interstate highway system gave truck transportation primacy over railroads. The period of significance for the North Cheyenne Historic District, c. 1908 – 1956, begins with the construction of the oldest extant building in the district and ends in 1956 with construction of the Frisco overpasses, the last contributing structures to the district.

North Cheyenne Avenue Historic District was placed on the National Register in May, 2010, under National Register Criteria A. Its NRIS number is 10001011.

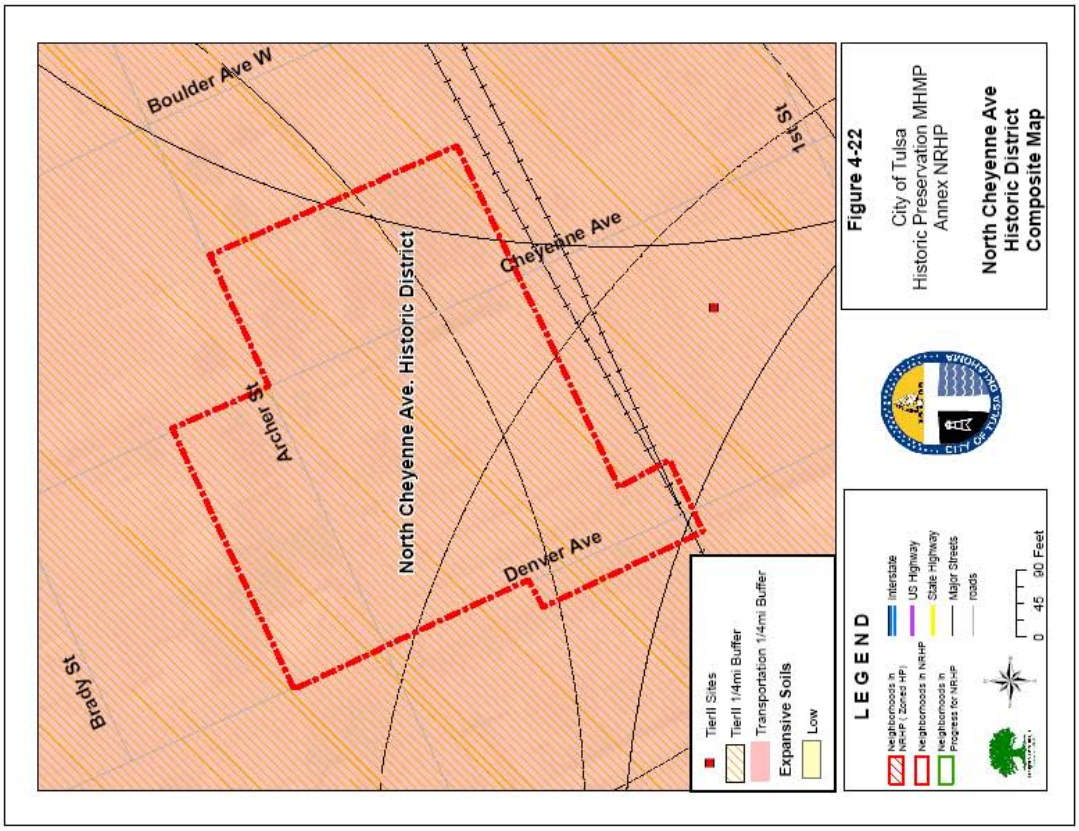
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/10001011.pdf

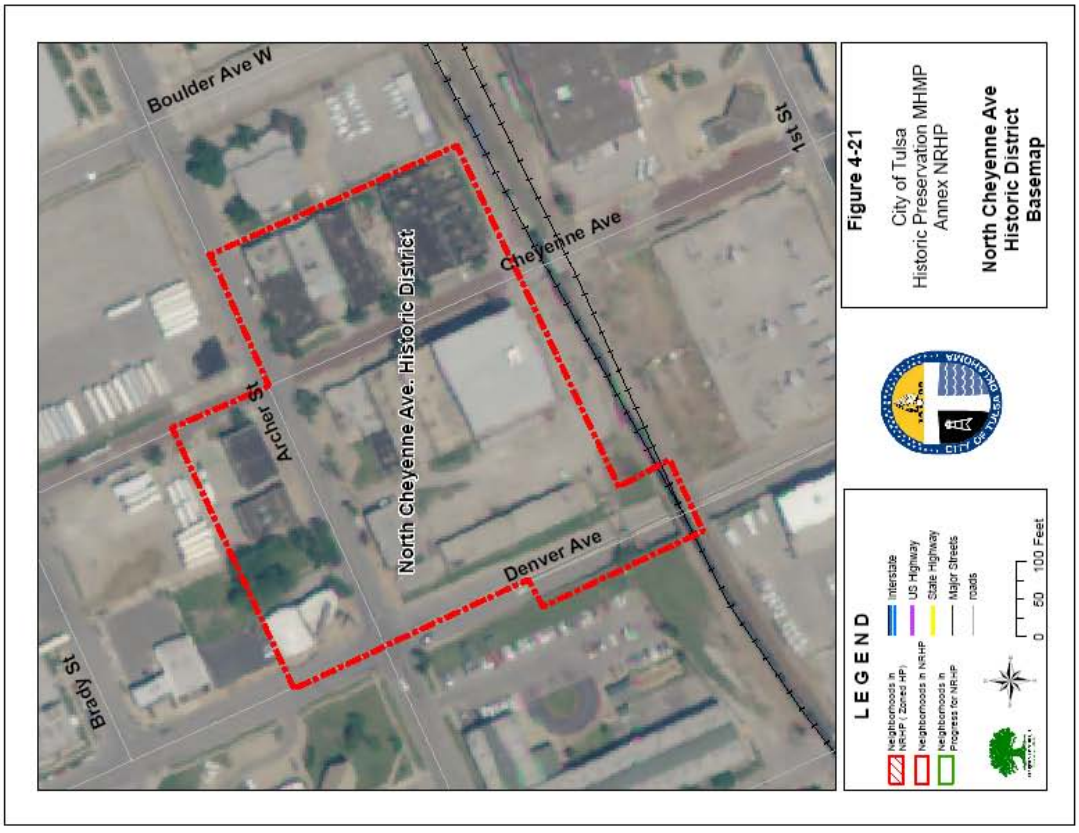
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the North Cheyenne Historic District include Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-21: North Cheyenne Historic District Basemap
Figure 4-22: North Cheyenne Historic District Composite Map





4.3.10 Oil Capitol Historic District

The Oil Capital Historic District forms the heart of the commercial center in downtown Tulsa, Tulsa County, Oklahoma. Its boundaries are Third Street on the north, Seventh Street on the south, South Cincinnati Avenue on the east, and South Boulder and South Cheyenne Avenues on the west. This fifteen-block area contains the highest concentration of buildings in downtown Tulsa that are significant both architecturally and in context with the history of the city, particularly its development as a hub of the United States oil industry.

The district includes seventy-two resources: sixty-nine buildings, two sites, and one object (forty contributing, eighteen non-contributing, and fourteen previously listed in the National Register of Historic Places). While the resources vary greatly in size (footprint, height, and massing), function, architectural style, and date of construction, together they illustrate how Tulsa's commercial center responded to the changing needs and identity of the city. The district includes narrow, three-story mixed-use commercial buildings with a single storefront on the first floor; tall office buildings with multiple setbacks and footprints that occupy a quarter of a city block; massive civic buildings; a religious complex; and landscaped plazas. The high-rise commercial buildings reflect a continuum of development that began in the 1910s when the booming oil industry enabled business leaders to construct high-style office buildings as testaments to their wealth and leadership. The earliest of these resources are located along South Boston Avenue and 5th Street.

Oil interests in Tulsa dipped slightly during the Great Depression, and construction slowed during World War II, as it did nationwide. After the war both the oil industry and development activity rebounded, leading to a second wave of downtown commercial buildings erected between 1947 and 1978. The twenty-six resources from this period are scattered throughout the district and reflect evolving tastes and trends in commercial design. Fourteen resources are currently listed in the National Register of Historic Places. Only eighteen resources are noncontributing to the district, due to age or loss of integrity. The district clearly communicates its history and significant associations.

Significance

The Oil Capital Historic District is locally significant as the historic heart of Tulsa's business community. It is eligible for listing under Criteria A for the area of Commerce. Development of the Oil Capital Historic District began following the discovery of oil near Tulsa just after 1900 and continued virtually unabated into the late 1960s. Following this period, many oil companies moved their headquarters to Houston, Texas, marking a distinct shift in the economic climate of downtown Tulsa. The nominated resources

document the commercial prosperity of Tulsa over this seven-decade period and showcase the evolution of nationally-popular architectural and urban design trends. They express architectural styles, ranging from the classical to the modern. Very shortly after the start of the oil boom, wealthy businessmen began building skyscrapers to house the many oil-related businesses and professionals in need of office space – and simply because they could. Banks tended to the business assets of oil companies and oil men, while office buildings housed a variety of professionals, insurance companies and other businesses that supported the oil industry. The buildings erected before World War II vary in size but have uniform setbacks that create a dense street wall. While materials for new construction became scarce during World War II, Tulsa's economy remained strong as the oil industry supported the war effort. After the war, the character of new construction in the commercial district evolved as downtown sought to cope with competition from the suburbs. The new buildings erected during this period were larger than those built before the war and were often set back from the street on landscaped plazas. With so much economic activity derived from the oil industry, Tulsans developed an early interest and reliance on the automobile. Parking garages became an integral component of the downtown built environment beginning in the 1920s. Areas of open surface parking only modestly affect the historic pedestrian character of the district. The high-style buildings of the Oil Capital Historic District form Tulsa's distinctive downtown skyline and set this area of the city apart from other parts of the community.

Oil Capital Historic District was placed on the National Register in June, 2010, under National Register Criteria A. Its NRIS number is 10001013.

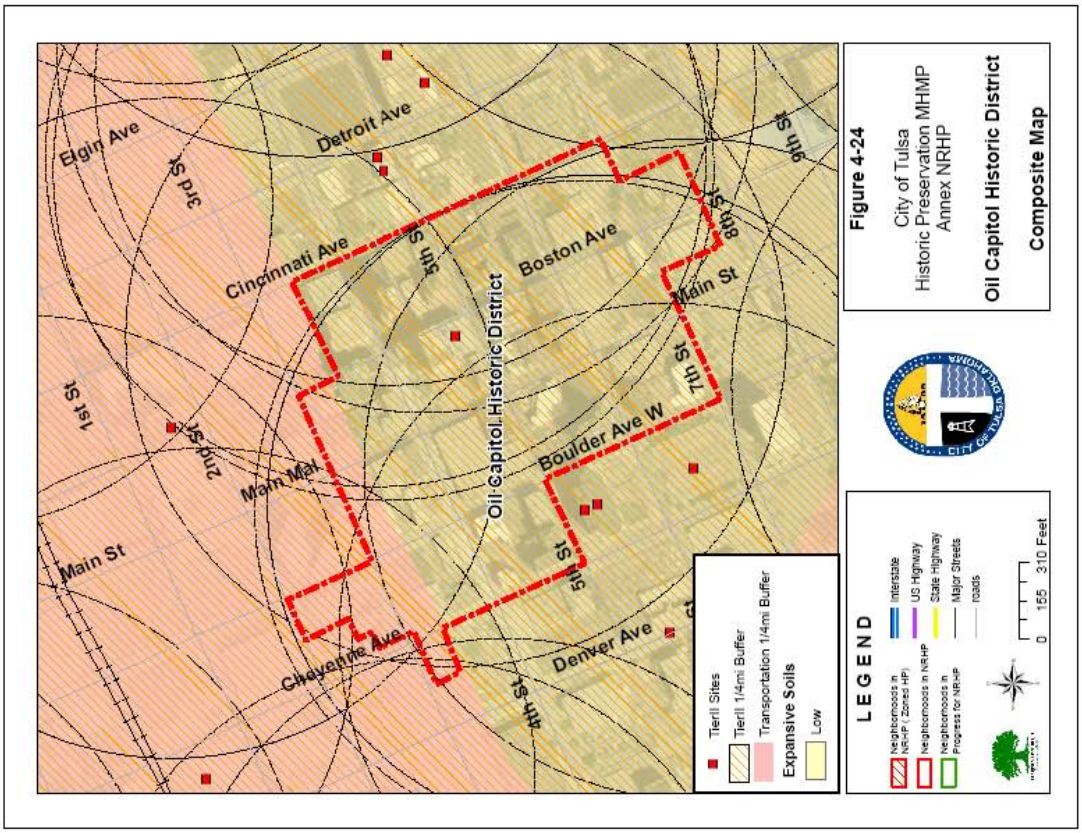
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/10001013.pdf

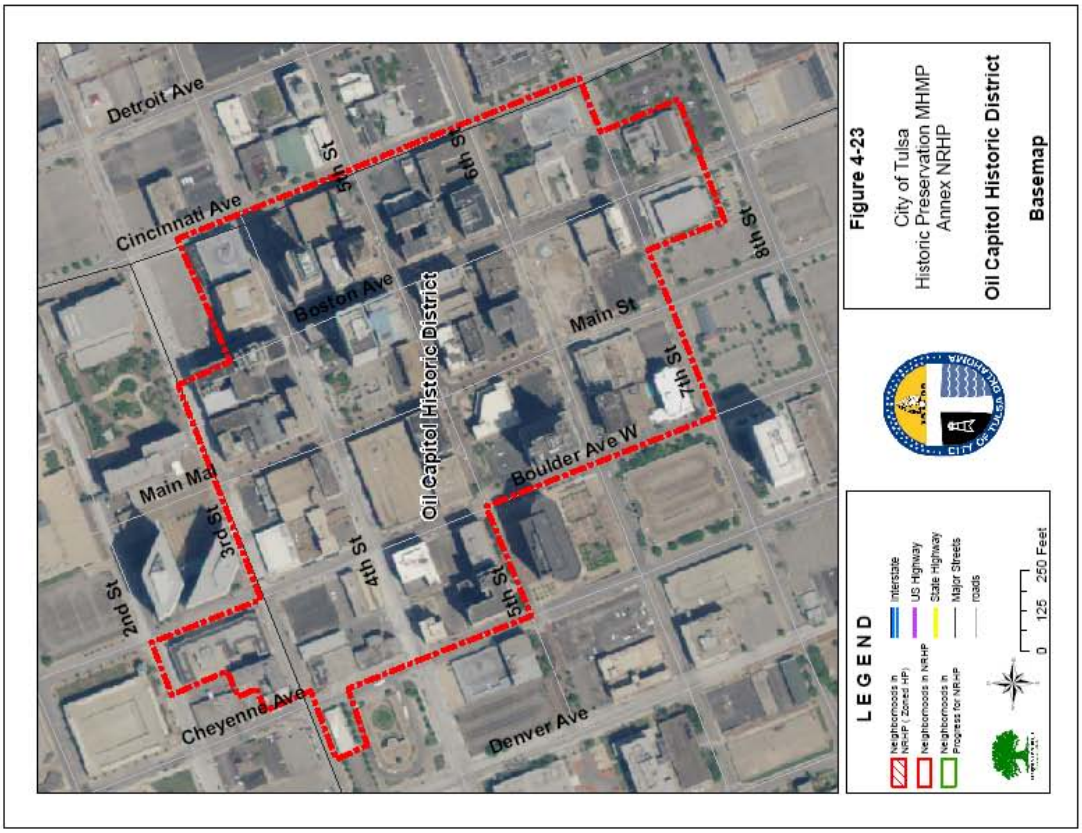
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Oil Capitol Historic District include Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-23: Oil Capitol Historic District Basemap
Figure 4-24: Oil Capitol Historic District Composite Map





4.3.11 Owen Park Historic District

The Owen Park neighborhood is located northwest of the Central Business District in Tulsa. It has definite physical boundaries on the north, east and south. Owen Park also contributes to the area's identity. This solidly residential area contains two of Tulsa's few remaining boulevards. The Tulsa Country Club and golf course are strong visual assets to the north. Primarily bungalow in architectural style, Owen Park home exteriors are primarily of wood and stucco. The density is low and the scale is typical of 1920s middle-class subdivisions. The area and its relationship to the city have changed very little over time. Built by professionals and businessmen, the unpretentious homes form a pleasing and quietly comfortable neighborhood reminiscent of its earlier era.

The Owen Park District was placed on the National Register of Historic Places on September 9, 1999. It was listed under National Register Criteria A & C, and its NRIS number is 99001137.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/99001137.pdf

Period: Residential Construction: 1910-1930

Representation in Existing Surveys

National Register of Historic Places — September 9, 1999

Oklahoma Landmarks Inventory — October 19, 1978

Intensive Level Survey — September, 1995

Local Inventory — June, 1978; June, 1991

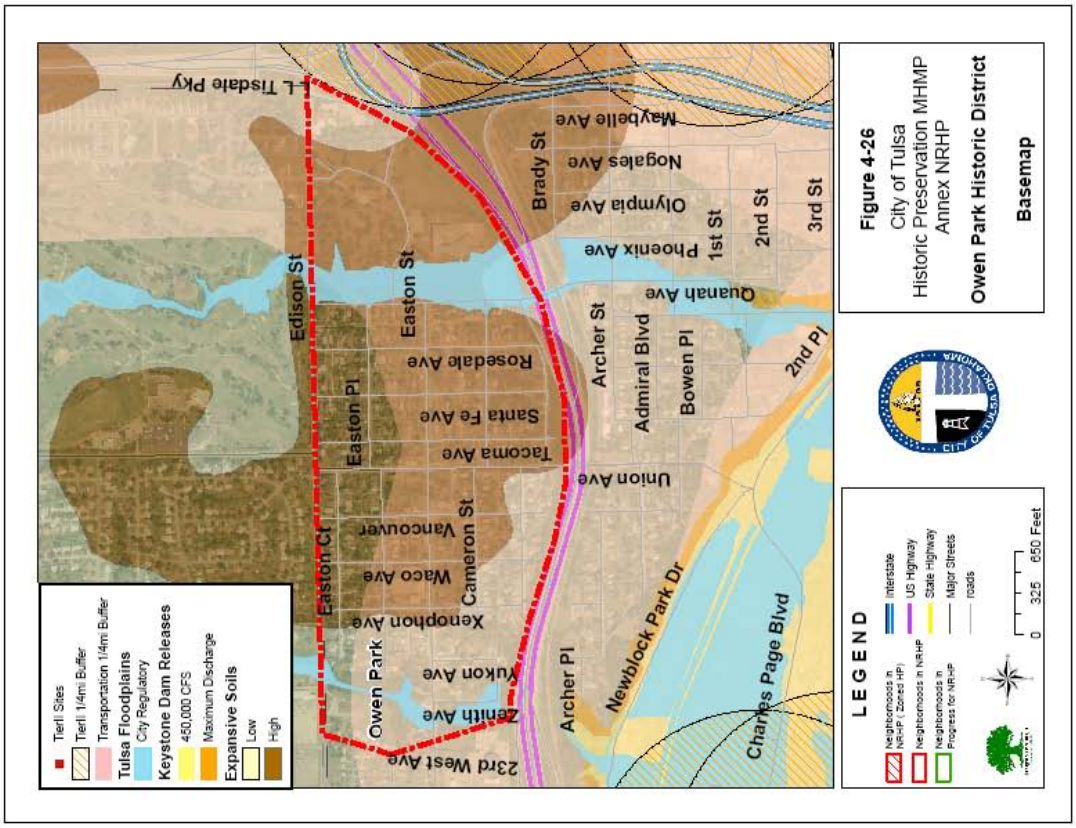
Cultural Resources in the Tulsa Urban Study Area, by Kelly C. Duncan, edited by Annetta L. Cheek, Archaeological Research Associates Report #14, 1977: Irving Monument, p. 43; Pioneer House, p. 46; Owen Park Neighborhood, p. 42.

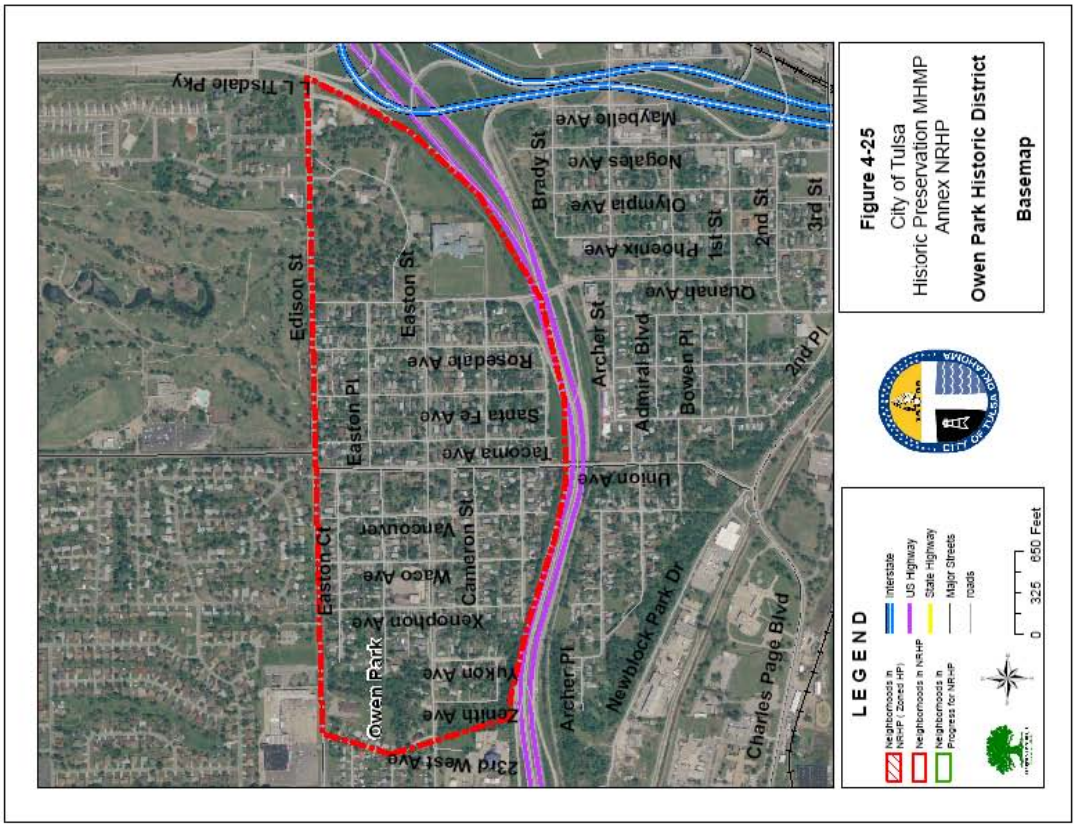
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Owen Park Historic District include City Regulatory Floodplains, Expansive Soils, and Transportation Hazards.

Figure 4-25: Owen Park Historic District Basemap
Figure 4-26: Owen Park Historic District Composite Map





4.3.12 Ranch Acres Historic District

The Ranch Acres Historic District is an excellent example of an intact post-World War II ranch house subdivision. It has a high degree of integrity with almost ninety percent of the residences contributing to the district.

The Ranch Acres housing, landscape, and subdivision plan was the ideal home location for many of Tulsa's up and coming young professionals who aspired to live the modern life. When constructed, it was a modern ranch house neighborhood that symbolized modern living with simplicity, privacy and informality in a setting close to nature. It was designed to attract those who could purchase above average housing. Ranch Acres was Tulsa's earliest ranch house subdivision that provided extra large lots and streets that conformed to the topography instead of a grid-based pattern. It became the largest single development of post war luxury homes in Tulsa.

Ranch Acres was placed on the National Register of Historic Places on December 12, 2007 under National Register criteria C. Its NRIS number is 07001268.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/07001268.pdf

Period: Primary Residential Construction: 1949-1962

Representation in Existing Surveys

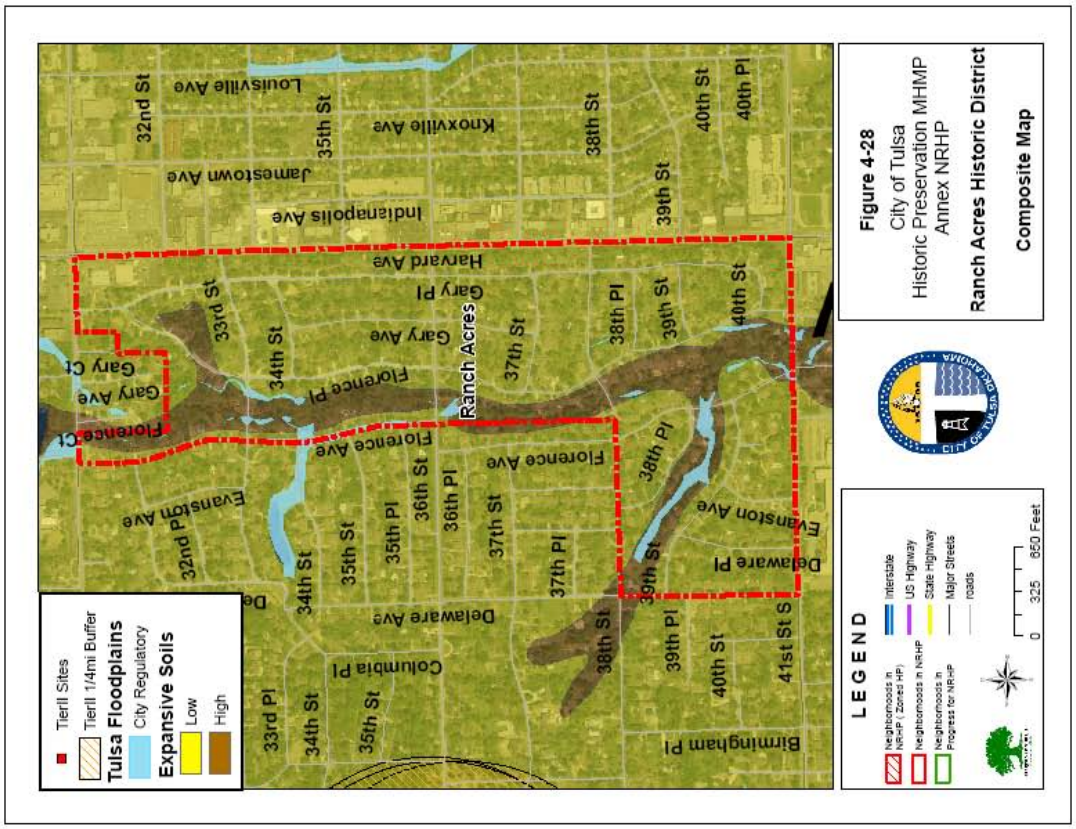
National Register of Historic Places — December 12, 2007

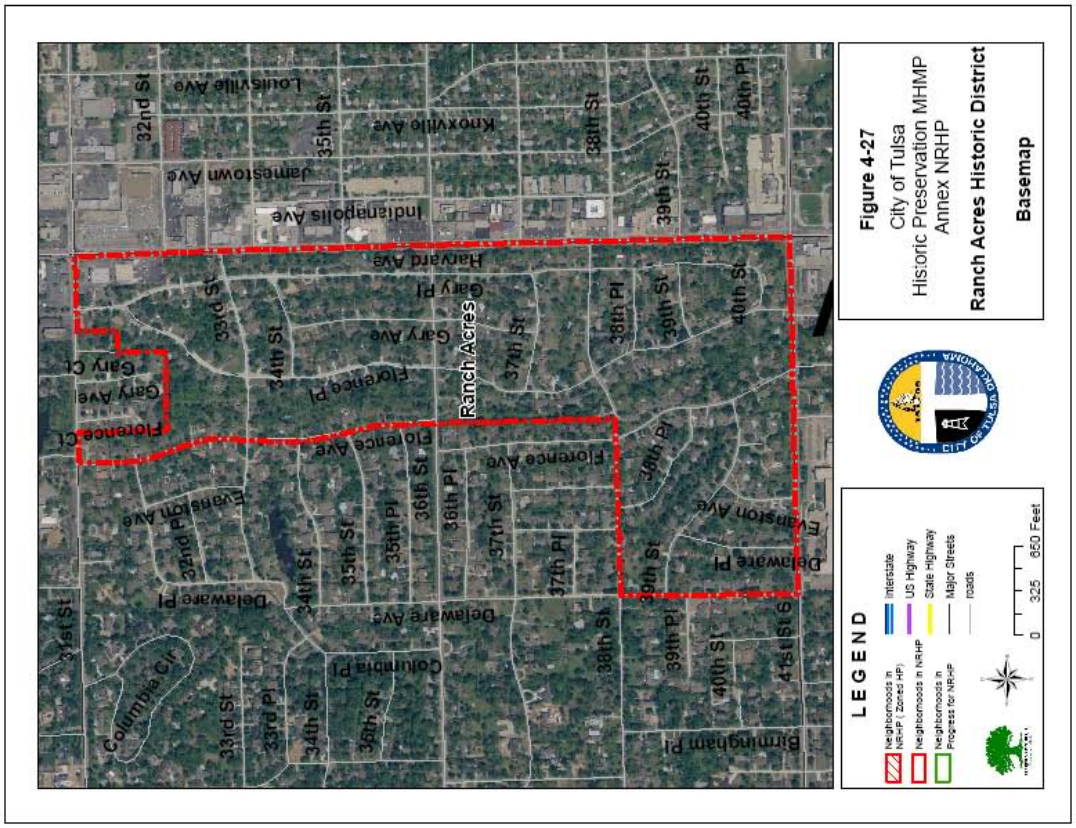
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to Ranch Acres Historic District include City Regulatory Floodplains, and Low Expansive Soils.

Figure 4-27: Ranch Acres Historic District Basemap
Figure 4-28: Ranch Acres Historic District Composite Map





4.3.13 Riverside Historic District

The Riverside Historic District is located about one mile south of downtown Tulsa, encompasses just over ninety-six acres, runs in a north/south orientation, and lies directly east of the Arkansas River.

The majority of the properties are single-family residences, however historically, duplexes and a garden apartment complex intermixed with single-family residences.

Riverside has a significant group of both Eclectic Revival and Minimal Traditional houses which compose 80% of the district's housing. These houses may also be found elsewhere in Tulsa, but these stand out as a cohesive collection which spans a period of changing architectural tastes.

Riverside was placed on the National Register of Historic Places on March 31, 2005 under National Register criteria A and C. Its NRIS number is 04000937.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/04000937.pdf

Period: Primary Residential Construction: 1920-1958

Representation in Existing Surveys

National Register of Historic Places — March 31, 2005

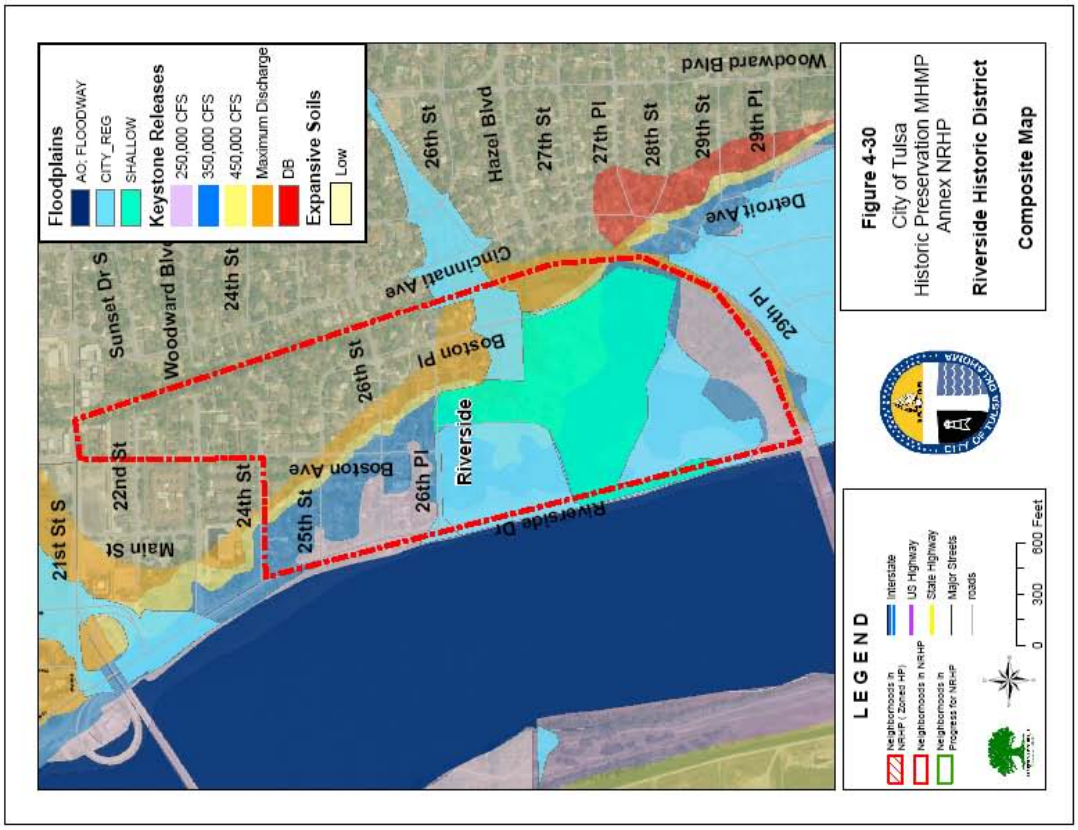
Intensive Level Survey — May 2003

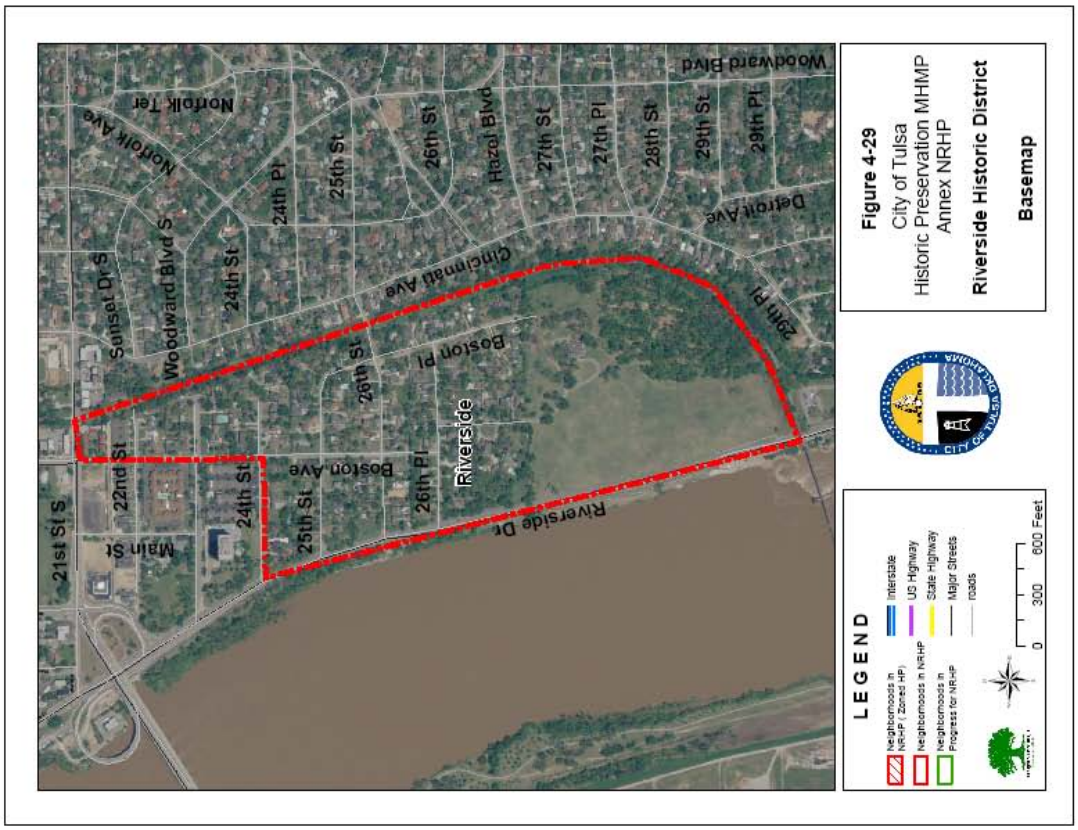
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to Riverside Historic District include City Regulatory Floodplains, and Keystone Dam Failures.

Figure 4-29: Riverside Historic District Basemap
Figure 4-30: Riverside Historic District Composite Map





4.3.14 Riverview Historic District

The Riverview Historic District is an excellent, representative collection of houses and apartment houses constructed from 1911 to 1938. Dominated by the Bungalow/Craftsman style, other popular architectural styles in the district included the Tudor Revival, Prairie School and Colonial Revival. Although predominately a middle class neighborhood, the district also contains a number of larger, better-appointed homes built by many of the leading citizens of Tulsa. This includes the Clinton-Hardy House, the Bird House, the Kerr House and the magnificent McBirney Mansion.

Along the northeast and southwest boundaries of the district, several historic apartments buildings were erected during the district's period of significance. In addition to their historic association with the majority single family homes, the historic apartments are compatible in design and architectural styles with the neighborhood-at-large.

Riverview derived its name from the Riverview Elementary School, which was located at 512 West Twelfth at the intersection of Twelfth and Guthrie. In 1975, the school was demolished, but the area's identification with the name of the school continues. Riverview was listed in the National Register of Historic Places on September 6, 2007 under National Register criteria C. Its NRIS number is 07000906.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/07000906.pdf

Period: Primary Residential Construction: 1911-1938

Representation in Existing Surveys

National Register of Historic Places — September 6, 2007
Intensive Level Survey — September 2005
Reconnaissance Survey — June 1978; June 1991; May 2004
Oklahoma Landmarks Inventory: Clinton/Hardy House, James H. McBirney Mansion, Riverview.

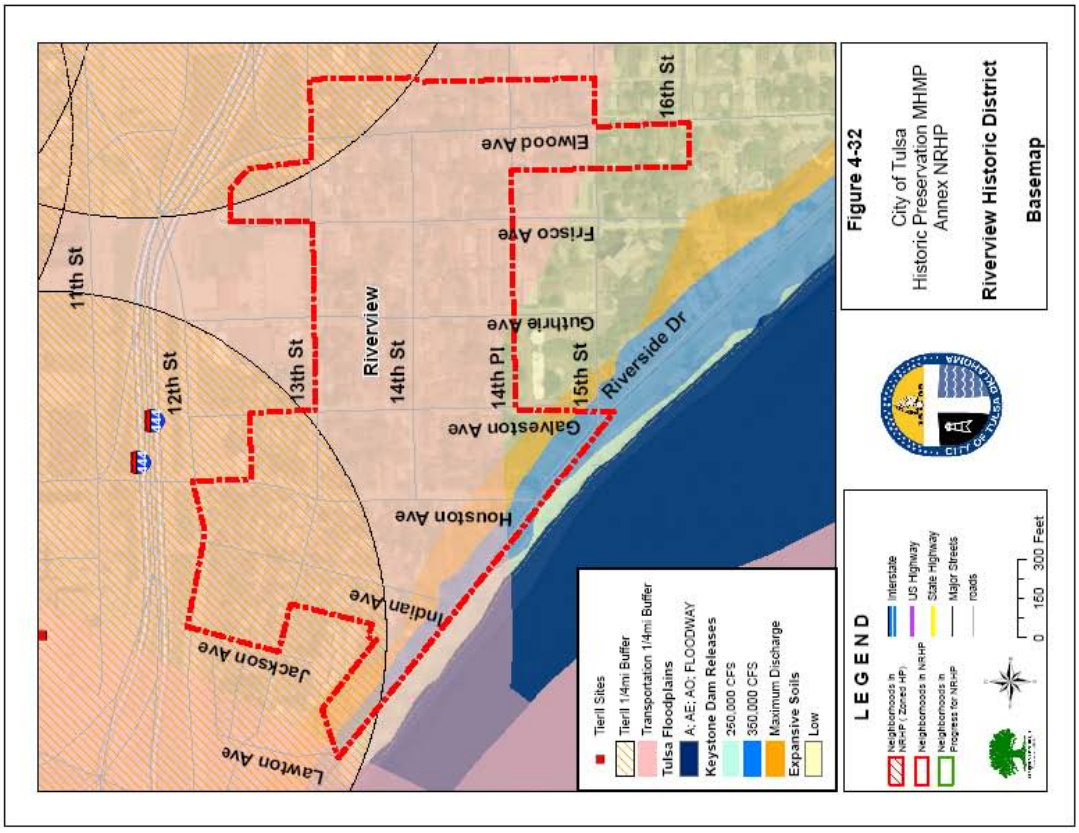
Cultural Resources in the Tulsa Urban Study Area, by Kelly C. Duncan, edited by Anneta L. Cheek, Archaeological Research Associates Research Report #14, 1977: J. H. McBirney House, p. 44; Spotlight Theatre, p. 49; Riverview Neighborhood, p. 42.

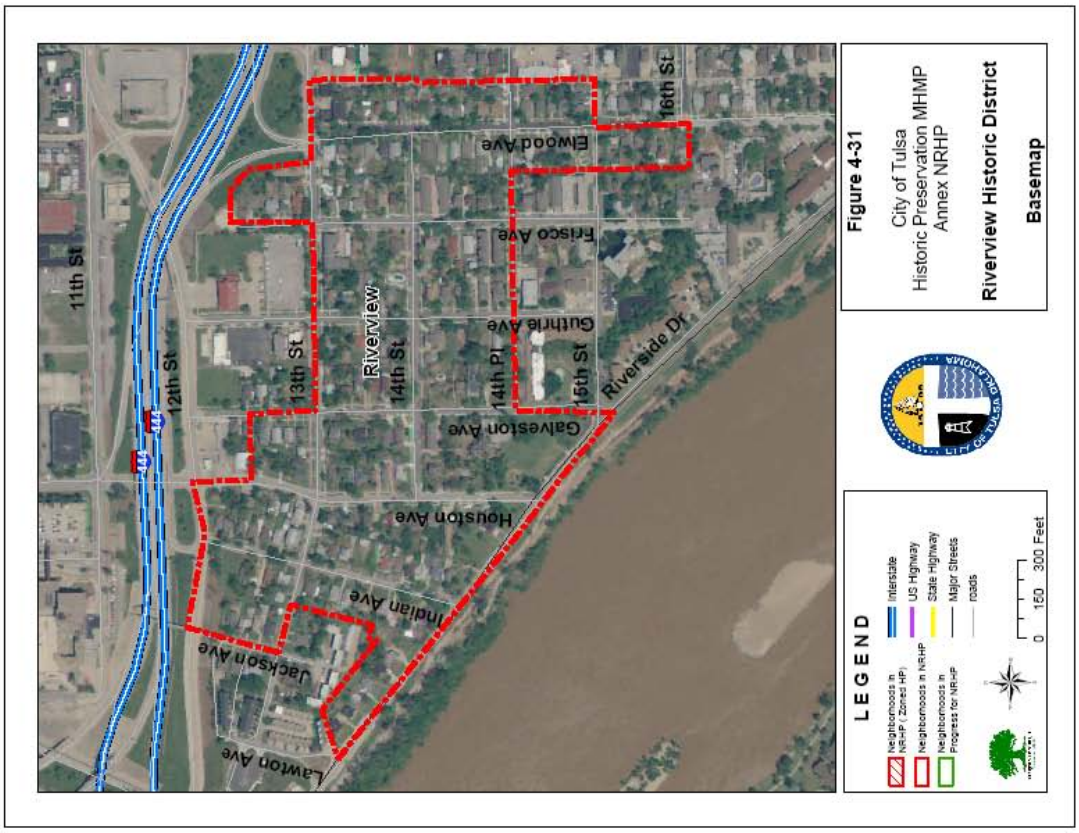
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to Riverview Historic District include Keystone Dam Failures, Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-31: Riverview Historic District Basemap
Figure 4-32: Riverview Historic District Composite Map





4.3.15 Sixth Street Historic District

The Sixth Street Commercial/Residential Historic District1 is located along East Sixth Street between South Peoria Avenue on the west, and the north/south alley between South Quaker and Quincy Avenues on the east. The district consists of buildings associated with commercial and residential activity along East Sixth Street. This

commercial/ residential corridor is slightly less than a mile east of Tulsa's Central Business District. The small district, approximately two and one-half blocks long, is also located about four blocks south of the Missouri, Kansas and Texas (KATY) railroad tracks, which angle from northwest to southeast creating a pieshaped industrial area nearby. Most building front façades face East Sixth Street, although one faces South Quincy Avenue. The district is composed of Late 19th and 20th Century American architecture, primarily one and two-story Commercial Style brick buildings, and a Bungalow/Craftsman apartment building.

Significance

The Sixth Street Commercial/Residential Historic District is significant locally. It emerged in the late nineteen as Tulsa grew outside the original town core, and it conveys a period in Tulsa's community development when manufacturing and heavy industries located nearby the railroads on the east side of town, which were followed by working-class residents and commercial space. This small commercial area is distinguished by the residential units which were an important attribute in the district until 1960, when parking for automobiles became more important than housing. Until then, the Sixth Street Commercial/Residential Historic District buildings provided a large number of apartments for individuals and families in transition during one of the city's most explosive periods of growth, through years just after the World War II housing shortage, and gave neighborhood residents an important shopping locale for everyday needs.

Sixth Street Historic District was listed in the National Register of Historic Places on July 20, 2009 under National Register criteria A. Its NRIS number is 09000687.

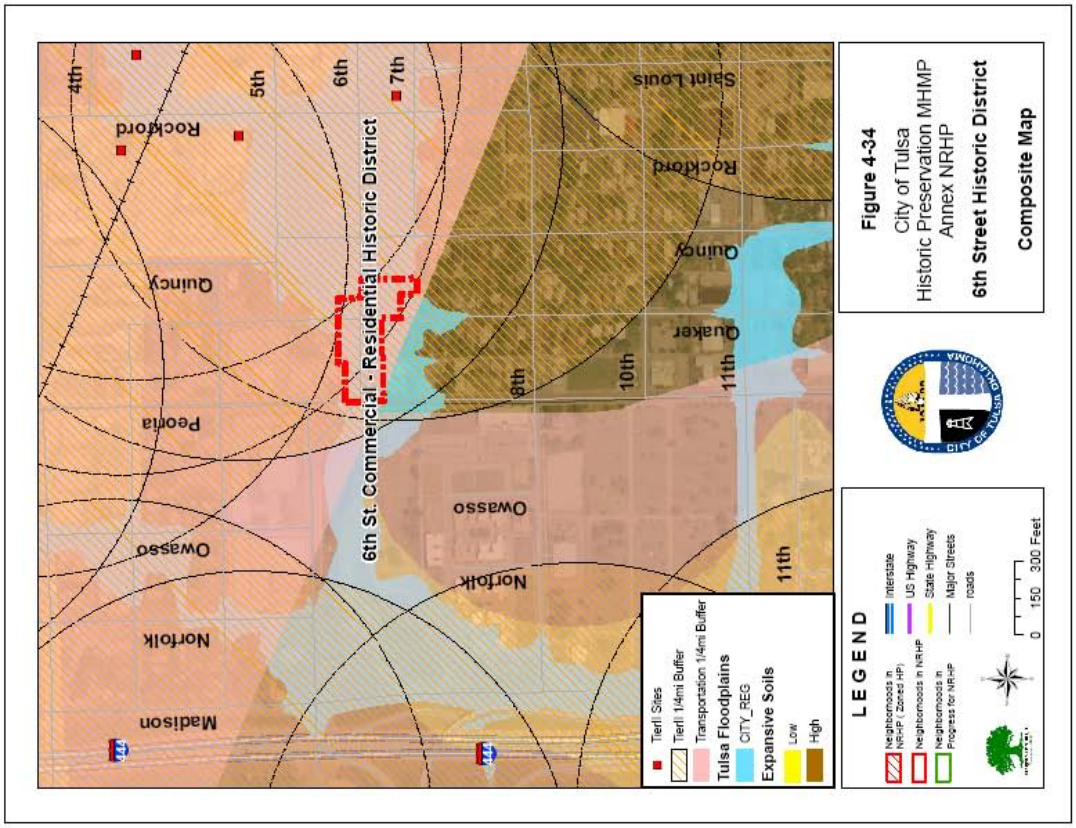
» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/09000687.pdf

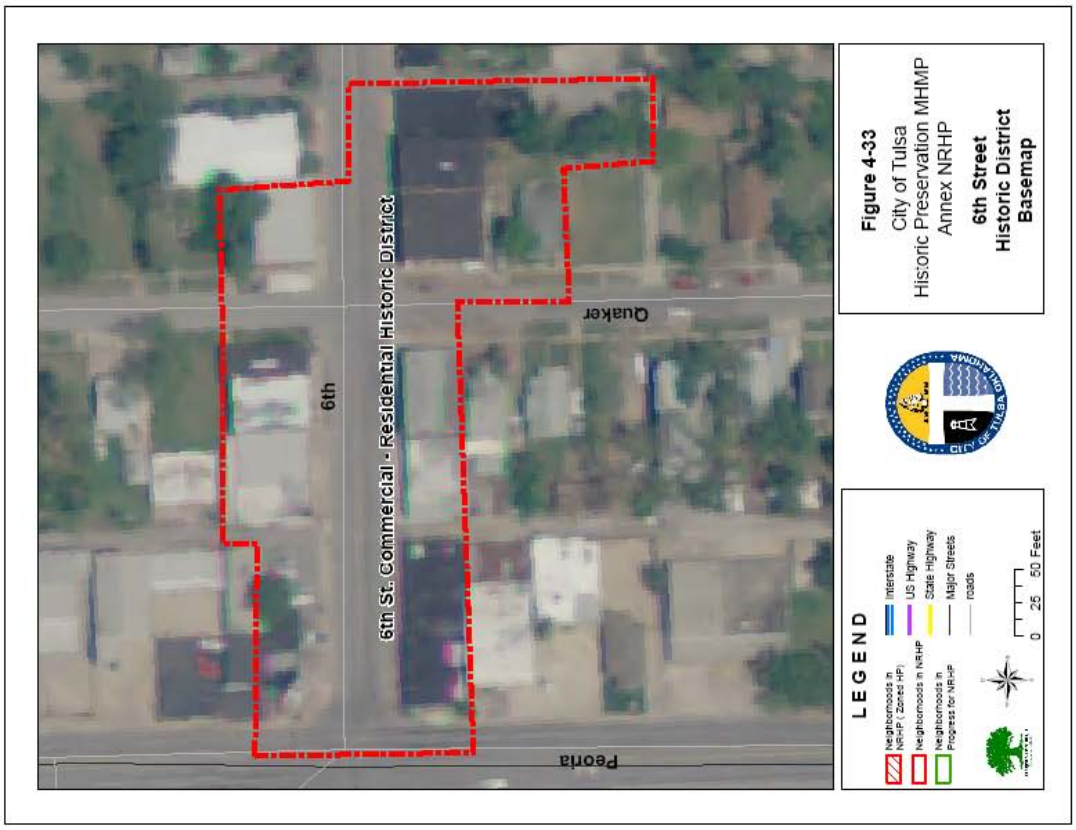
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Sixth Street Historic District include City Regulatory Floodplains, High Expansive Soils, Hazardous Materials, and Transportation Hazards.

Figure 4-33: Sixth Street Historic District Basemap
Figure 4-34: Sixth Street Historic District Composite Map





4.3.16 Stonebraker Heights Historic District

The Stonebraker Heights Historic District is a cohesive collection of leading architectural styles in Tulsa during the time frame of 1910 to 1922. The large number of two-story houses indicates that the Stonebraker Heights Addition was indeed one of "Tulsa's most exclusive residential developments." The district maintains a good degree of integrity, both in terms of individual buildings and neighborhood design.

Dominated by the Bungalow/Craftsman style, the district also contains a notable percentage of Prairie School and Colonial Revival style homes. Overall, these styles are compatible in terms of size, building materials, feeling and association and reflect popular architectural trends of the period. Providing additional variety to the district is that even the houses classified as the same style are not identical. Thus, the Stonebraker Heights Historic District is an unreplicatable expression of period architecture in Tulsa.

Stonebraker Heights was listed in the National Register of Historic Places on September 6, 2007 under National Register criteria C. Its NRIS number is 07000917.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/07000917.pdf

Period: Primary Residential Construction: 1910-1922

Representation in Existing Surveys

National Register of Historic Places — September 6, 2007

Intensive Level Survey — September 2005

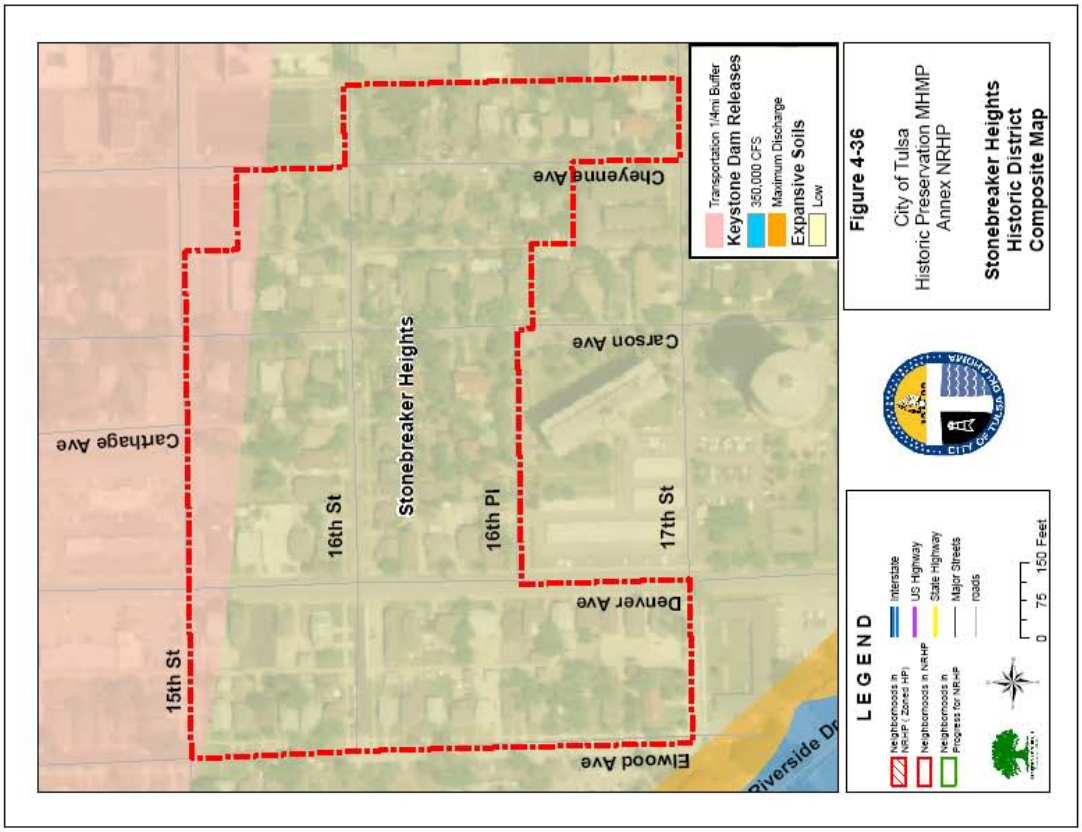
Reconnaissance Survey — June 1978; June 1991; May 2004

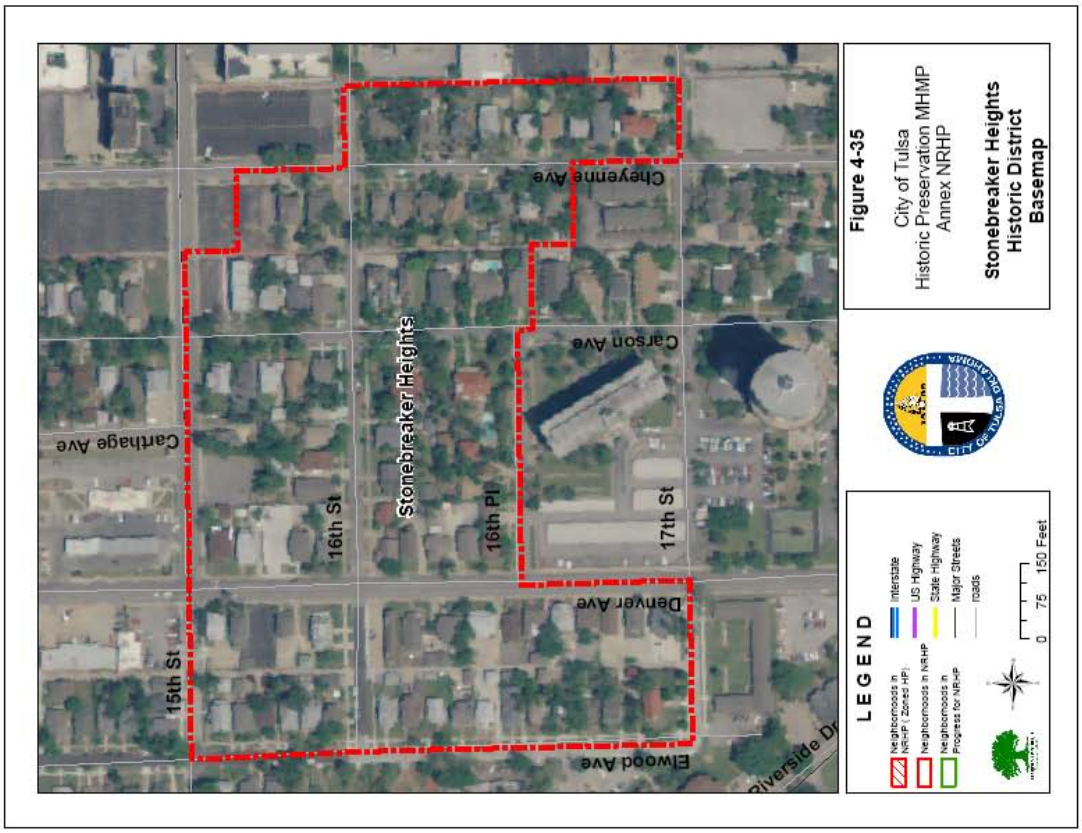
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Stonebreaker Heights Historic District include Transportation Hazards.

Figure 4-35: Stonebreaker Historic District Basemap
Figure 4-36: Stonebreaker Historic District Composite Map





4.3.17 Swan Lake Historic District

Swan Lake is the focal point of the district of the same name which includes the commercial area on 15th Street and extends to major arterials on the north, east, south and west. Two-story houses built around the lake from 1919 to the present represent a variety of architectural styles including Spanish, Georgian Revival and vernacular interpretations honoring the swan. Some are now duplexes. Most sit on high ground overlooking the city-owned lake. The remainder of the neighborhood is similar in scale, containing bungalows, two-story houses, quadruplexes and six-plexes of stone, clapboard and stucco. The Swan Lake area has more two- and three-story, 1920 to 1930 multi-family apartments and duplexes than any other residential area in Tulsa.

Residential buildings on the west side of Utica Avenue just south of 15th Street were demolished in 1997 for commercial redevelopment. These properties were within the boundaries of the Swan Lake National Register District. The properties demolished were contributing resources within that National Register District, and the apartment buildings located at 1510, 1512, 1514, and 1516 South Utica Avenue were especially important because they were individually eligible for listing on the National Register. Further commercial incursions into the Swan Lake Historic neighborhood should be avoided. The Swan Lake neighborhood should remain predominately residential.

Swan Lake was placed on the National Register of Historic Places on February 20, 1998 under National Register criteria A and C. Its NRIS number is 98000140.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/98000140.pdf

Period: Residential Construction: 1910-1930

Commercial Construction: 1925-1935

Representation in Existing Surveys

National Register of Historic Places — February 1998

Oklahoma Landmarks Inventory — October 19, 1978

Intensive Level Survey — 1996

Local Inventory — June, 1978; June, 1991

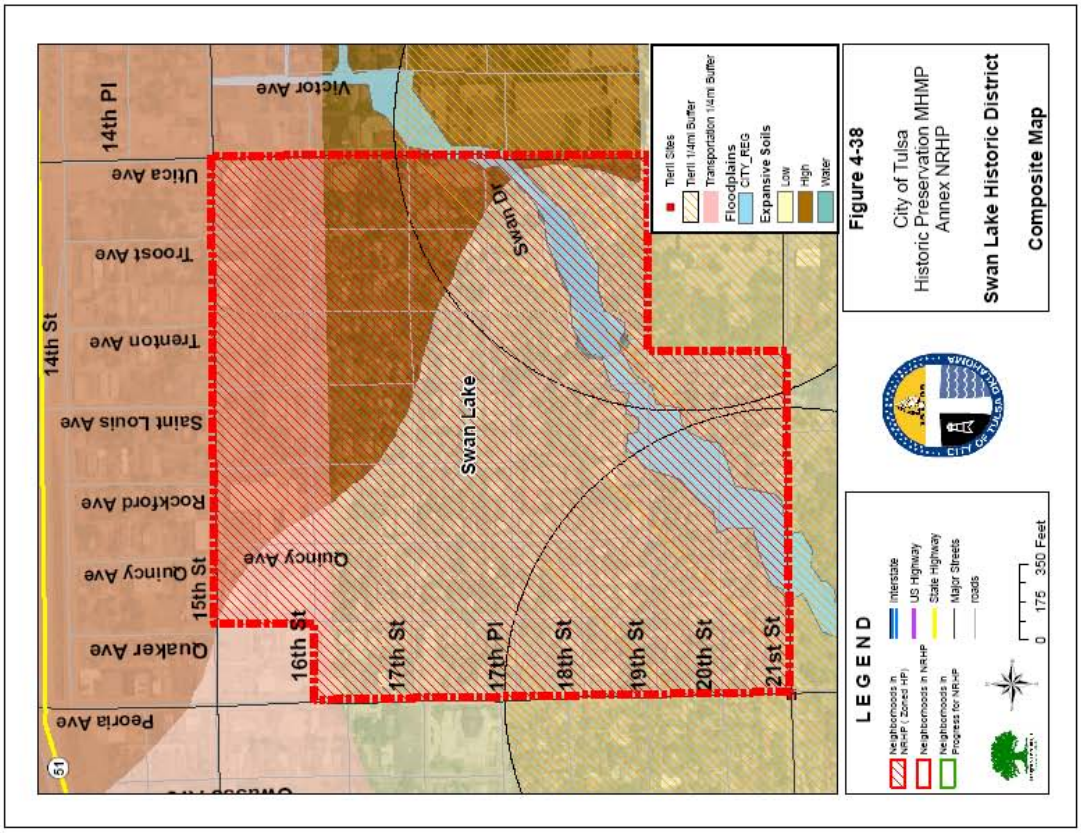
Cultural Resources in the Tulsa Urban Study Area, by Kelly C. Duncan, edited by Annetta L. Cheek, Archaeological Research Associates Report #14, 1977: Christ the King Church, p. 34.

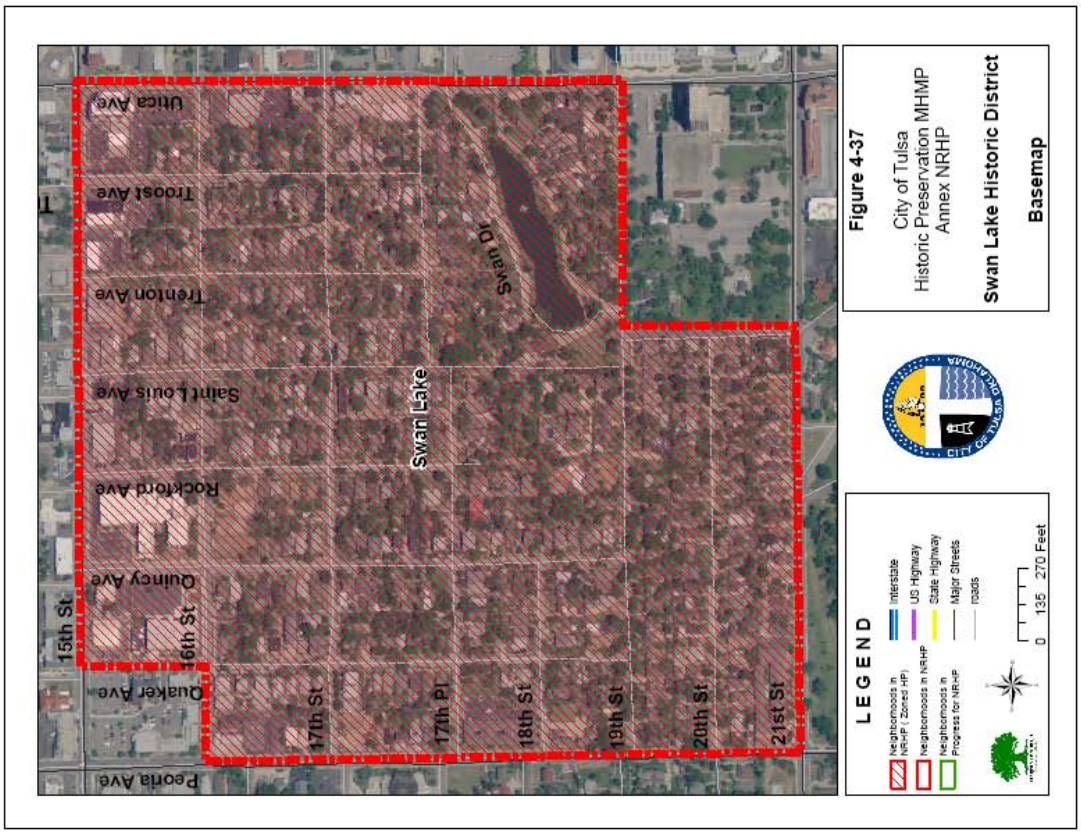
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Swan Lake Historic District include City Regulatory Floodplains, Expansive Soils, Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-37: Swan Lake Historic District Basemap
Figure 4-38: Swan Lake Historic District Composite Map





4.3.18 Tracy Park Historic District

The Tracy Park Historic District consists of approximately seventy residences built in the Ridgewood Subdivision in the early 1920s. These single-family houses, some with servants' quarters, were once part of a larger, downtown neighborhood. It was reduced in size by demolition necessary for construction of the southeast interchange of the Inner Dispersal Loop.

Primarily residential in character, this small neighborhood contains bungalows and two-story frame and brick houses originally built for Tulsa's growing, oil-related middle class, managers, small businessmen and a few professionals.

The area contains two buildings listed on the Oklahoma Landmarks Inventory. One of these, the "French Cottage," now has a commercial use, as do nearly all of the original residences on the west side of Peoria. The other Oklahoma Landmarks Inventory building is the Art Deco residence of Adah Robinson, designed by Robinson and her student, Bruce Goff.

Tracy Park was placed in the Oklahoma Landmarks Inventory in July of 1978. Tracy Park was placed on the National Register of Historic Places on September 20, 1982, under National Register criteria A and C. Its NRIS number is 82003707.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/82003707.pdf

Period: Residential Construction: 1919-1925

Representation in Existing Surveys

National Register of Historic Places — September 20, 1982

Oklahoma Landmarks Inventory — District, July, 1978

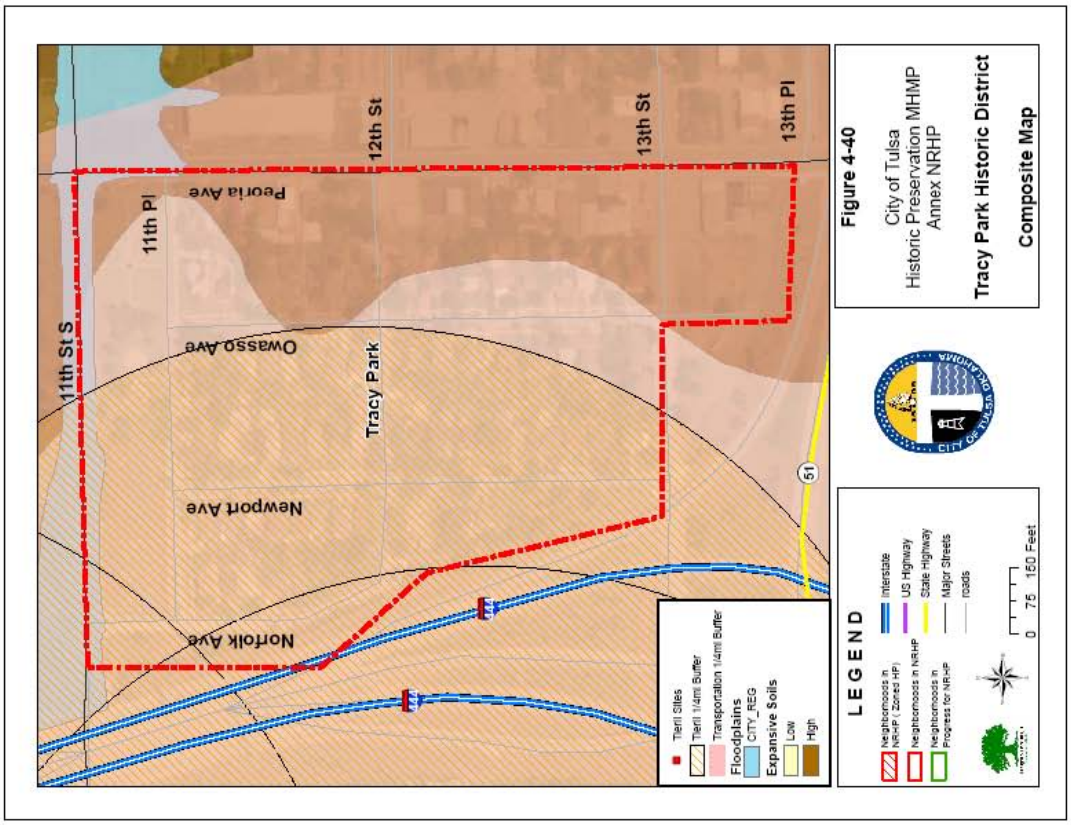
Local Inventory — Fall, 1977; July, 1991

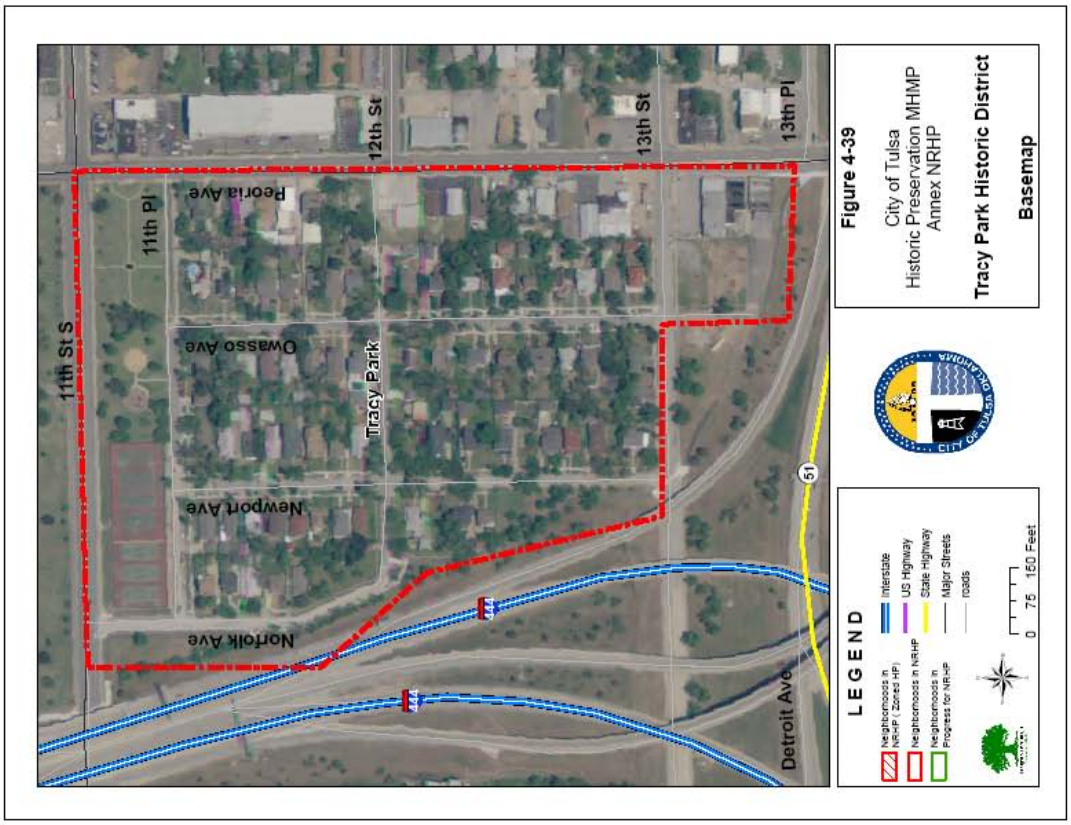
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Tracy Park Historic District include City Regulatory Floodplains, Expansive Soils, Wildfires, Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-39: Tracy Park Historic District Basemap
Figure 4-40: Tracy Park Historic District Composite Map





4.3.19 White City Historic District

The White City Historic District is located four miles east of Tulsa's Central Business District. The district is dominated by two related architectural styles. The two styles correspond to the two main periods of the neighborhood's development. During the district's first period of development, from about 1926 to 1930, Tudor Revival style houses dominated. Of the 480 buildings in the district, 149 are classified as Tudor Revival. Generally constructed of brick, these houses have a steep pitched roof with a facade dominated by one or more prominent cross gables. Although garages are commonly identified with this style of houses, they are frequently detached but possessing similar construction material and decorative detail to the main property. This style of houses, loosely derived from historical antecedents, was popular nationally from about 1890 to 1940.

The second dominate architectural style within the White City Historic District is the Minimal Traditional style which is related to the Tudor Revival style. The Minimal Traditional style has been called "…a simplified form loosely based on the previously dominant Tudor Revival style of the 1920s and 1930s." Also frequently constructed of brick, Minimal Traditional houses are characterized by a dominant front gable, low or intermediate pitched roof and minimum decorative detailing. Further, detached garages were built with this style of home, many have attached garages. This Modern style of houses was popular nationally from about 1935 to the present. The construction of Minimal Traditional style houses in the White City Historic District corresponds to this period, with the greatest activity occurring during the second period of significant development in the neighborhood. Total, 218 houses were constructed in the Minimal Traditional style in White City. Other styles present in the White City Historic District include Modern Movement, Ranch, Colonial Revival, Mission/Spanish Colonial Revival and Bungalow/Craftsman.

White City was placed on the National Register of Historic Places on June 14, 2001 under National Register criteria A and C. Its NRIS number is 01000663.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/01000663.pdf

Period: Primary Residential Construction: 1926-1951

Representation in Existing Surveys

National Register of Historic Places — June 14, 2001

Intensive Level Survey — 1999

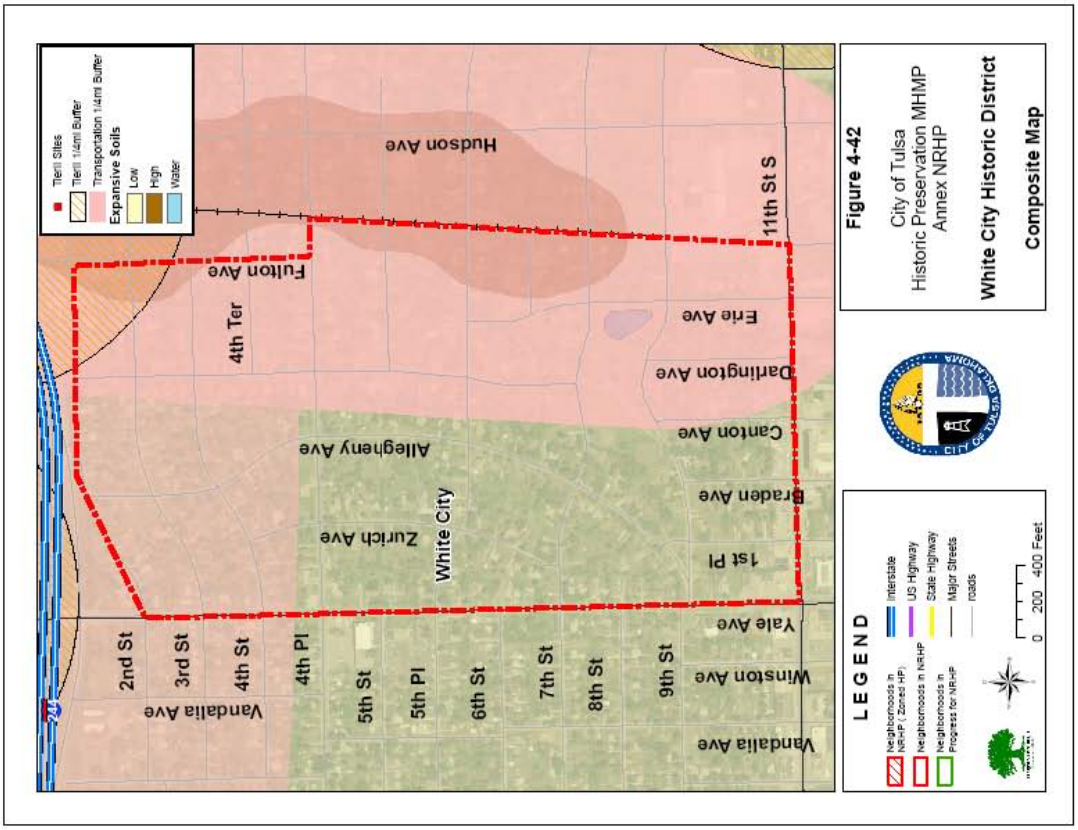
Reconnaissance Survey — September, 1991

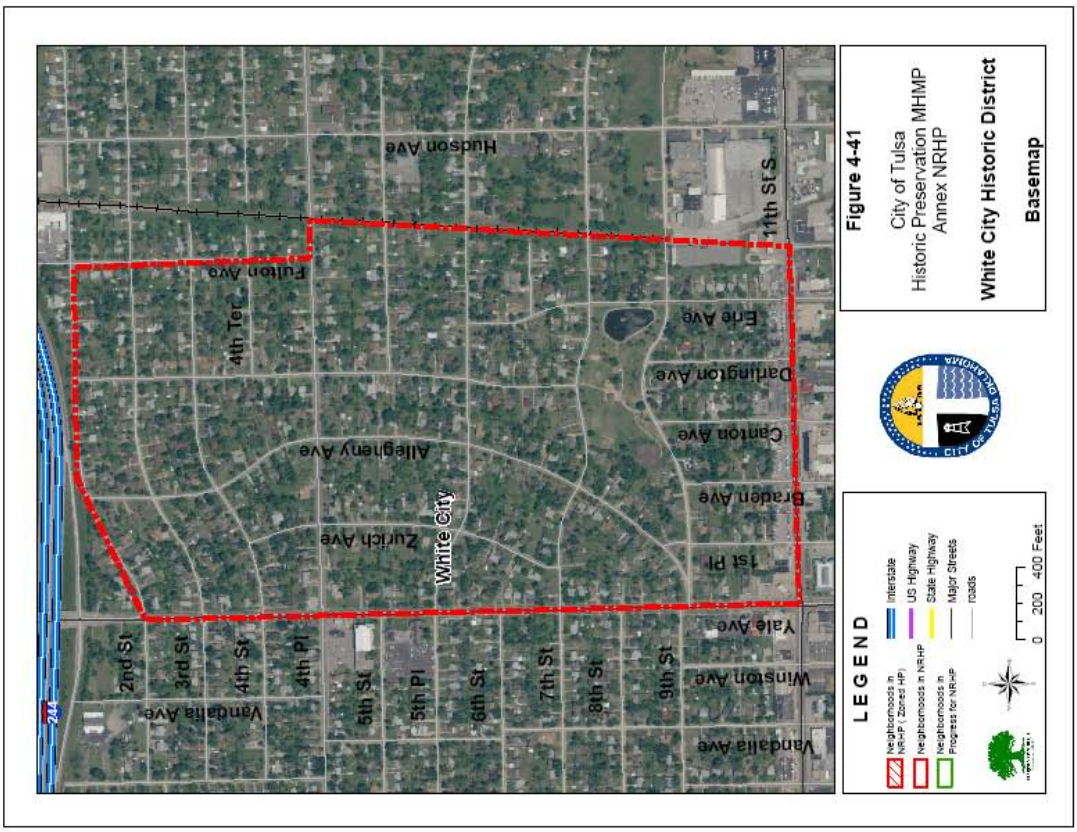
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the White City Historic District include Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-41: White City Historic District Basemap
Figure 4-42: White City Historic District Composite Map





4.3.20 Yorktown Historic District

The Yorktown Neighborhood includes 19 blocks of single family residences. Composed of eight separate additions, the district does not exhibit a single pattern of residential development. The blocks are not the same size, varying in both width and length.

Significant construction of residences in the Yorktown district began in 1921 with the Bungalow/Craftsman style making up 69 percent of all houses in the district. Tudor Revival is the second most prevalent style, gaining popularity in the district in the late 1920s. Combined, the Bungalow/Craftsman and Tudor Revival styles constitute ninety percent of the Yorktown residences.

None of the resources in the district were determined to be individually eligible for the National Register. However, further research may determine that a property may be individually eligible because of its association with a historically significant person or for themes other than architecture or community planning and development.

Significance

Yorktown neighborhood is a valuable part of Tulsa's historic infrastructure, containing a predominate style of Bungalow/Craftsman style architecture. The Bungalow/Craftsman style of architecture was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. Historic neighborhoods such as Yorktown represent windows of time that are architecturally homogeneous for that period of Tulsa's history. Yorktown was placed under Historic Preservation Zoning on August 14, 1995.

Yorktown was placed on the National Register of Historic Places on June 20, 2002 under National Register criteria A and C. Its NRIS number is 02000657.

» Complete National Register Form
http://www.ocgi.okstate.edu/shpo/nhrpdfs/02000657.pdf

Period: Primary Residential Construction: 1921-1931

Representation in Existing Surveys

National Register of Historic Places — June 20, 2002

Intensive Level Survey — September 30, 2000

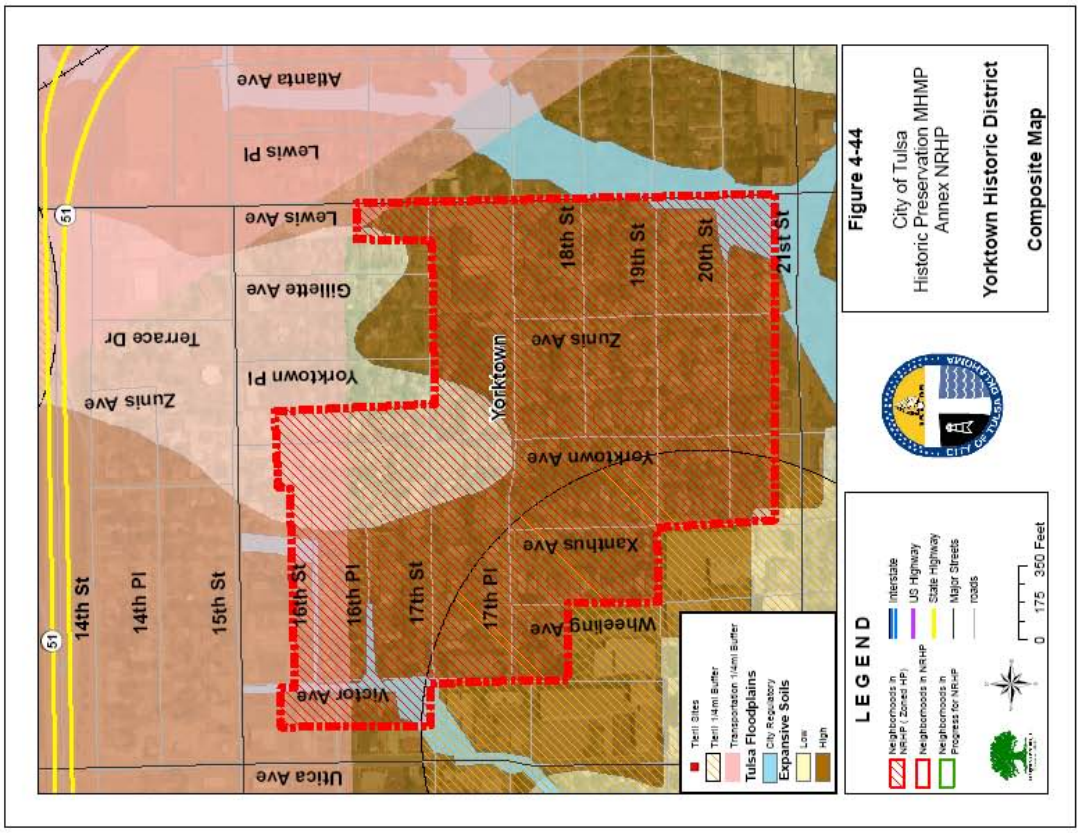
Reconnaissance Survey — September, 1991

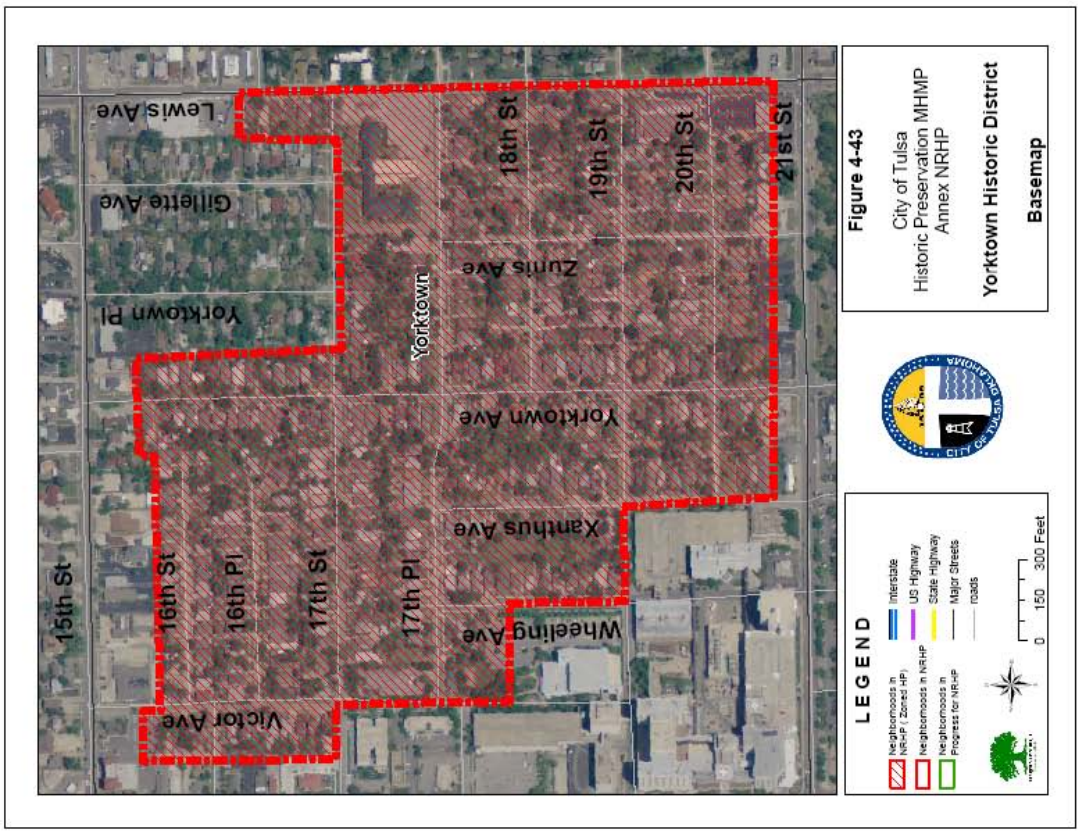
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Yorktown Historic District include City Regulatory Floodplains, Expansive Soils, Fixed Site Hazardous Materials, and Transportation Hazards.

Figure 4-43: Yorktown Historic District Basemap
Figure 4-44: Yorktown Historic District Composite Map





4.4 Districts in the Process for Listing in the National Register of Historic Places

4.4.1 Blue Dome Historic District

The Blue Dome Historic District is a seventeen-block area that lies just east of the central business district in Tulsa. It encompasses 73 resources in a narrow area roughly bounded by S. Kenosha Avenue on the east, S. Detroit and S. Elgin Avenues on the west, a Midland Valley/Santa Fe railroad spur right-of-way on the north, and S. Eighth Street on the south. The majority of the resources are commercial, industrial, and mixed-use buildings. The District includes both small-scale commercial buildings and larger warehouse and industrial facilities, all of which were constructed following the arrival of the Midland Valley and Santa Fe railroads to Tulsa. The District also includes four residential properties, two single-family dwellings and two apartment buildings, constructed within the period of significance. The single-family houses represent the once common housing displaced by the district's development, while the two apartment buildings reflect the intense period of population growth that Tulsa experienced during the oil boom, when the Blue Dome Historic District's location, just blocks from downtown, made it ideal for higher-density residential development. The District also has associations with historic US 66 (Route 66), which followed E. Second Street for a seven-year period (1926-1933).

The Blue Dome Historic District is eligible for listing under Criterion A in the areas of Transportation and Commerce. Development of the District responded to the physical proximity to and local dependence on two railroads that began serving Tulsa in 1903 and 1905. Its strategic location adjacent to these railroad corridors was critical to Tulsa's growth. The commercial and industrial district thrived for nearly seventy years. Broad, open areas associated with the railroad corridors and freight yards form the core of the District. Large utilitarian warehouses, lumber yards, wholesale supply houses, manufacturing buildings, automobile services, commercial businesses, and storage and trucking companies surrounded the tracks. They represent the trade of distributing raw and manufactured products that began following the establishment of the railroad lines and grew steadily through Tulsa's oil boom. The designation in 1926 of East Second Street as the official route of US 66 (Route 66) significantly increased the number of

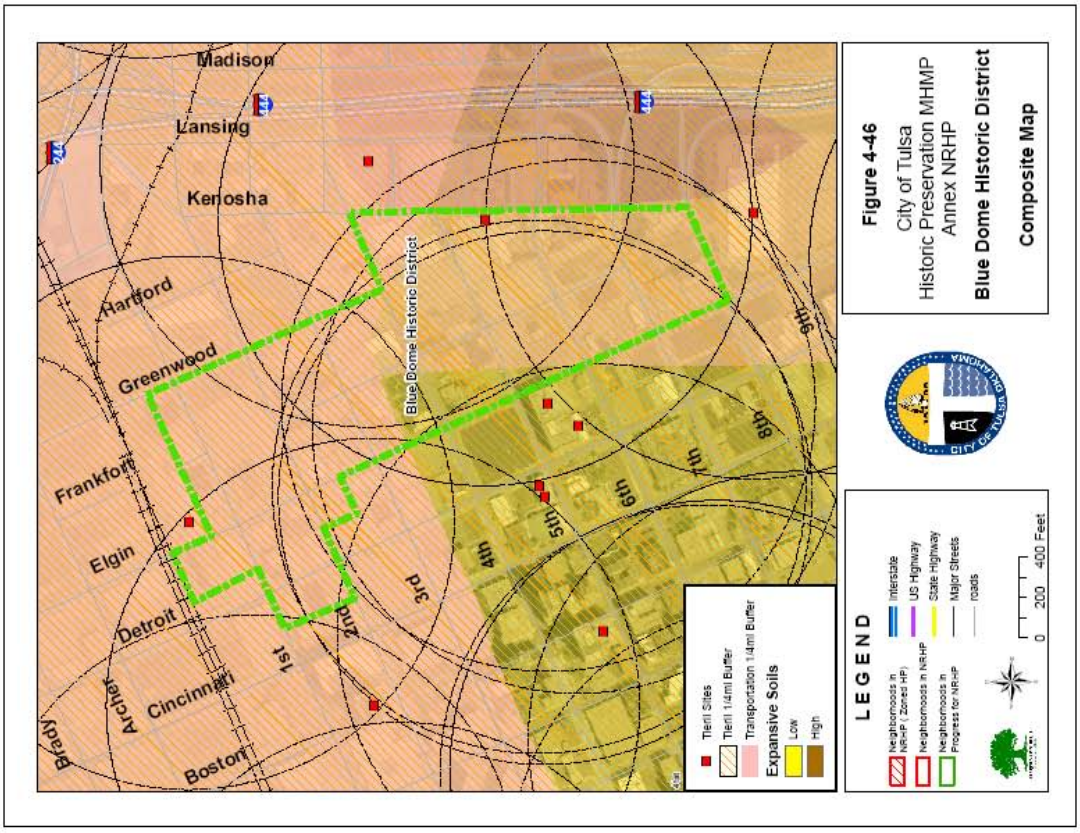
automobiles that passed through the district, and auto-related services soon spread into the utilitarian area. Wholesale activity in the Blue Dome Historic District flourished through World War II, after which the transition from railroad to trucking started an economic decline in the area. The variety of buildings reflects the functional, mixed-use nature of the businesses they housed. Their simple utilitarian forms and styling contrast with the contemporary high-style skyscrapers that form Tulsa's commercial center just to the west. The open space memorializes the railroad corridors and freight yards that formed the functional heart of the District.

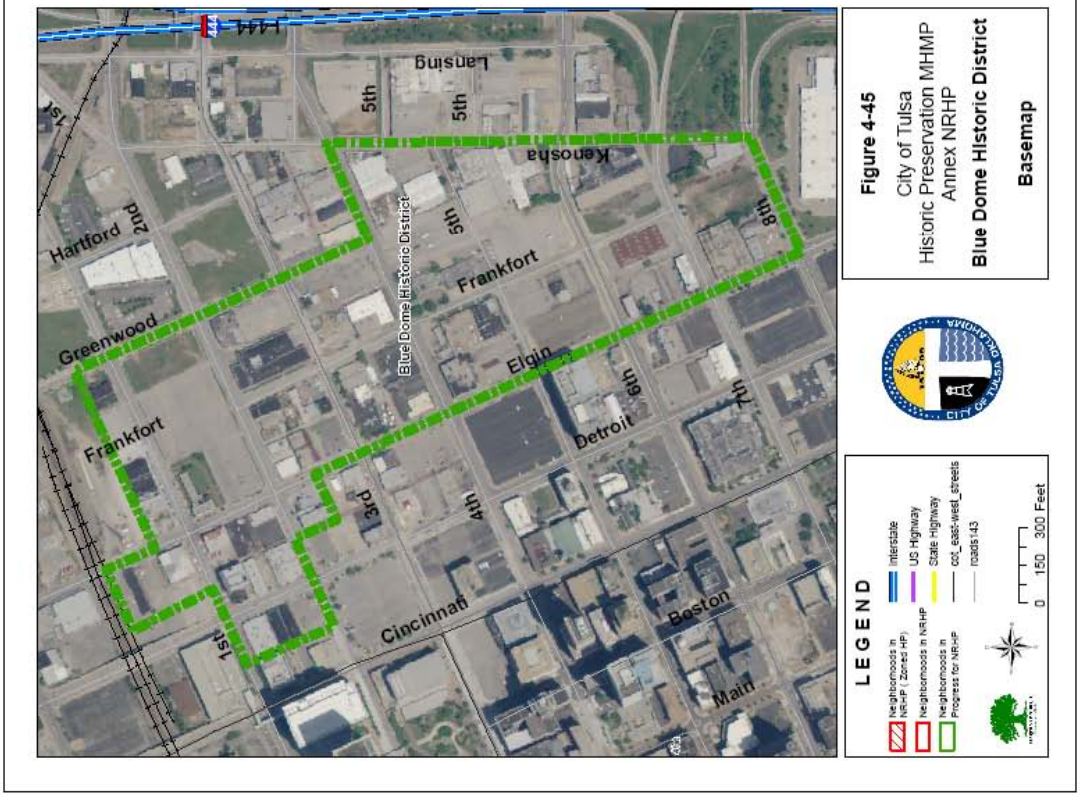
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Blue Dome District include Expansive Soils, Fixed-Site Hazardous Materials, and Transportation Hazards.

Figure 4-45: Blue Dome Historic District Basemap
Figure 4-46: Blue Dome Historic District Composite Map





4.4.2 Greenwood Historic District

As the site of the infamous Tulsa Race Riot of 1921, the Greenwood Historic District is significant under Criterion A, Ethnic Heritage, for its portrayal of race relations in the United States under legal segregation. The riot, which consumed between 35 and 40 city blocks in fires, is considered by many scholars to be the most devastating interracial conflict in terms of lives lost and property destroyed in our nation's history. As such, the Greenwood Historic District is nominated to the National Register of Historic Places at the national level of significance, for its association with racial intolerance, one of the abiding patterns of American history.

Greenwood is also significant under Criterion A, Community Planning and Development and for Ethnic Heritage, at the local level of significance. Between 1900 and 1921, Greenwood grew into a fully-developed, segregated town-within-a-town. From a corner of Tulsa's original town site plat "on the other side of the tracks", Greenwood expanded into adjacent additions developed by and for African Americans. Although more than 70% of the district was lost in the riot, its residents took heroic measures to rebuild their homes, businesses, schools, and churches, and within a few years, the district was entirely reconstructed on its original site.

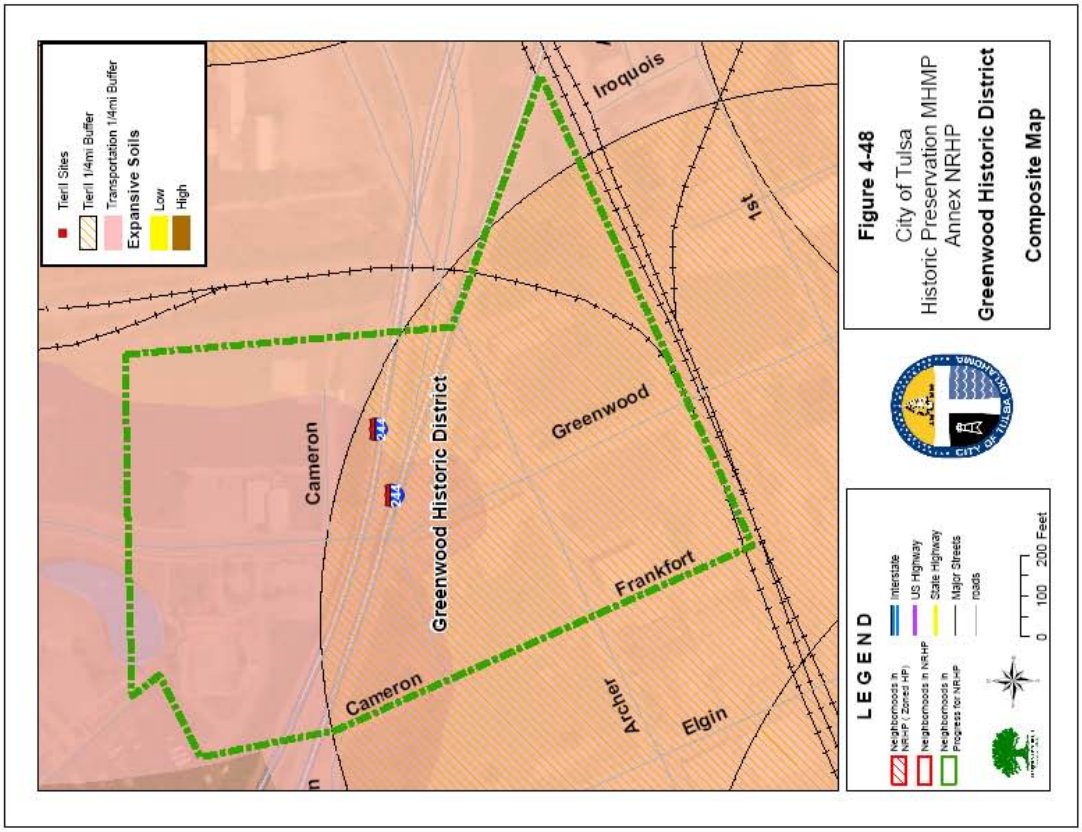
Beginning in the 1950s and extending to the present, the historic district began to decline due to desegregation, urban renewal, freeway development, and the establishment of a university in its midst. Nevertheless, Greenwood retains important features of its historic period (1900-1955) development, including the Frisco railroad tracks that marked its southern boundary and denoted entry to the segregated neighborhood, Greenwood Avenue with ten historic commercial buildings, O. W. Gurley's original 1906 plat, landscape features that played pivotal roles in the riot, historic churches, and a few scattered bungalows and vernacular houses that date from the 1910s through the 1930s. Collectively, these resources attest to the community's early history and development and to its resilience and determination to rebuild in the face of almost inconceivable destruction. For these reasons, the Greenwood Historic District is eligible for listing in the National Register of Historic Places.

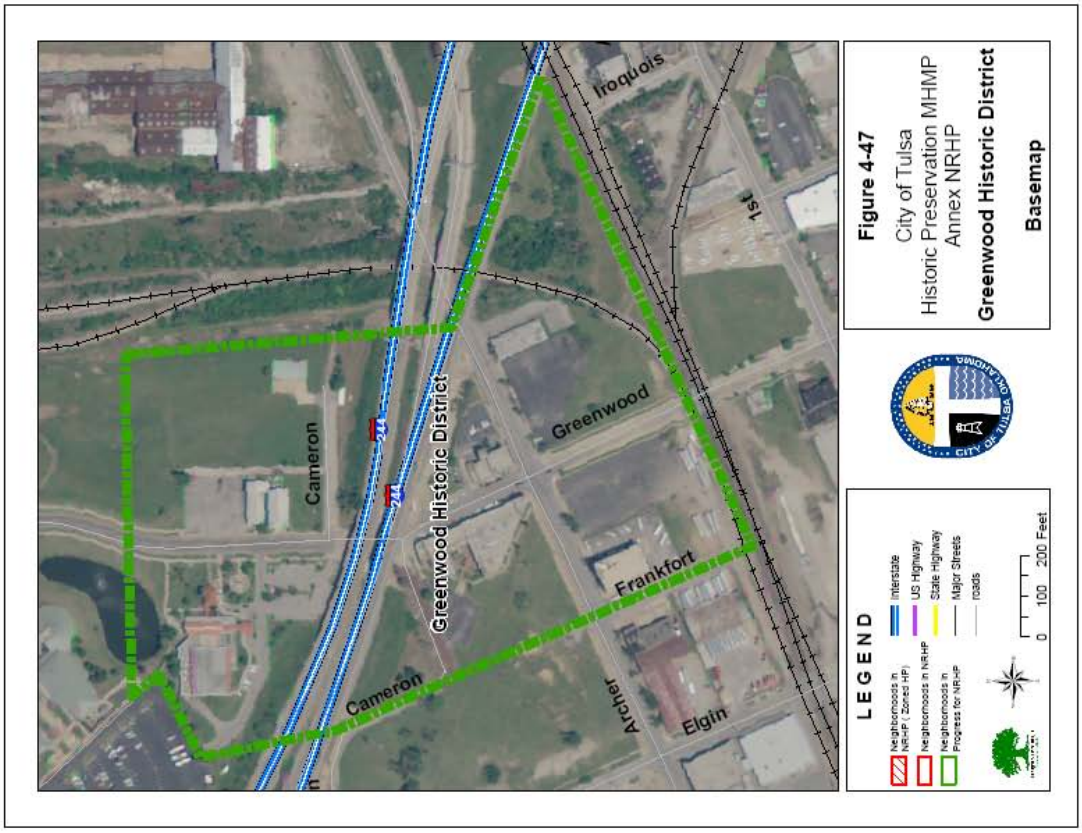
Hazards Vulnerability

General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Greenwood District include Expansive Soils, Fixed-Site Hazardous Materials, and Transportation Hazards.

Figure 4-47: Greenwood Historic District Basemap
Figure 4-48: Greenwood Historic District Composite Map





4.4.3 Tulsa Civic Center District

The Tulsa Civic Center Historic District has exceptional significance to the City of Tulsa because a unified governmental civic center was a long-held dream whose development plans began in the 1920's, and was finally fully executed in 1969. The process that planned the center and the use of Mid-Century Modern architecture received national and international recognition. The Tulsa Civic Center Historic District fulfilled the city's desire to create a governmental center and to use the downtown. This district is best understood within the framework of Tulsa's civic history; there are no other districts with similar properties in Tulsa that portray the same values or associations with the historical long-term development and success of the Civic Center.

The Tulsa Civic Center Historic District is eligible for local significance under Category G, Exceptional Significance, Criteria A and C, for Community Planning, and the Center's excellent collection of Mid-Century Modern architecture.

The Tulsa Civic Center Historic District is located four blocks west of S. Boston Avenue, Tulsa's most important downtown business street. The district is a near rectangle of twelve full city blocks. The Civic Center has eight contributing and one non-contributing building. All but one of the district buildings focus on a large pedestrian plaza. The district's buildings are an excellent collection of Mid-Century Modern architecture expressed in mostly concrete and marble. They are architectural symbols of the public's value for government's importance in public life. In Tulsa, they are the last city/county/federal buildings constructed specifically as the architectural embodiment of government in monumental civic buildings.

It has a distinct setting with civic buildings clustered together on or near a large pedestrian plaza. The only building that does not directly access the plaza is the Page Belcher Federal Building/Post Office. Pedestrians can enter the plaza from South Denver Avenue and use public entrances in the buildings that surround it or use the street or basement parking garage entries. The Tulsa Civic Center setting is urban, but the setting and pedestrian-only plaza sets it apart from traditional urban commercial block use.

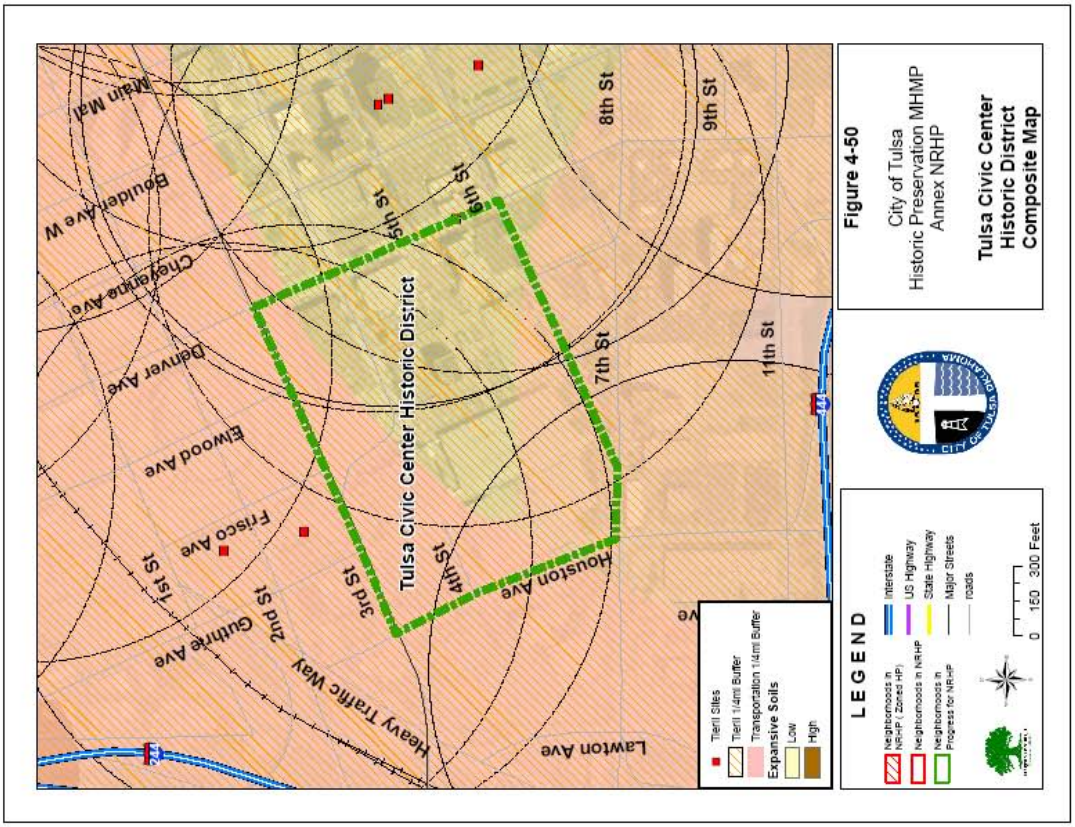
Hazards Vulnerability

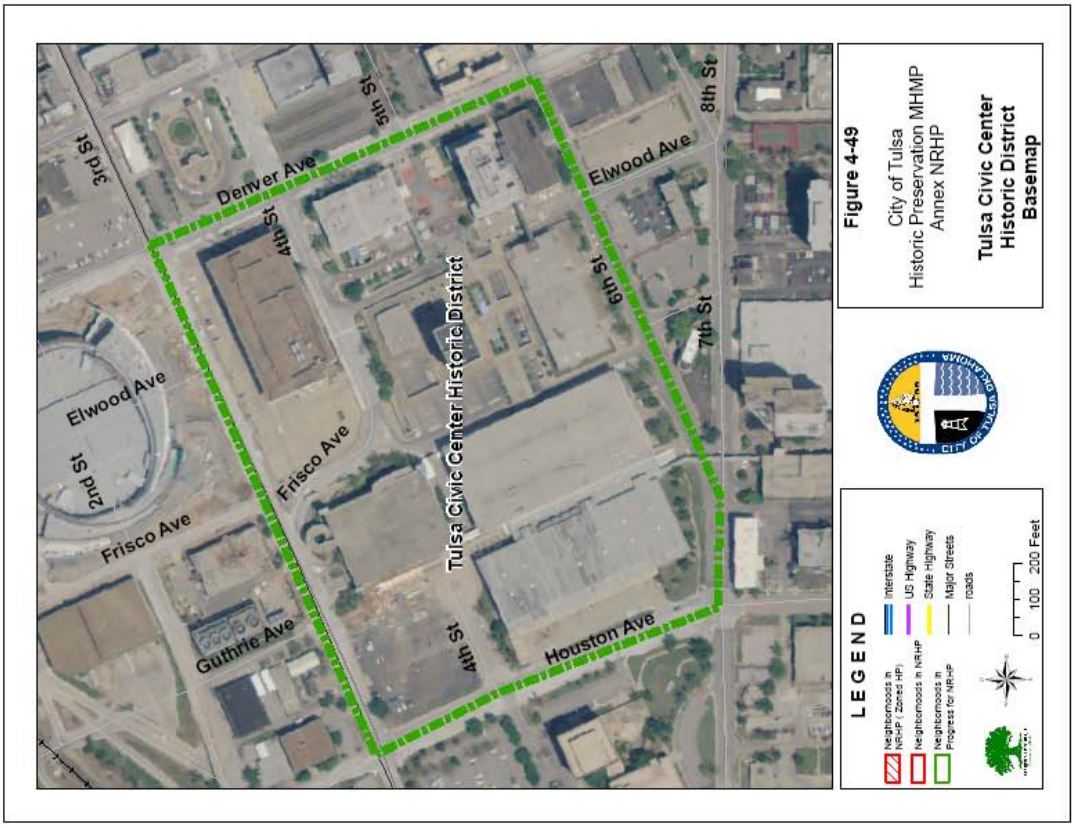
General Hazards- General Hazards impacting the entire community include Winter Storms, Urban Fires, Extreme Heat, Drought, Hail, Lightning, Earthquakes, High Winds, and Tornadoes.

Site-Specific Hazards- Hazards specific to the Civic Center District include Fixed-Site Hazardous Materials, and Transportation Hazards.

Figure 4-49: Tulsa Civic Center District Basemap

Figure 4-50: Tulsa Civic Center Composite Map





Chapter 5: Properties in the National Register of Historic Places

5.1 Overview

This Chapter identifies Properties Listed in the National Register of Historic Places. The database provides a picture of the property, a location and Composite Hazards map, a description of the property, and list of the hazards to which the property is vulnerable. Table 5-1, Historic Sites affected by Area-Specific Hazards, identifies the Historic, Art Deco and Cultural Resources listed in the National Register of Historic Places, and lists the natural and man-made (technological) site-specific hazards to which they are at risk. The map in Figure 5-1 shows the location of the properties listed in the National Register of Historic Places.

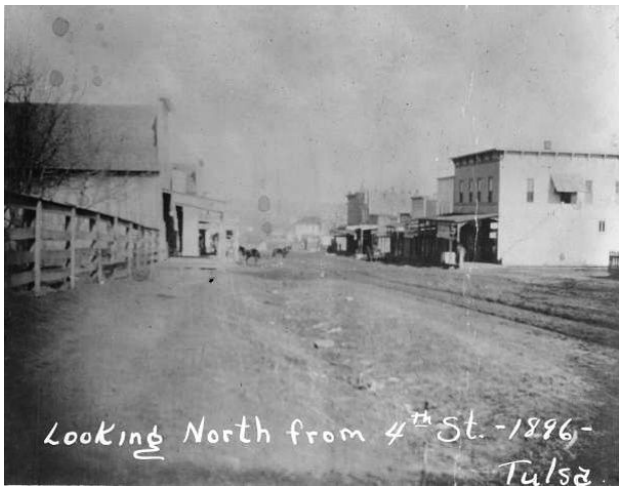
Table 5-1: Historic Sites affected by Area-Specific Hazards

Section	Type	Site or Facility Name	Floods	Dam & Levee Fail	Expansive Soils	Wildfires	Fixed Site Hazmat	Transportation
1	H	66 Motel (Demolished)		X	X		X	X
2	H	Ambassador Hotel					X	X
3	H	Atlas Life				X	X	
4	H	Carl K Dresser House						
5	H	Casa Loma Hotel			X		X	
6	H	Circle Theatre			X			X
7	H	Cities Service Station #8		X		X	X	X
8	H	Clinton–Hardy House						X
9	H	Cosden Building					X	
10	H	Creek Council Tree Site						
11	H	Dawson School			X			X
12	H	Harwelden Mansion						
13	H	Holy Family Cathedral, Rectory & School					X	X
14	H	Hooper Bros Coffee Company Bldg				X		X
15	H	James Alexander Veasey House						
16	H	James McBirney House				X		X
17	H	Mayo Building				X	X	

Section	Type	Site or Facility Name	Floods	Dam & Levee Fail	Expansive Soils	Wildfires	Fixed Site Hazmat	Transportation
18	H	Mayo Hotel				X	X	
19	H	McFarlin Building				X	X	
20	H	Mincks–Adams Hotel				X	X	
21	H	Moore Manor						
22	H	Mount Zion Baptist Church						X
23	H	Parriott House						
24	H	Petroleum Building				X	X	
25	H	Phillips 66 Station #473			X			X
26	H	Philtower Building				X	X	
27	H	Pierce Block					X	X
28	H	Robert Lawton Jones House	X	X				
29	H	Robert M McFarlin House						
30	H	Sinclair Service Station						
31	H	St John Vianney Training School for Girls				X		
32	H	Tribune Building					X	X
33	H	Tulsa Convention Hall (Tulsa Municipal Theater)					X	X
34	H	Tulsa Municipal Building					X	
35	H	United States Post Office and Courthouse				X	X	X
36	H	Vickery Phillips 66 Station					X	X
37	H	William G Skelly House					X	
1	HA	Boston Avenue Methodist Church	X			X	X	X
2	HA	Boulder on the Park	X	X				
3	HA	City Veterinary Hospital		X				
4	HA	Eleventh Street Arkansas River Bridge	X	X	X		X	X
5	HA	Gillette–Tyrell Building					X	
6	HA	Mayo Motor Inn				X	X	
7	HA	Oklahoma Natural Gas Building					X	
8	HA	Philcade Building				X	X	
9	HA	Public Service of Oklahoma Building					X	
10	HA	Riverside Studio	X			X		X
11	HA	Southwestern Bell Main Dial Building				X	X	
12	HA	Tulsa Fire Alarm Building		X	X	X	X	X
13	HA	Tulsa Monument Company Building			X		X	
14	HA	Westhope					X	
15	HA	Will Rogers High School						
1	CH	Cain's Ballroom/Cain's Dancing Academy					X	X
2	CH	Philbrook Museum	X		X			

5.2 Properties in the National Register of Historic Places

On the following pages are descriptions of the building, pictures, and maps showing the hazards that affect each site.

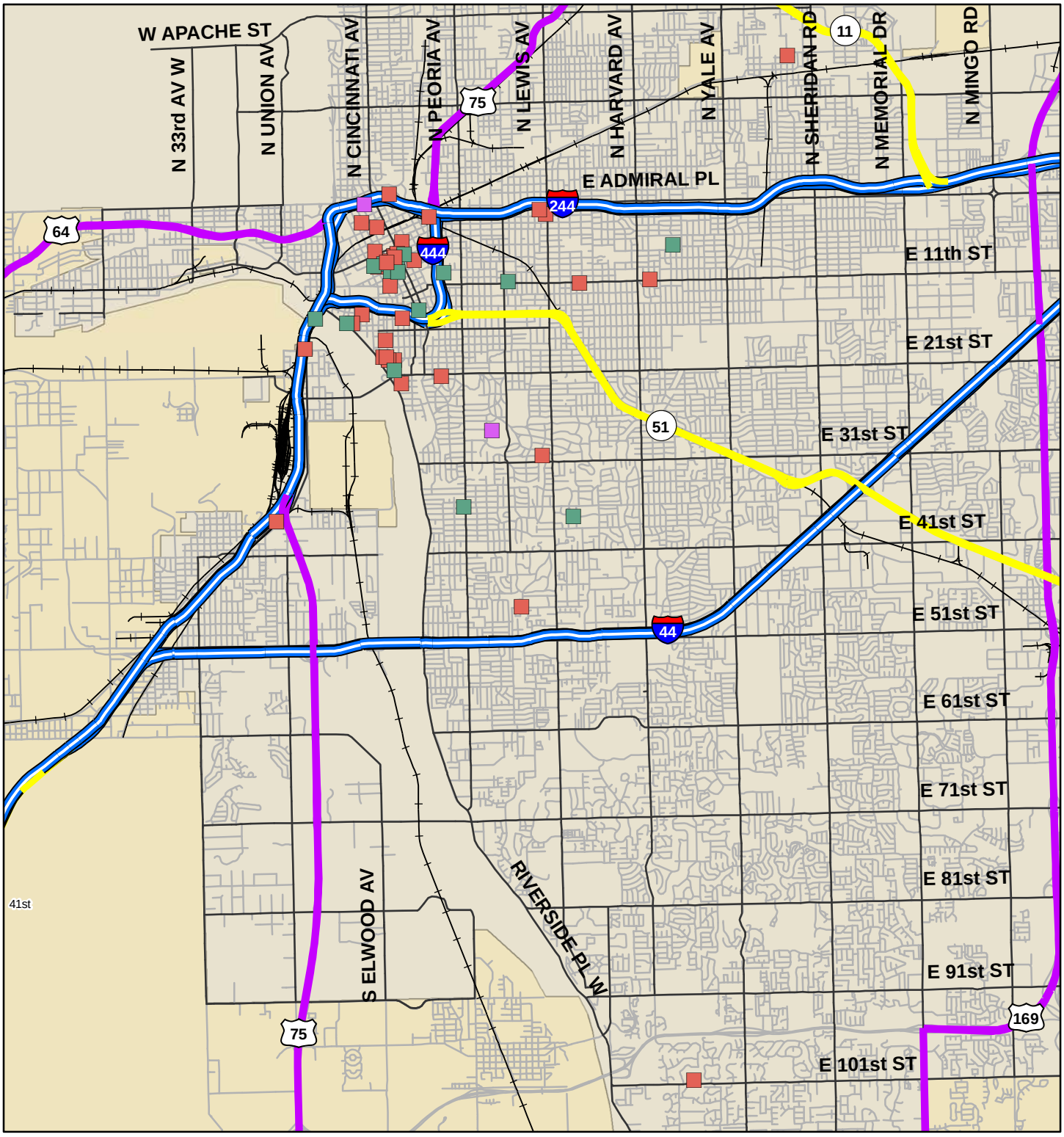


3rd Street, 1896

3rd Street, 1909

3rd Street, 1919

3rd Street, 1950s



LEGEND

- Historic
- Historic Art Deco
- Cultural Historic
- Interstate
- US Highway
- State Highway
- cot_east-west_streets
- roads143

Flanagan & Associates, LLC

0 1 2 Miles

CITY OF TULSA OKLAHOMA

Figure 5-1

City of Tulsa
Historic Preservation
MHMP Annex
NRHP

Historic Places Basemap

Buildings Listed in the National Register of Historic Places

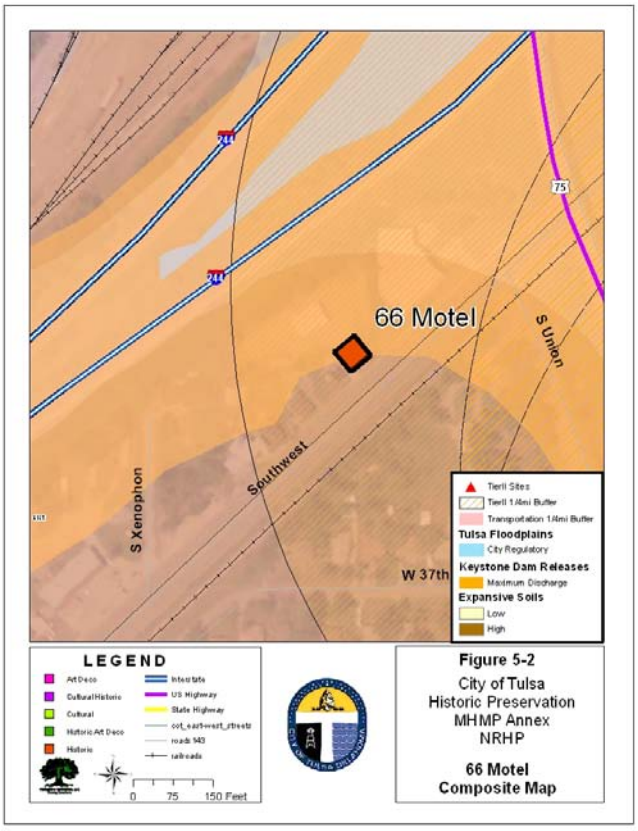
5.2.1 66 Motel (Demolished)

Address: 3660 Southwest Boulevard

Description:

Located on the original Route 66 in Tulsa, the Sixty-Six Motel consisted of 17 small units of concrete block construction covered with stucco. Most of the rooms of this motel were quite small, connected with covered garage bays. The office building originally housed a cafe, and there was once a service station on the site. It was, thus, an early example of offering multiple services to the traveler. Rooms rented for $2.00 per night per couple, $1.50 for singles. The motel's front signs boasted the comforts of "Thermostat Heating" and the availability of "Reasonable Rates." The motel was demolished on June 26, 2001.

The motel was listed in the National Register on December 13, 1996. It was listed under National Register Criteria A and C, and its NRIS number is 96001487.



Buildings Listed in the National Register of Historic Places

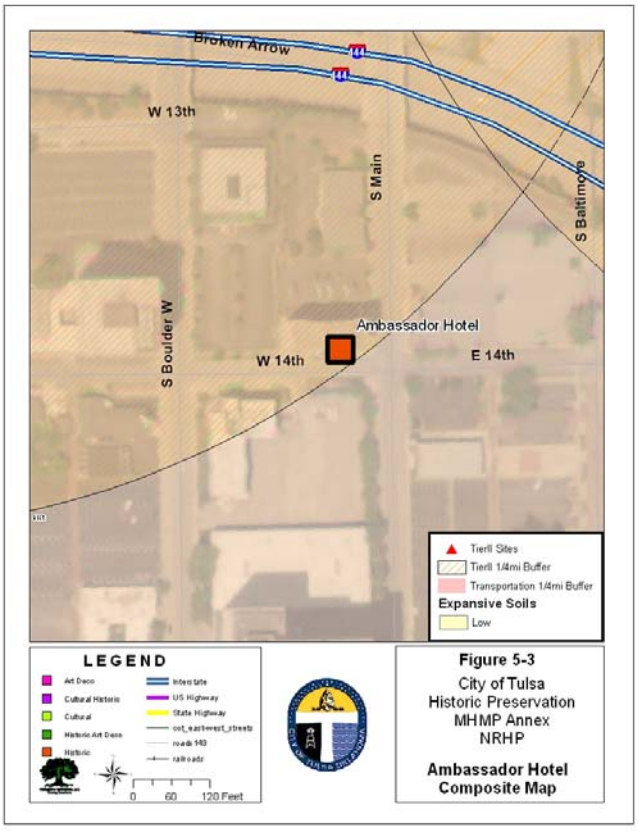
5.2.2 Ambassador Hotel

Address: 1314 South Main, Tulsa OK

Description:

The Ambassador Hotel is a detached, rectangular, Mission/Spanish Colonial Revival masonry building constructed in 1929. The building footprint is approximately one-hundred and twenty feet by forty-five feet. The building is nine stories tall, plus a full basement. It has a poured concrete column and beam structure which is in excellent condition. The building floor plan on floors two through nine is a double-loaded central corridor along the east/west axis of the building. This corridor serves rooms on the south and north sides. The ground floor features a lobby with rooms to the west and access stairs to the basement restaurant on the east. There is an interior stair centrally located on the north wall of the building. The building roof is flat and hidden from view by a parapet.

The property is located on the corner of 14th and Main, just outside of the core of Tulsa's central business district in an area identified as the Southeast Business Area of the Riverview section of Tulsa. Despite the Main Street address, the most prominent entrance is facing south, on 14th Street. The face of the building is on the north edge of the sidewalk, without any setback or green space. The east entry of the building is set back slightly from the sidewalk. When the Ambassador was originally constructed, the surrounding neighborhood was characterized by one- and two-story wood frame single family and duplex residential properties. Across Main Street, to the east, there were a few parking garages, small hotels and offices, but the neighborhood was predominantly single-family residences. The Ambassador was advertised as an "Apartment Hotel" with a "moderate tariff by day, week or month". It had a range of facilities including hotel rooms, "bachelor suites", and "kitchenette apartments". The construction of the Ambassador apparently addressed a need for long-term housing in a residential neighborhood near the downtown business center, as well as the need for short-term accommodations for a growing number of business travelers. The immediate area around the building is now greatly changed. It is described as a "high intensity commercial arc" characterized by large-scale office/commercial buildings. All of these are newer than the Ambassador Hotel and their styles vary from Art Deco to contemporary projects. Immediately to the north, the development of U.S. Highway 64 (the southern portion of the Inner Dispersal Loop around the central part of Tulsa) in the 1950's obliterated the residential areas in its path.



The hotel was listed in the National Register on November 17, 1999. It was listed under National Register Criteria C, and its NRIS number is 99001085.

Buildings Listed in the National Register of Historic Places

5.2.3 Atlas Life Building

Address: 415 S. Boston Ave.

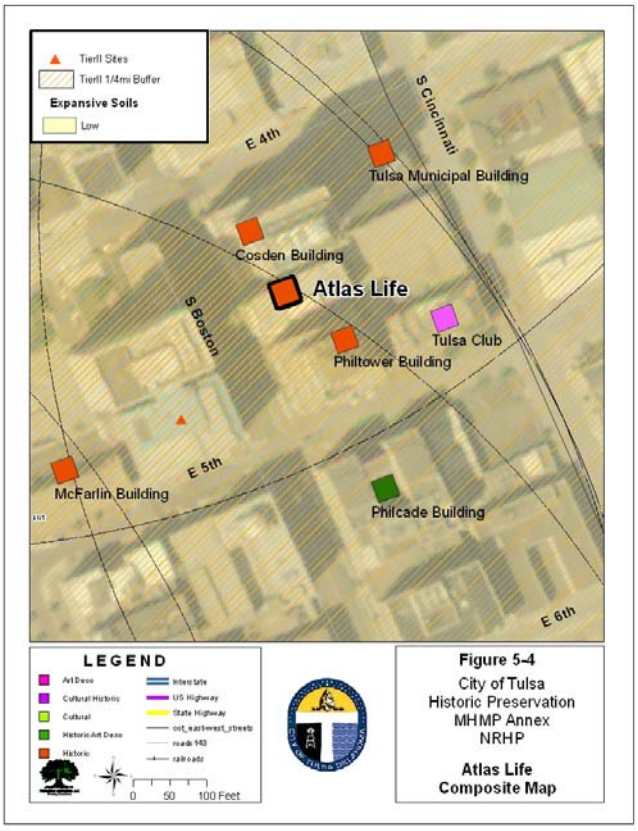
Description:

The Atlas Life Building is located in Tulsa's downtown core. It faces west-southwest on the city grid, whose alignment at this location is oriented to the Santa Fe-Burlington Northern railroad tracks which border the community on the north. The building, between Fourth and Fifth Streets, is located in the original town plan in the middle of the block on Boston Avenue. To the north is the Cosden Building (now Mid-Continent Building); and to the south is the Philtower, both of which are listed in the National Register of Historic Places (NRIS #s: 79002029 and 79002032).

The Atlas Life Building is situated among a concentration of the downtown's remaining commercial buildings which face Boston Avenue. The rear of the building faces an alley. The intersection of Boston Avenue and Fourth Street is at the highest point in the downtown area, which adds today an air of significance to the skyscrapers at this location. The Atlas Life Building is a twelve-story, flat-roofed structure of Classical Revival design.

The building is steel frame and the floor/slab construction is reinforced concrete with clay tile infill. The building is seven bays wide at the base, narrowing to three bays at the third floor. The building was designed by Rush Endacott Rush, Architects, a firm well-known for designs of other important Tulsa buildings. The building construction was completed in 1922, and the ground floor occupies the entire property boundary, which is 100' x 140'. A basement is approximately one-half of the overall building's ground floor foot print. The second story is configured as an upside down "T", with full frontage on Boston Avenue. Floors three through twelve are rectangular, 50' x 140', therefore stepped in but centered on the foot print of the building base.

The reduced floor space on the upper ten floors allows for exterior windows on the north and south façades for light and air space between the Philtower and Mid-Continent buildings.3 A utility/elevator penthouse is on the roof.



Buildings Listed in the National Register of Historic Places

5.2.4 Carl K Dresser House

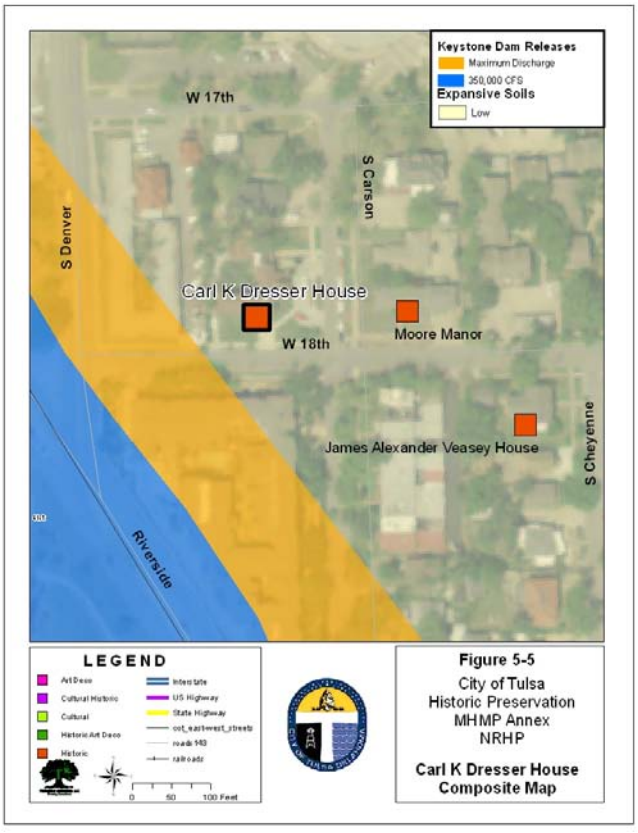
Address: 235 West 18th Street

Description:

Designed by New York City architect Albert Joseph Bodker, the Carl K. Dresser House is a multi-story, stucco dwelling. Constructed in 1919-1920, the house is an excellent representation of the Spanish Eclectic style in Tulsa. The house is L-shaped with the three-story main section of the terra cotta covered roof being hipped. The three-story cross section of the roof is gabled with the south gable containing the primary entry. The gabled portion of the roof has a simple vergeboard with exposed purlins, painted blue to match the window frames, at both ends. North of the three-story, gabled roof is a two-story section with a flat roof containing the servants' quarters and three bay integral garage. Ornamenting only the two-story section is projecting wooden roof beams, painted blue to match the window frames.

On the west side of the house is a one-story porte cochere with a gabled terra cotta roof with exposed rafters. Two stucco chimneys topped with elaborate, gabled terra cotta roofs are located on the north side, separated by the gabled cross section. The windows are wood, painted blue, and predominantly casement. In the rear servants' quarters, the windows are single hung and the triple arched windows on the west side are triple hung. All of these windows slide into the wall. The number of lights per window varies throughout the house. The primary entry is located on the south elevation and is accessed by four flights of concrete steps which narrow as they approach the entry.

The Dresser House retains a high degree of integrity with the only alterations being the replacement of the garage doors in 1978, addition of a shed roof with wrought iron supports over the walkway between the main house and servants' quarters at an unknown date, replacement of one casement window on the rear elevation and some minor interior modernization. The interior alterations include updating the kitchen which involved converting a walk-in refrigerator to a downstairs bathroom in 1940, and removing a wall and adding a kitchenette to the original five room servants' quarters in 1990.



Located south of downtown Tulsa, the Dresser House is located in the historic Riverview neighborhood and was historically one of two houses on the block. Although the setting has been significantly altered, the Carl K. Dresser House possesses a high degree of integrity of location, design, materials, workmanship, feeling and association.

This building was listed in the National Register on June 2, 2000. It was listed under National Register Criterion C, and its NRIS number is 00000625

Buildings Listed in the National Register of Historic Places

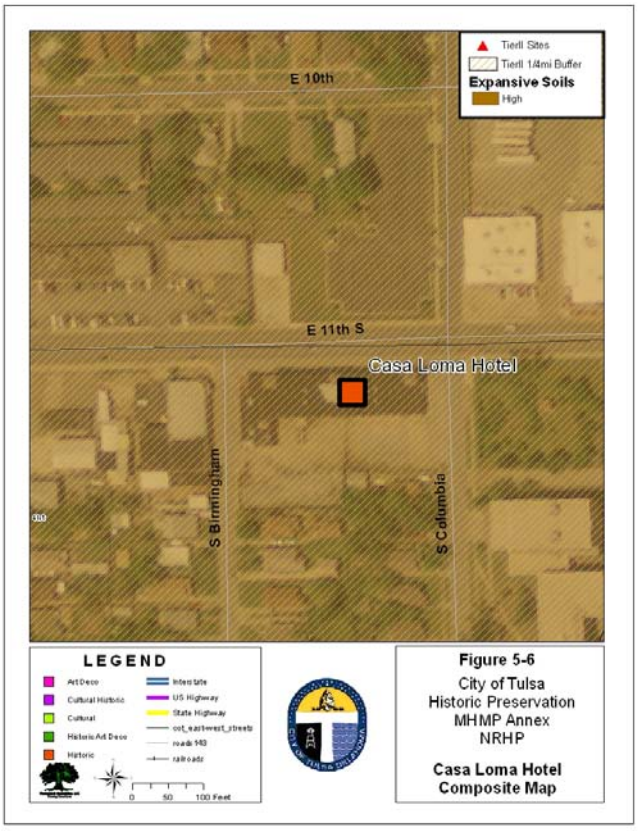
5.2.5 Casa Loma Hotel

Address: 2600 E 11th St

Description:

It used to be Casa Loma Hotel in the ’40s on the top (2nd) floor, and Safeway, drug store, barbershop, etc., on bottom floor. We are restoring the hotel. It will be called the Campbell Hotel, as it is the Max Campbell building built in 1927. It is listed on the Historical Register.

The hotel will have 26 rooms; originally it had 36. We want to make them a little larger, and have a couple of small suites. We would love to have a restaurant on the first floor. We envision something like the Metro Diner. That would be great. We are across the street from Bama Pie and a block from TU, less than 2 miles from Hillcrest and St Johns Hospital, close to downtown, and of course ON HISTORICAL ROUTE 66, so we hope to get a god mix of clientele and retail. And we don’t know when we will be finished. At least a year, I would say.



Buildings Listed in the National Register of Historic Places

5.2.6 Circle Theatre

Address: 10 South Lewis Avenue, Tulsa OK

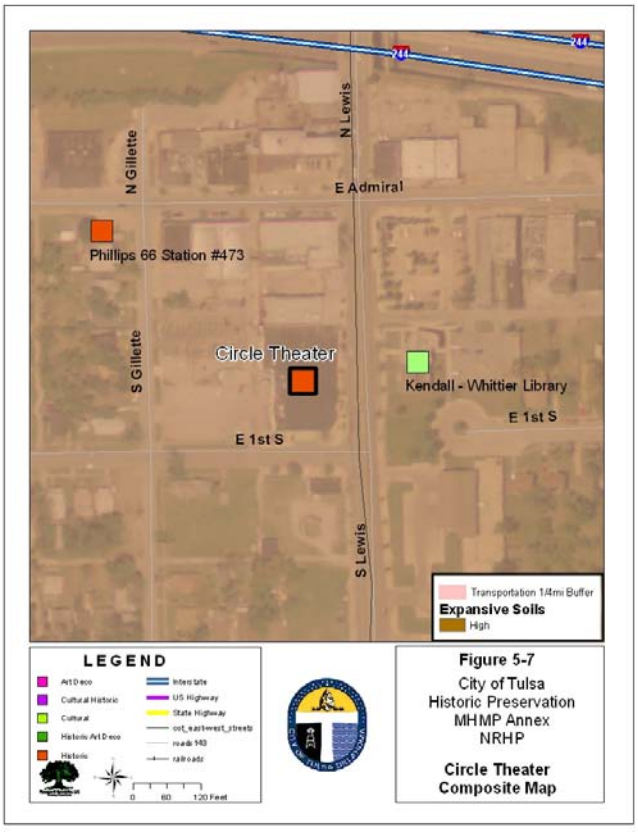
Description:

The Circle theatre is a brick, two-story, flat-roofed, Commercial style building. The theatre is noticeably closer to the street than the other buildings on the block. This was to lure patrons off the street repeatedly to enjoy a fleeting movie experience. One of the distinguishing characteristics of the theatre is the unusual red and green/brown brick on the facade. None of the other buildings on the block have the same eye catching brick.

The theatre is architecturally significant as a local example of 1920s movie theatre architecture. Constructed in 1928, the Circle was one of nine movie theatres operating in Tulsa. It was the first suburban theatre and it is the only pre-1960s movie theatre remaining. With admission prices at twenty-five cents for adults and ten cents for children, the Circle Theatre opened for business on July 15, 1928 with the premier Oklahoma showing of “Across the Atlantic,” starring Monte Blue. The film was followed by an “...uproarious comedy featuring Lupino Lane, a Lyman Howe travelogue and a news reel, Kinograms.”

The growing number of television stations led to the decline of the Circle and other theatres. In 1945, there were only nine television stations located in five cities. By 1952, two thousand television stations with the capacity to serve three million homes were operating.

The Circle Theatre was listed on the National Register of Historic Places on March 7, 2003. It was listed under Criterion A and C and its NRIS number is 03000098.



Buildings Listed in the National Register of Historic Places

5.2.7 Cities Service Station #8

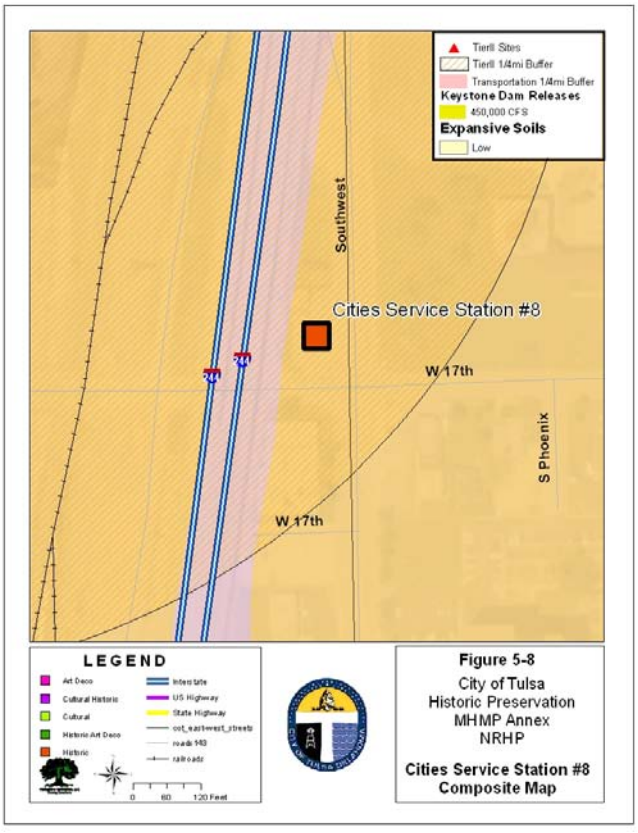
Address: 1648 Southwest Boulevard

Description:

Cities Service Station No. 8 is a good example of the "oblong box" type of service station which proliferated across the nation from the 1930's through the 1950's. In 1926, the first station was constructed and in 1940 the separate two-bay garage was constructed.

In c. 1950, the old station was demolished, and replaced by a new office and connection with the existing garage. This now unified office and garage with new sleek enameled panels, smooth lines, large glass windows, and green trim created a new "modern" identity for the Cities Service Company. The oblong box form of station was the result of a transition in gas station architecture from earlier "house" types. After World War II, the international style of architecture inspired similar stations which were less adorned, more stripped down with clean lines, shiny finishes, and functional design.

The Cities Service Station #8 is not strictly an oblong box, however. Cities Service developed its own version of the oblong box with the recessed office area, angled entry and green and white stripes and logo which promoted the recognition of the Cities Service brand. The station is a good example of the basic type of oblong box station with its flat roof, large plate glass windows, and an integrated office and service bays in one nearly rectangular building.



Buildings Listed in the National Register of Historic Places

5.2.8 Clinton–Hardy House

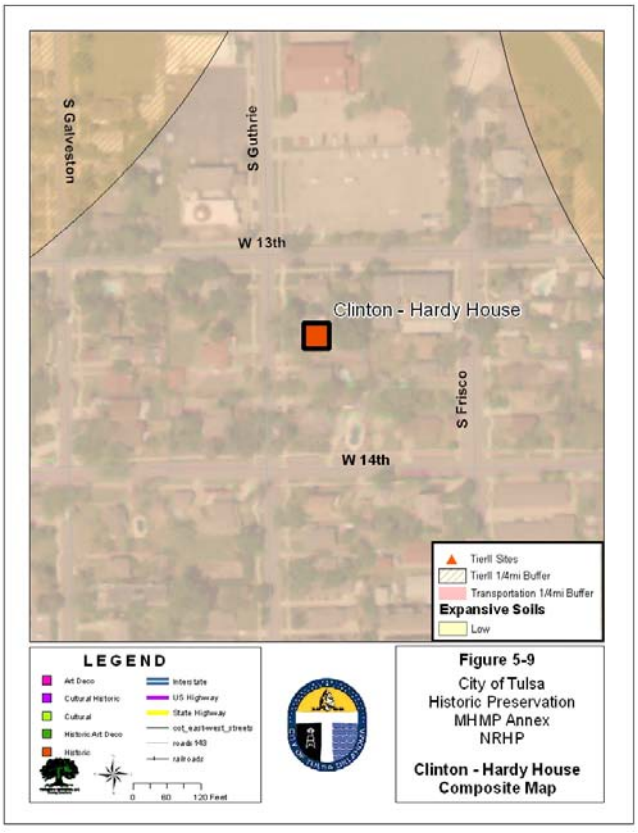
Address: 1322 South Guthrie Avenue, Tulsa OK

Description:

The Clinton-Hardy House has a strong New England flavor. The exterior lapped siding, simple rectangular shape, gable roof, and exterior trim work all evoke an image of 18th century colonial America. The symmetrical main block of the house carefully directs the eye to a Georgian entrance with flanking Doric columns, arched pediment, and dentil trim. The entrance door, sidelights, and fan light are actually older than the house itself, having been brought to Tulsa from a pre-Civil War residence in the French Quarter of New Orleans while construction was under way.

The house has significance for its role in the development of Tulsa, specifically its influence in directing Tulsa's growth to the south of the downtown district. It was designed by George Winkler, an architect who rarely worked in residential architecture. The Clinton house was one of the first two of any size to be built on the bluff overlooking the Arkansas River south of the business area. Prior to its construction, the more prominent individuals built their homes either to the north of downtown or the near southeast. The result of Clinton's move was the completion of Galveston and Guthrie Avenues with several other period houses of architectural importance. The Skellys, McBirneys, and others prominent in oil and banking were frequent guests in the house. Amelia Earhart was a guest in this house in 1934.

The Clinton-Hardy House was listed in the National Register on January 23, 1979. It was listed under National Register Criteria C, and its NRIS number is 79002027.



Buildings Listed in the National Register of Historic Places

5.2.9 Cosden Building

Address: 409 South Boston Avenue, Tulsa OK

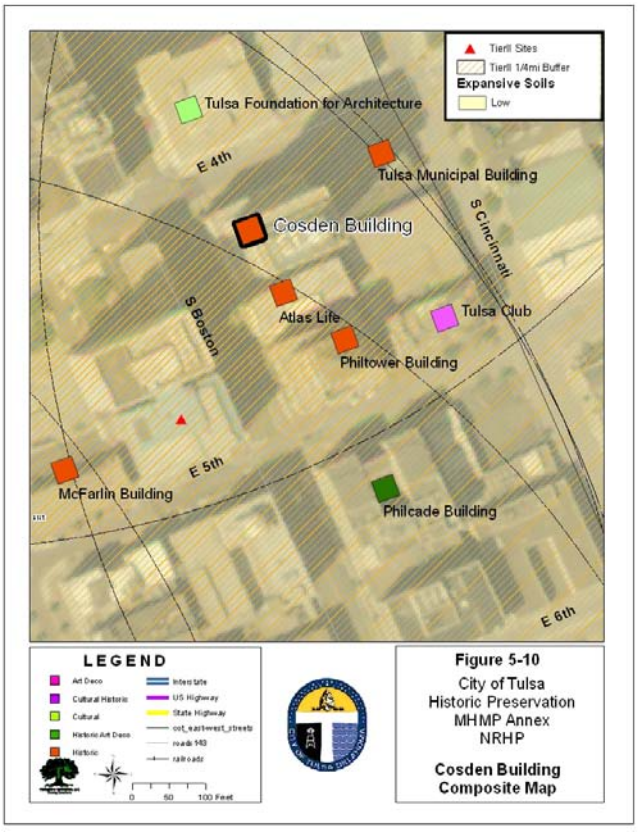
Description:

The Cosden Building was constructed on the site of the first Tulsa schoolhouse, which was a mission school established in 1885 on Creek Indian Nation land.

The fifteen-story building was Tulsa's first skyscraper. It was also one of the earliest reinforced concrete buildings in the United States.

The basic design was Sullivanesque, but a Venetian Gothic terra cotta skin was applied to the building. The building was a gesture toward progressive design in a young city, and an interpretation of the "commercial cathedrals" of the age. The Cosden Building is the cornerstone of Boston Avenue's older financial and corporate office buildings. This million-dollar building symbolized the flamboyance of Tulsa's oil barons during a period of enormous growth and prosperity.

The Cosden Building was listed in the National Register on February 1, 1979. It was listed under National Register Criteria B and C, and its NRIS number is 79002029.



Buildings Listed in the National Register of Historic Places

5.2.10 Creek Council Tree Site

Address: 18th Street and Cheyenne Avenue

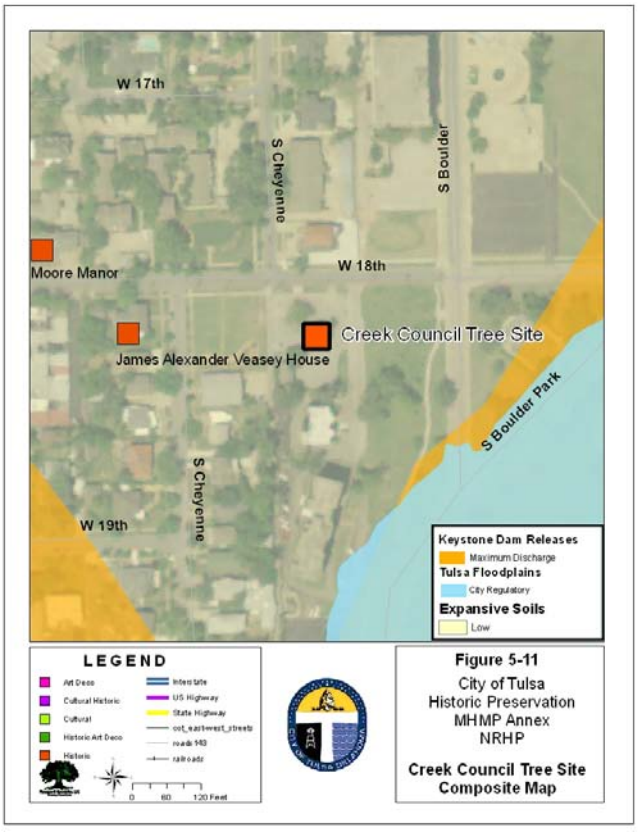
Description:

The Creek Council Tree, a mature burr oak, marks the traditional "busk ground" chosen in 1836 by the Lochapoka clan of Creek Indians. In late 1834, they had begun their involuntary migration from Alabama under the control of the U.S. Government. It was a slow and painful trek; of the original group of 630, 161 died in route. Their 1836 arrival was marked with a solemn and traditional ceremony.

A "busk" site was chosen on a low hill overlooking the Arkansas River. Here, according to their traditions, they deposited ashes brought over the trail from their last fires in Alabama. The Tulsa-Lochapoka, a political division of the Creek Nation, established their "town." As late as 1896, the Lochapoka gathered here for ceremonies, feasts, and games. The site was probably not used by the Indians after the turn of the century. Gradually it became a solid residential area for the growing city of Tulsa. The Creek Council Tree itself, however, survived.

The oak, standing in its small, well-landscaped city park, serves as a meaningful memorial to the proud Indian tribe that brought law and order to a new homeland nearly 156 years ago. The Creek Council Tree was placed under Historic Preservation Zoning in January of 1992.

The Creek Council Tree was listed in the National Register on September 29, 1976. It was listed under National Register Criteria A, and its NRIS number is 76001576.



Buildings Listed in the National Register of Historic Places

5.2.11 Dawson School

Address: NE Corner of East Ute Place & North Kingston Place

Description:

Dawson School is a sandstone, Romanesque style, two-room building. It is an excellent example of a schoolhouse built after the post-statehood school building boom. Originally, there was a bell tower atop the porch, however, it was removed at an unknown time. Decorative details include an arched partial porch, two semicircular windows flanking the porch, a boxed cornice and gable returns. Dawson School was an important center for Dawson community activities. The school was the only municipal building in Dawson until 1942 when the firehouse was built.

Dawson School was listed in the National Register of Historic places on December 7, 2001 under Criteria A and C and its NRIS number is 01001357.

Buildings Listed in the National Register of Historic Places

5.2.12 Harwelden

Address: 2210 South Main Street

Description:

This Tudor style manor house occupies a high, wooded, spacious site overlooking the Arkansas River. The home's interior made liberal use of imported marble and hand-carved wood paneling. Furnishings included original oil paintings and other art works. After the Harwells' deaths, the house was left to a young Arts and Humanities Council of Tulsa and provides space for a wide variety of community events. The Harwelden Carriage House serves as the office for AIA Eastern Oklahoma.
Harwelden was listed in the register on February 8, 1978. It was listed under National Register Criteria B and C, and its NRIS number is 78002271.

Buildings Listed in the National Register of Historic Places

5.2.13 Holy Family Cathedral, Rectory & Sc

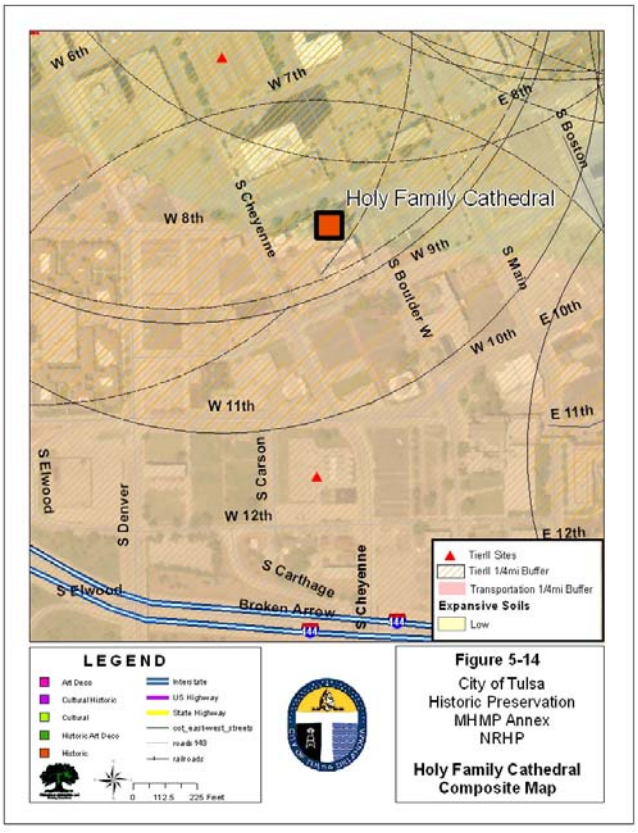
Address: 122 West 8th Street

Description:

Holy Family Cathedral, Rectory, and School are historically, as well as architecturally significant. Ground was broken for the Gothic Revival style cathedral in May, 1912. It was completed in April, 1914. In June of 1919, the rectory was begun, and in July of 1919, the school building was started. Holy Family Cathedral (originally Holy Family Church) was the first church of its size to be built in Oklahoma. The church was the tallest building in Tulsa until the construction of the Mayo Hotel in 1923. The church's construction corresponded to the period of rapid growth and development of Tulsa following the discovery of oil in surrounding areas. The early congregation included oil men such as Harry F. Sinclair and Joseph L. LaFortune. Monsignor John Heiring, third pastor of Holy Family, was instrumental in establishing Tulsa's Saint John Hospital. During the devastating Race Riot of 1921, the church's basement was used as a shelter for approximately two hundred women and children. The church was named co-cathedral of the Diocese of Tulsa and Oklahoma City in 1931, and became a See Church when the Diocese of Tulsa was established in 1972.

Money for construction of Saint Theresa's Institute (the predecessor to Holy Family School) came in 1899 from Mother M. Katherine Drexel, heiress to the Drexel banking fortune of Philadelphia. Her contribution was designated for the erection of a school in Tulsa, Indian Territory, to benefit Indian and African-Americans of the Oklahoma and Indian Territories. The school began admitting children of all races in 1909, ten years before it became the Holy Family School. Holy Family Cathedral and School have had a profound effect upon the growth and development of Tulsa and Oklahoma.

These buildings at Holy Family were listed in the National Register on February 11, 1982. They were listed under National Register Criteria C, and A, and their NRIS number is 82003704.



Buildings Listed in the National Register of Historic Places

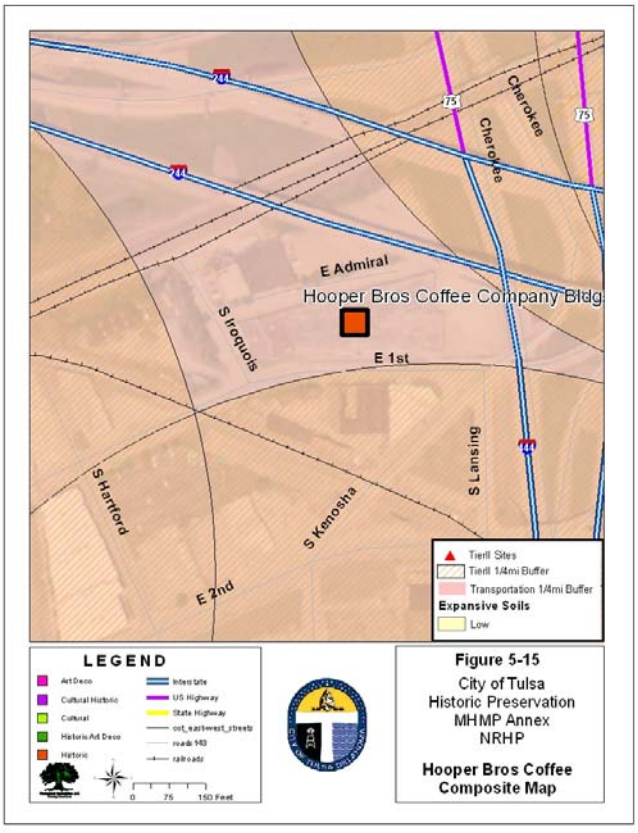
5.2.14 Hooper Brothers Coffee Company B

Address: 731-733 East Admiral Boulevard

Description:

Hooper Brothers Coffee Company Building was in continuous use as a coffee company from 1924 until 1961. The two-story, red-brick building retains the strong commercial identity evident in its simple lines and signage. Painted advertising on two elevations still boasts "Coffee Roasted Today—So Good—So Different." The projecting buff brick sign, "Hooper Bros. Coffee Co.," on the front elevation proclaims its past ownership. Square and rectangular relieved arch windows, projecting decorative brickwork between the windows, a concrete foundation of loading dock height, and three vertical board service doors further reveal Hooper's integrity as a 1920s commercial building. Within a few feet of the railroad track, green coffee beans were delivered for transport to second story grinders. Although none of the original coffee company equipment remains, the building has the only operable hydraulic water elevator in Tulsa.

The Hooper Brothers Coffee Company Building was listed in the National Register on December 19, 1978. It was listed under National Register Criterion C, and its NRIS number is 78002272.



Buildings Listed in the National Register of Historic Places

5.2.15 James Alexander Veasey House

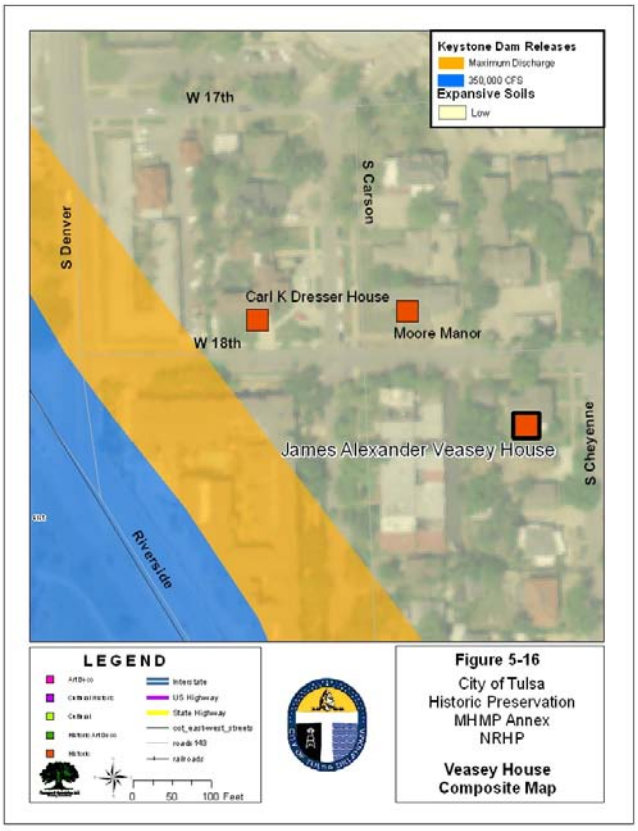
Address: 1802 South Cheyenne Avenue

Description:

In keeping with its Colonial Revival style, the Veasey house has a simplicity of detailing and tailored design, meshing the most basic motifs of the period. It is a two-story Colonial Revival building with a pitched roof, covered with composition shingles. The house, constructed of clapboard siding and painted white, is "T"-shaped in plan. The gabled roof has cornice returns, dentil molding, and modillions on all eaves and rakes. A dormer with traceried windows dominates the roof and is centered above the entry. There is one exterior chimney and one interior chimney, both of natural brick finish.

The Veasey House is significant to Tulsa for its historical association with James Alexander Veasey, the founder of Holland Hall School. Veasey built the house in 1912, after settling in Tulsa. He originally came to Oklahoma as a lawyer for the Dawes Commission. He lived in the building from 1912 until 1938, when he retired as Chief Counsel of Carter Oil Company, a subsidiary of Standard Oil Company of New Jersey.

The Veasey House was listed in the National Register on July 27, 1989. It was listed under National Register Criteria C, and its NRIS number is 89001006.



Buildings Listed in the National Register of Historic Places

5.2.16 James McBirney House

Address: 1414 South Galveston Avenue

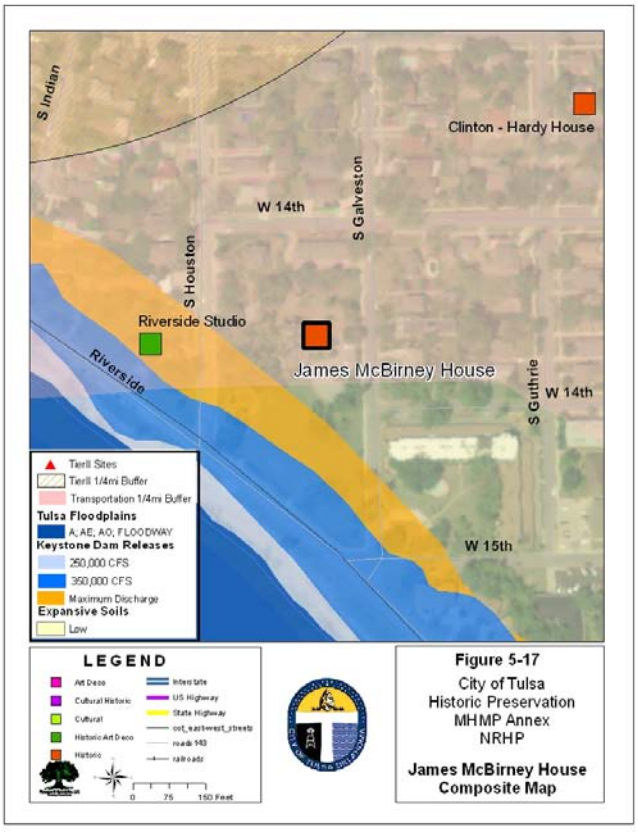
Description:

The McBirney Mansion represents a happy blending of building and setting. The brick, stone, and stucco house was built by John Long of Kansas City. It is proportioned on a grand scale, befitting its Gothic Revival style, and is meticulously crafted. Landscaping features fine magnolias and cedars, a grotto, and a rock-lined walk that make effective use of the spring that gave the site its original importance.

McBirney Springs has its source in an underground stream that surfaces here near the Arkansas River. The site was used by pioneers and early residents of Indian Territory Tulsa for watering stock before crossing the river. A ferry replaced the ford at this point, serving travel between Tulsa and Red Fork until the advent of bridges. In 1832, Washington Irving stopped at this spring and was so impressed by its beauty that he wrote about it.

James H. McBirney and his brother formed the Bank of Commerce in Tulsa in 1904. He soon built two of Tulsa's early skyscrapers: the 10-story McBirney office building and, adjacent to it, the first 8-story home for his bank. By 1918, he and two associates were developing the Childer's Heights subdivision along the Arkansas River. Many of Tulsa's first mansions were erected on the downtown's perimeter by some of Tulsa's early builders and developers. Ironically, McBirney's home is one of the last still standing.

The mansion was listed in the National Register on November 13, 1976. It was listed under National Register Criteria B and C, and its NRIS number is 76001577.



Buildings Listed in the National Register of Historic Places

5.2.17 Mayo Building

Address: 420 South Main Street

Description:

The Mayo Building is the oldest of Tulsa's existing oil business buildings. Constructed just as oil fever hit Tulsa, the Mayo Building is a good representation of the many moderately-sized office buildings that were essential to large and small companies needing office space in the Oil Capital of the World.

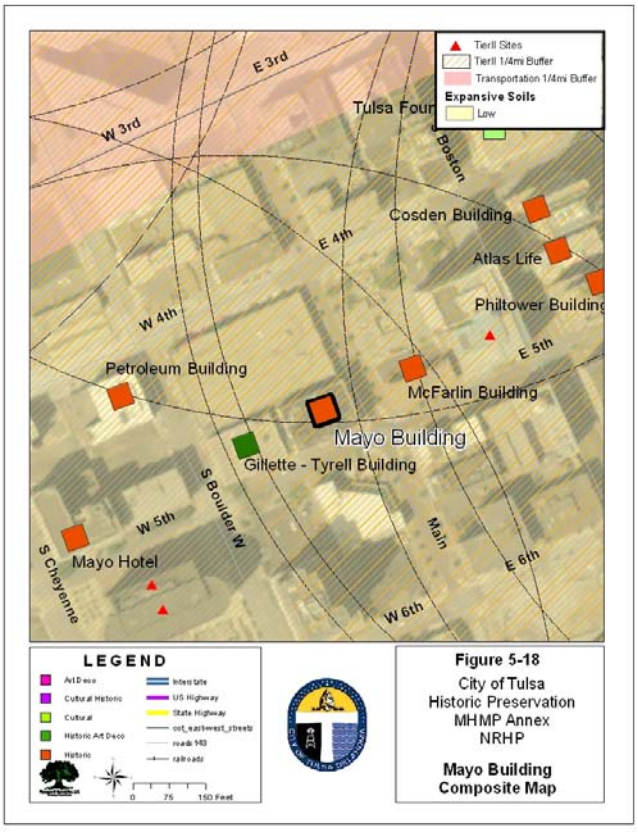
Cass Mayo and his wife, Allene, came to Tulsa in 1903, and not long after his brother, John, followed from their parents' home in Missouri. Together, in 1904, the brothers opened a small furniture store in rented space in the 200 block of South Main Street, using their meager savings and a loan from their grandmother. In 1906, the brothers rented the larger Shelton Building across Main Street at 213-215 South Main Street. The continued growth in furniture sales allowed them finally to construct a building of their own – the Mayo Building – which they began in 1909.

Completed in 1910, the Mayo Building was two blocks south of their original store locations, and was five stories tall, only one of a few at this height, then called "skyscrapers" in Tulsa. This was the brothers' first venture outside of the furniture business, as they divided the building's use between their furniture business and office space for oil companies.

The brothers were warned that moving so far south where corn was still growing would be bad for their business, but the Mayos were in the right place at the right time. The Glenn Pool helped establish Oklahoma as one of the leading petroleum producing regions in the nation. As early oil companies located their business headquarters in Tulsa, the Mayo brothers were ready to capitalize on their need for rental offices.

The Mayos responded to the increasing demand for office space by doubling their original five-story building in 1914, and by adding, in 1917, five more stories to the 1910 and 1914 buildings. At ten stories, the Mayo Building became one of the taller buildings in the Tulsa skyline.While the Mayo Hotel is probably the most famous of the Mayo properties in Tulsa, it was the Mayo Building that produced the seed capital the brothers needed to build their real estate and investment empire. Beginning with borrowed money, the Mayo brothers worked together to build their first building, which in turn financed other real estate endeavors including the 1921 Petroleum Building, the 1925 Mayo Hotel, and the 1950 Mayo Motor Inn, none of which could have existed without the Mayo Building.

The Mayo Building was listed in the National Register on December 4, 2008. It was listed under Criteria A and B. Its NRIS number is 08001152



Buildings Listed in the National Register of Historic Places

5.2.18 Mayo Hotel

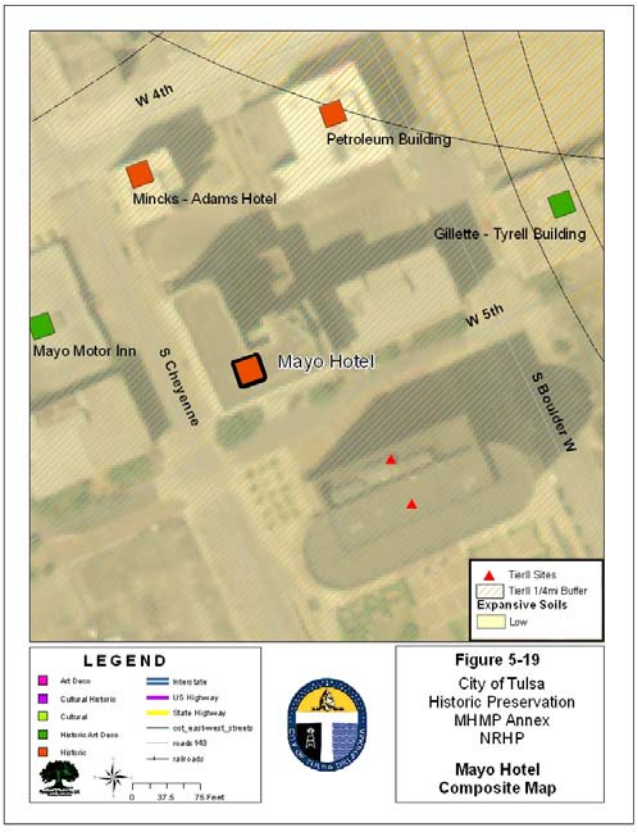
Address: 115 West 5th Street

Description:

This Chicago School (Sullivanesque) style building has eighteen floors. Its massive base of two-story Doric columns and entablature support fourteen floors in a ‘shaft’ of single double-hung windows with the center and corner pairs adorned with false terra cotta balconies. The building’s crown is two levels of stone with arcaded windows separated by false pillars, capped by a dentiled cornice. This building is also significant for its association with the history and growth of the city. Pioneer Tulsa brothers, John D. and Cass A. Mayo, built the hotel in 1925, patterning it after the Plaza in New York City. Their goals were elegance of decor and fine service. Ceiling fans in each room and Tulsa’s first running ice water made the hotel a haven from summer heat. Once the tallest building in Oklahoma, the hotel, which originally had 600 rooms, is an example of early Tulsa’s optimistic attitude concerning its growth potential.

The Mayo served as a residence for J. Paul Getty for several years, and the John D. Mayo family lived in the hotel from 1941 until Mayo’s death in 1972. The Mayo and the Mincks-Adams Hotels are the only large hotels that survive from this early period of Tulsa’s growth.

The Mayo Hotel was listed in the National Register on June 27, 1980. It was listed under National Register Criterion C, and its NRIS number is 80003303



Buildings Listed in the National Register of Historic Places

5.2.19 McFarlin Building

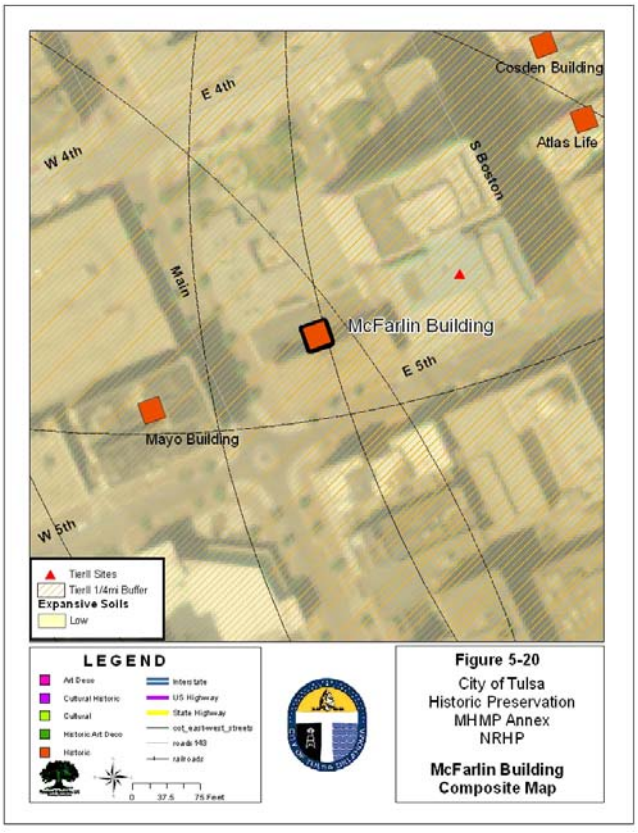
Address: 11 East 5th Street

Description:

The McFarlin Building is significant architecturally and is one of two Tulsa buildings associated with Robert M. McFarlin, oil man, banker, philanthropist and civic leader.

Designed by St. Louis architects Barnett-Haynes-Barnett and constructed by engineer Brussel Viterbo, the McFarlin Building is a nineteenth century building in concept and Florentine in style. The dark red brick upper stories of the exterior on the south and east elevations remain unaltered. Ornamentation includes three stone balconies, stylized lions, and urns. The building is topped by a large cornice supported by Victorian brackets. The building's interior has been substantially altered and has not retained its integrity.

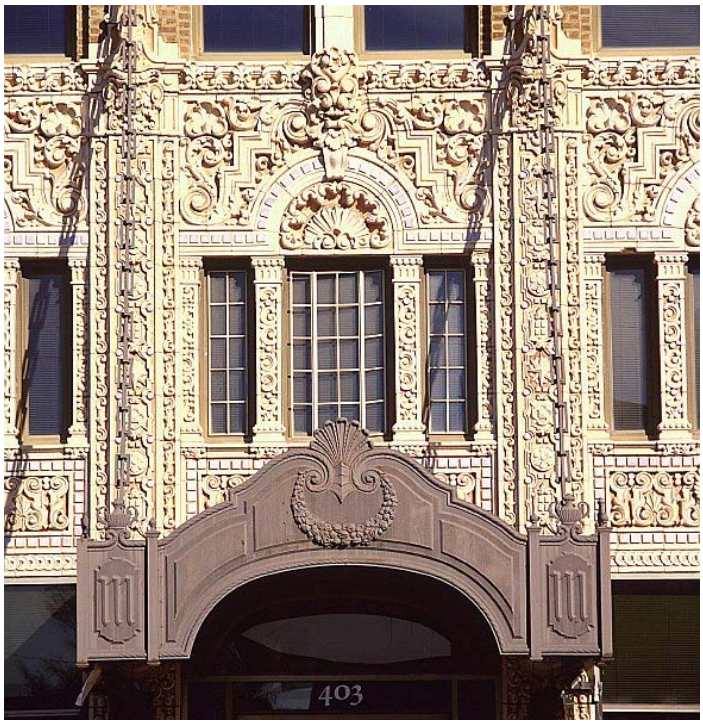
The McFarlin Building was listed in the National Register on December 6, 1979. It was listed under National Register Criterion C, and its NRIS number is 79002030.



Buildings Listed in the National Register of Historic Places

5.2.20 Mincks–Adams Hotel

Address: 403 South Cheyenne Avenue

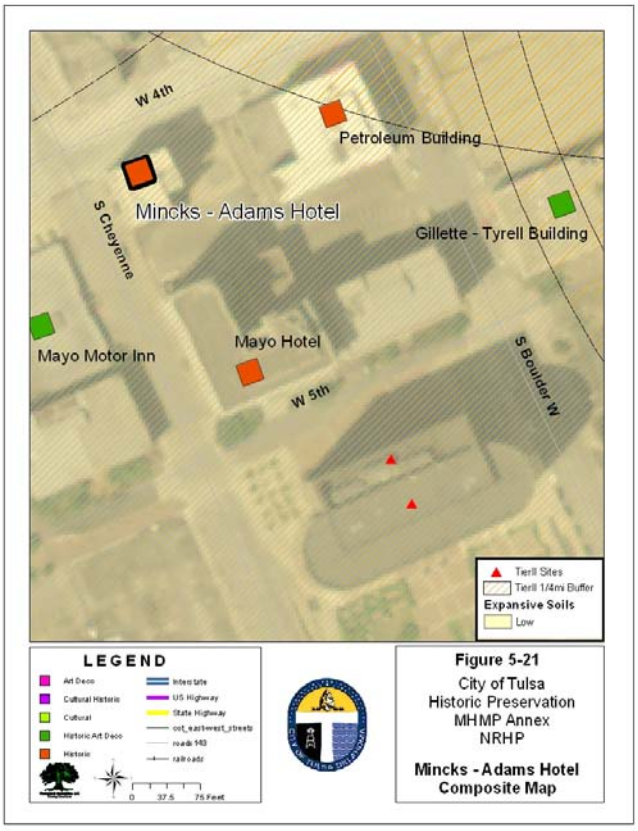


Description:

The Adams Hotel is located on a lot in the heart of the Central Business District of Tulsa. Built by I. S. Mincks to capitalize on the 1928 International Petroleum Exposition, the building has thirteen floors, with a full basement and penthouse. A 1935 liquidation sale gave it new owners and a new name: the Adams Hotel.

The Adams facade is widely recognized as an excellent example of glazed terra-cotta veneering. Produced by the Northwestern Terra Cotta Company, the terra cotta pastel blues and reds are still quite noticeable, and the individual tile units are sound, with tight mortar joints. The architectural style of the facade is eclectic, in the mood of the 1893 to 1917 period when architects felt free to use any and all decorative motifs as they saw fit. Its highly ornate facade is an imaginative combination of Gothic, Italian Renaissance, and Baroque decorations. Terra cotta is also used extensively in the interior of the building in the lobby, coffee shop, and stairwell.

The hotel was listed in the National Register on November 7, 1978, under National Register Criterion C, and its NRIS number is 78002273



Buildings Listed in the National Register of Historic Places

5.2.21 Moore Manor

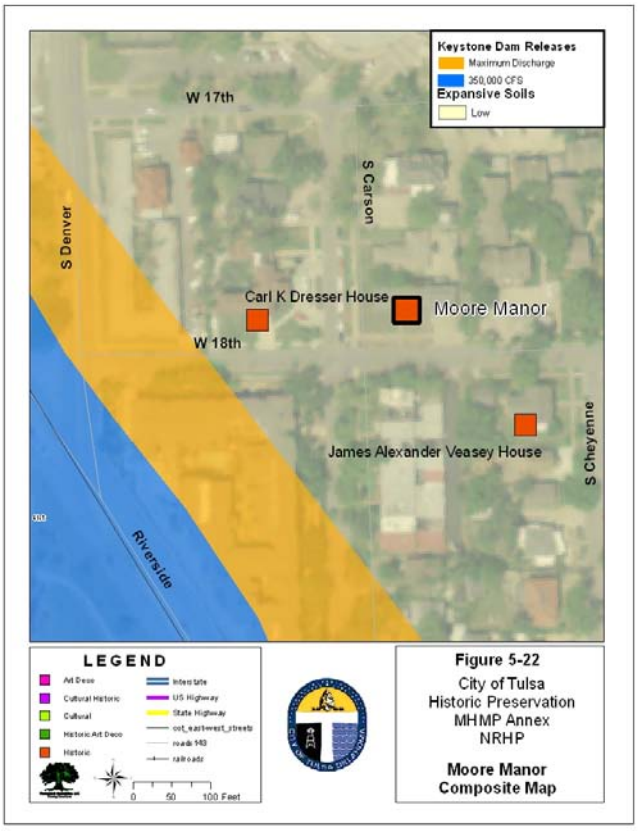
Address: 228 West 17th Place

Description:

The Moore Manor, built only eleven years after Oklahoma's statehood, is significant for its association with the oil boom of Tulsa. Frank L. Moore started business as a small drilling contractor and parlayed a few drilling interests into an oil empire. With his new-found wealth, he purchased a prime lot within the new Buena Vista Park Addition and built Moore Manor. Such oil industry giants as the Sinclairs, Cosdens, Roesers, and the McFarlins resided in this addition. The house is the finest example of Colonial Revival residential architecture constructed during those early oil boom years.

It is also an outstanding example of excellence craftsmanship and detailing. Its four stories consist of a full basement, first and second floors and a finished attic. Brick veneer is of rough red-brick, laid in very light gray mortar, with coursing of a common running bond. Building corners are done with brick quoins while all trim is of light gray limestone. The four-way hipped roof is covered with slate shingles, pierced with wall dormers on the entire perimeter. This tract of land includes the famous Creek Council Oak Tree. Of the many opulent homes built on the block containing the Council Oak Tree, only the Moore Manor remains today to remind us of a glorious episode of American history.

Moore Manor was listed in the National Register on February 19, 1982. It was listed under National Register Criteria A and C, and its NRIS number is 82003705.



Buildings Listed in the National Register of Historic Places

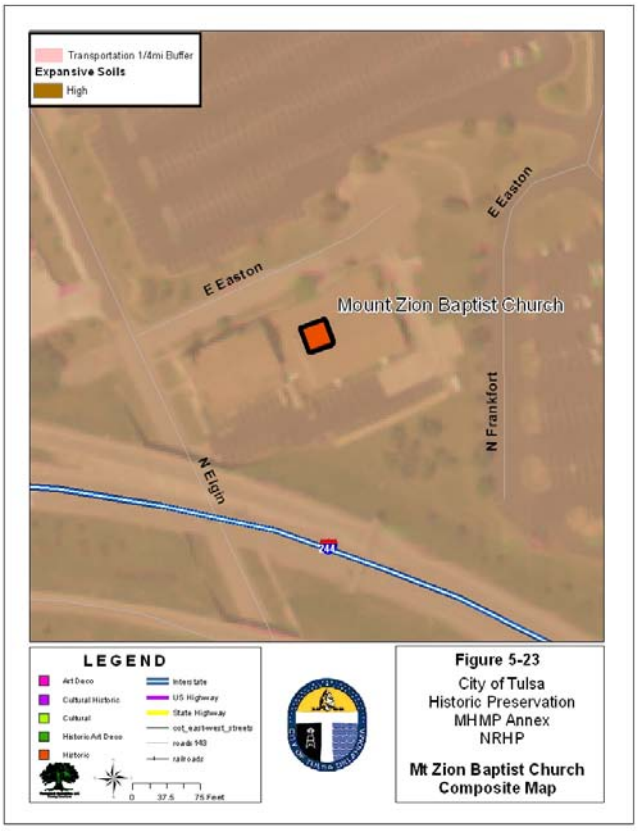
5.2.22 Mount Zion Baptist Church

Address: 419 North Elgin Avenue

Description:

Mount Zion Baptist Church is historically significant for its association with the local black community and as a symbol of the rebuilding efforts in the Greenwood community following the Tulsa Race Riot of 1921. In 2005, a National Park Service Reconnaissance report concluded that the Tulsa Race Riot was of "supreme national significance, perhaps the most significant race riot in the history of the United States." Most of the historic resources directly associated with the riot were destroyed during the event, and many of the resources from the post-riot reconstruction period were destroyed by Urban Renewal efforts after the 1970s. In the Greenwood neighborhood, Mount Zion Baptist Church remains a testimony to the perseverance and tenacity of its congregants and the black community in Greenwood.

Mt. Zion Baptist Church was listed in the National Register on September 5, 2008. It was listed under Criteria A and its NRIS number is 08000847.



Buildings Listed in the National Register of Historic Places

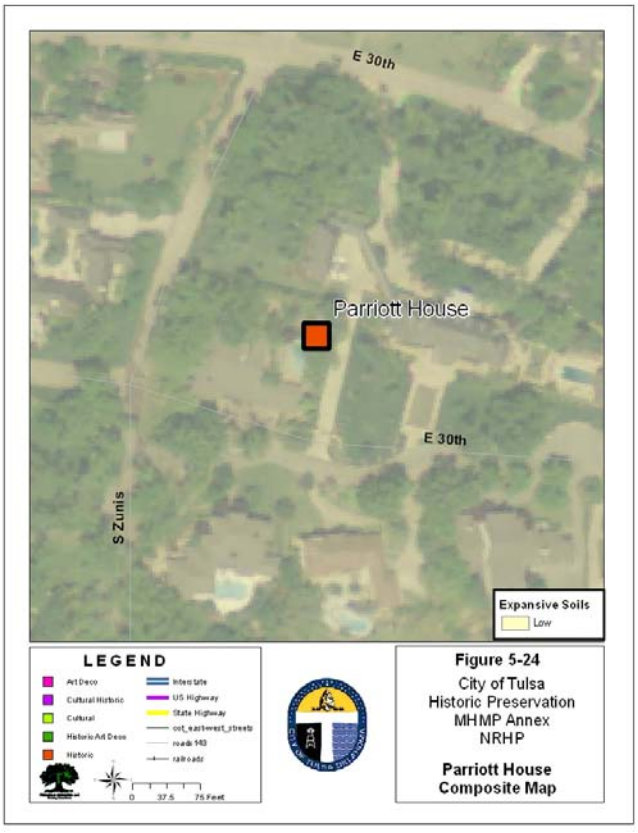
5.2.23 Parriott House

Address: 2216 East 30th Street

Description:

This elaborate Colonial Revival style residence was owned by oilman Foster Brooks Parriott. Designed by the Kansas City, Missouri, architectural firm of Boillot and Lauck, the house exhibits many of the characteristics of the style, including a hipped roof with gabled dormers, dentils, modillions and a simple frieze. It has an elaborate entry surround, including a swan-neck pediment. Parriott, a Standard Oil employee in 1898, was later involved with Leader Oil Company, Carter Oil Company, and was elected a director of Sunray Oil Company in 1937. He was elected chairman of the board of Sunray Oil Company six years later.

The Parriott House was listed in the National Register on September 14, 2002. It was listed under Criteria C and its NRIS number is 02000971.



Buildings Listed in the National Register of Historic Places

5.2.24 Petroleum Building

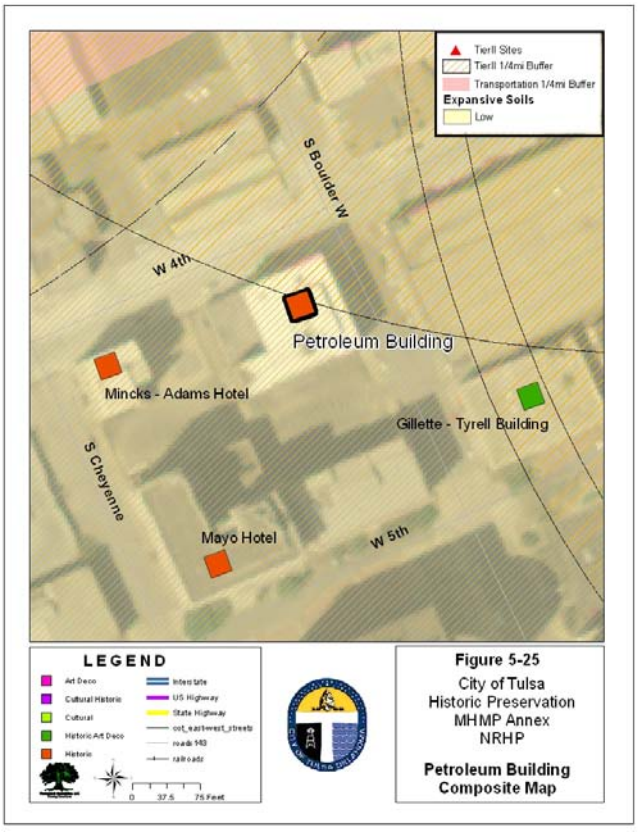
Address: 420 South Boulder Avenue

Description:

This ten-story building is a rectangular steel and reinforced concrete building faced with buff brick. Horizontal stone bands above the mezzanine and on the second and eighth stories balance the verticality of the paired double-hung windows, which are set off by brick piers. Cartouches above the second and eighth stories soften the building's straight lines. A dentiled cornice tops the building. The stone-faced base has twelve store fronts and two canopied entrances to the store and elevator lobby. Although examples of this type of architecture were numerous in Tulsa's past, only a handful remain today.

The Petroleum Building was so named because the majority of its early tenants were associated with the petroleum industry. It is especially identified with the Mayo family because it housed the Mayo Furniture store for over fifty years. The Mayo brothers, with their real estate holdings, furniture store, and deluxe hotel, were included among Tulsa's foremost promoters. Until his death, C. A. Mayo maintained offices in the building. It is a typical office building which retains its simple facade dating from Tulsa's pre-Art Deco construction boom period.

The Petroleum Building was listed in the National Register on April 15, 1982. It was listed under National Register Criteria B and C, and its NRIS number is 82003706.



Buildings Listed in the National Register of Historic Places

5.2.25 Phillips 66 Station #473

Address: 2224 East Admiral Boulevard

Description:

Located a block west of Whittier Square in Tulsa, Phillips 66 Station #473 was one of the early businesses in the first suburban commercial development in Tulsa. Built in the prototypical Phillips 66 cottage style so as to blend into residential areas, the station at first consisted of a simple tiny cottage with chimney in the front. A grassy lawn to the east of the station continues around the rear of the building, again providing the visual association with domestic houses and yards.

Constructed of red brick, the original building, like other Phillips 66 stations, was painted a dark green; the paint has been largely removed, although patches and flecks of the green are still evident on this station more than on most Phillips cottage stations that still exist. The roof retains, in places, some of the original orange and blue shingles characteristic of the Phillips 66 service stations. Rain gutters and drain spouts under the eaves are original with the ornamental box designs evident in early photographs.

As with many of these stations when they prospered and their business grew, this station also expanded, building on to the west elevation in 1941 with a garage and service bay that was linked to the original structure with an enclosed work/store space. Characteristic of other Phillips 66 additions, the garage is at a slightly larger scale than the original building so as to accommodate the vehicular repairs necessary inside. The vehicle door, which rises in panels, is original and opaque security glass has been installed in the topmost pair of panels.

The original station included pump islands both north and west of the cottage building; those on the west were removed to accommodate the expansion of the building and those on the north have been removed in modern times after the building no longer served as a gasoline station.

Phillips 66 Station #473 was listed in the National Register on December 6, 2004. It was listed under National Register Criteria A and C, and its NRIS number is 04001332.

Buildings Listed in the National Register of Historic Places

5.2.26 Philtower Building

Address: 427 South Boston Avenue

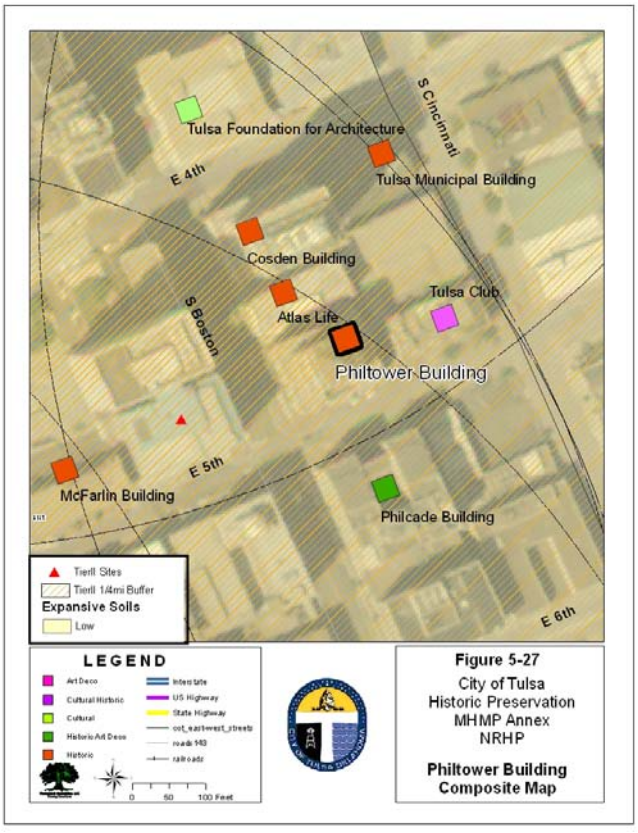
Description:

Perhaps more than any other building in Tulsa, the Philtower Building is believed by many to have figured in the major decisions affecting the oil and gas industry in the United States. This was particularly true through the 1950s, when many of the most influential of the industry's leaders were either tenants in or visitors to the Philtower.

The building also has architectural significance. It represents the late Gothic Revival style embellished with Art Deco details. Among its notable features are its sloping, unusually colorful tiled roof; two gargoyles above the Boston Avenue entrance; a magnificent first-floor lobby with unique chandeliers; and a broad second-floor mall. The generous use of mahogany throughout the building is also striking. Another interesting feature is the carefully preserved office occupied by Waite Phillips. Its beamed ceiling extends upward in an A-frame manner to a height of twenty feet. It boasts richly paneled walls, a small fireplace framed in blue tile, and a private bathroom.

The Philtower was considered strategic in both time and location. It was to have been the link in architectural magnificence between the then-proposed Union Train Station at the north end of Boston Avenue, and the soaring Boston Avenue Methodist Church on the south. The building stands much as when it opened in 1928. Its strikingly colorful, sloping, shingle-tiled roof still spots the blue night with checkers of yellow.

The Philtower was listed in the National Register on August 29, 1979. It was listed under National Register Criteria B and C, and its NRIS number is 79002032.



Buildings Listed in the National Register of Historic Places

5.2.27 Pierce Block

Address: 301 East 3rd Street

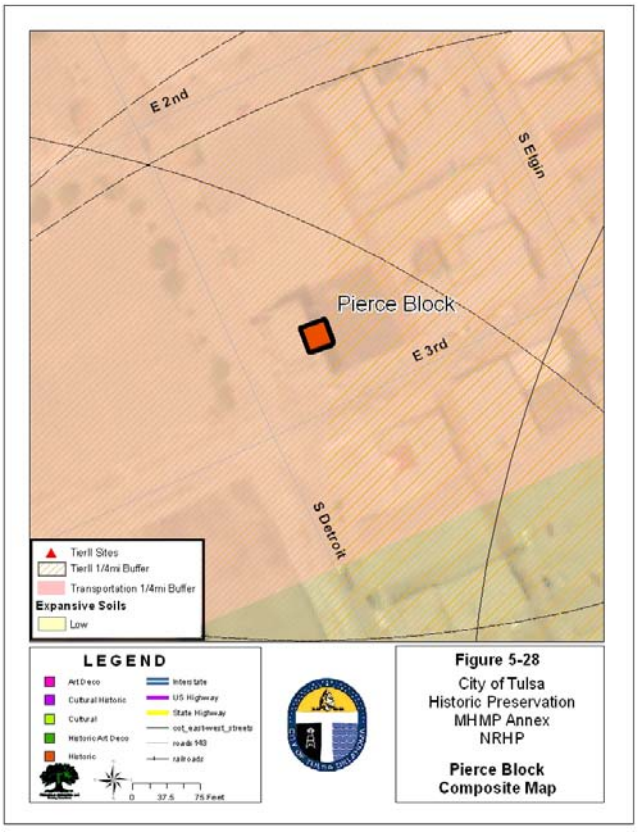
Description:

This Plains Commercial style building combined residential and retail sales uses in the same building for the first time in Tulsa. Its storefront windows have clerestories above which were later enclosed.

Pierce Block is the earliest post-statehood hotel remaining in Tulsa and one of the few buildings of that era to survive the 1920s building boom in the Central Business District. The Pierce Block's commercial rooms and retail stores, located a few blocks west of the Midland Valley railroad depot at 3rd Street and Greenwood Avenue, were a direct attempt to capitalize on the oil money flowing through Tulsa after the 1905 Glenn Pool oil strike.

The Mammoth Credit Company Clothing Store occupied the retail space until 1929. During the depression and war years a succession of shops — including a paint and wallpaper company, a vending machine company, a display sales company, and a billiard parlor — called the Pierce Block home. Beginning in 1948, printing companies were the major tenant for several decades. Most recently, the Pierce Block housed offices for a local television station.

The Pierce Block was listed in the National Register on December 11, 1979. It was listed under National Register Criteria A and C, and its NRIS number is 79002033.



Buildings Listed in the National Register of Historic Places

5.2.28 Robert Lawton Jones House

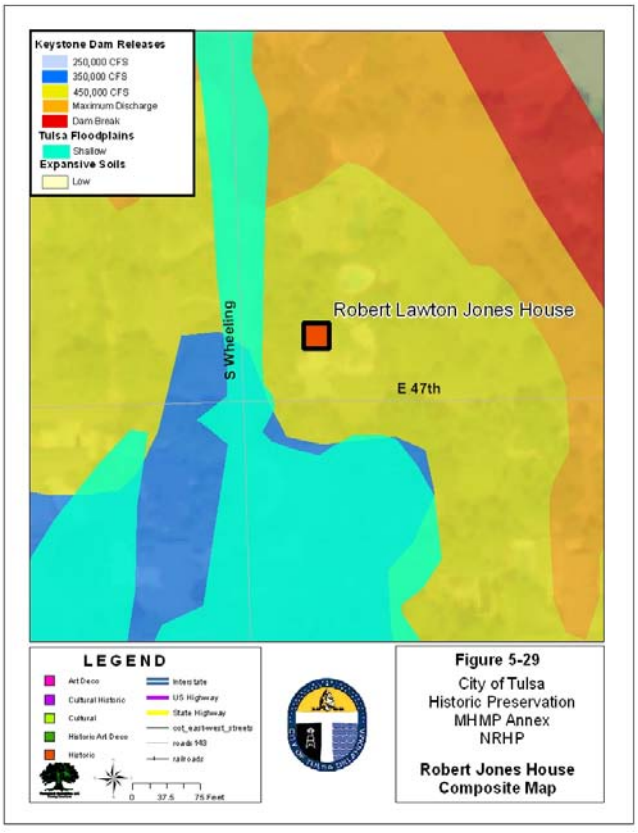
Address: 1916 East 47th Street

Description:

This house, designed by Robert Lawton Jones, marked the first appearance of Miesian influenced International Style residential architecture in Oklahoma. “International Style” or “Modernism,” are actually American terms, from a 1932 Museum of Modern Art (New York City) exhibition and book. The exhibition was entitled, oddly enough, “Modern Architecture” and the term stuck.

The property consists of a single-story, flat-roofed, 2800 square foot house and a partially walled carport that are connected visually by a stone wall along the side of the entry approach. The house used innovative energy conservation for 1959, including a well-water cooling system, large roof overhangs, and a continuous ventilation slot provided under the metal roof. With the exception of the Bavinger House by Bruce Goff, no other Oklahoma residence constructed in the last 50 years has received such recognition. Jones was the project manager and principal designer for the Civic Center Master Plan for the City of Tulsa. The house was designed about the same time as the Tulsa International Airport that was also designed by Jones. The similarities between the house and the airport are striking.

The Jones House was listed in the National Register on December 13, 2001. It was listed under Criterion C and its NRIS number is 01001355.



Buildings Listed in the National Register of Historic Places

5.2.29 Robert M McFarlin House

Address: 1610 South Carson

Description:

This Prairie style mansion was built of reinforced concrete with a full-width stone portico over the entrance supported by six Doric columns. It was one of the first reinforced concrete residences in the southwest. The east elevation features stone lintels and keystones above the ground floor windows and doors. The red tiled hip roof on this two-story brown brick home has copper gutters and downspouts.

This building is significant for its association with one of Tulsa's leading businessmen and civic leaders, as well as its architectural excellence and fine craftsmanship. Robert McFarlin, with his nephew James A. Chapman, formed the McMan Oil Company. McMan had one of the most successful operations in the Glenn Pool oil field. In 1910, McFarlin, with Harry Sinclair and other oil men, organized the Exchange National Bank of Tulsa, now the Bank of Oklahoma.

The Robert M. McFarlin House was listed in the National Register on December 25, 1979. It was listed under National Register Criteria C, and its NRIS number is 79002030.

Buildings Listed in the National Register of Historic Places

5.2.30 Sinclair Service Station

Address: 3501 East 11th Street

Description:

It is an excellent example of a Spanish Eclectic style service station and is located on the original Route 66 in Tulsa, which is lined with commercial buildings constructed from the 1920s through the present.

The Sinclair Service Station was listed in the National Register on December 13, 1996. It was listed under National Register Criteria A and C, and its NRIS number is 96001486.

Buildings Listed in the National Register of Historic Places

5.2.31 St. John Vianney Training School for

Address: 4001 East 101st Street

Description:

St. John Vianney Training School is significant as the first architecturally important building on Tulsa's far south side. The building, a simplified example of Jacobean Revival style, is located in what was an agricultural area. The opulence of a three-story building constructed of permanent building materials was unique. It was built of red brick and limestone, both rough hewn and dressed. The use of Gothic arches, art deco influenced stonework, and patterned terrazzo floors created an outstanding architectural contribution to an otherwise plain, farmhouse landscape. Interior corridor walls have polished Carthage marble wainscots four feet high. Baseboards of the same material decorate all the rooms. In several rooms this terrazzo is laid in broad geometric designs of red, green, beige and black pigments. Connected to the east end of the building is a two-story gymnasium building. A two-story convent is attached to the main building at the northwest corner of the chapel wing.

The St. John Vianney Training School was listed in the National Register on June 7, 1983. It was listed under National Register Criterion A and C, and its NRIS number is 83002139.

Buildings Listed in the National Register of Historic Places

5.2.32 Tribune Building

Address: 20 East Archer Street

Description:

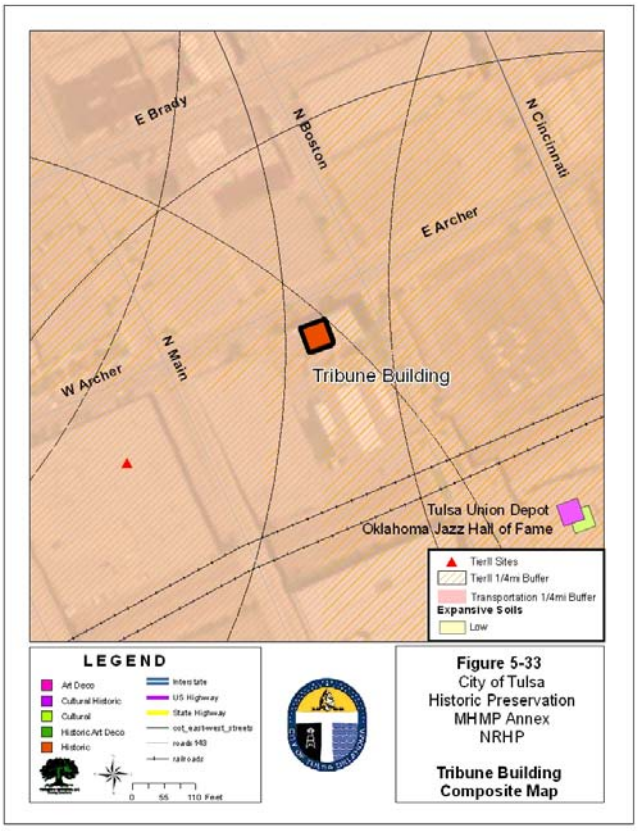
Richard Lloyd Jones purchased Tulsa's first daily newspaper, the Tulsa Democrat, formerly the New Era, in 1919. He renamed it the Tulsa Tribune. The paper was printed in a small two-story building on the same land that is the site of the present building.

The Tribune Building, expanded in 1929, was considered Oklahoma's largest and most modern newspaper facility. The building was the first in Oklahoma designed and built as a newspaper plant. It introduced the "gravity system," a method of newspaper production in use in the rest of the nation, but previously untried in Oklahoma. Under this system, the preparation of the daily paper began on the sixth floor and progressed down through press rooms and business offices on the intermediate floors until it reached the printing presses on the first floor.

Built in Tulsa's original business district, the Tribune Building is similar in style, scale, and materials to other 1920s buildings that were constructed several blocks to the south in what was to become the central business district. Designed as an efficient newspaper plant, its large, elaborately detailed interior also reflected the Tribune's importance to the growing community.

The building's symmetrical exterior is organized into four horizontal bands. The lower band, with its sixteen arcaded windows, forms the base. The central portion is topped by a lintel, an entablature, and a parapet wall. A small tower at the center of the roof encloses the mechanical system. The classical order of the building is further delineated by brick pilasters and paired windows that emphasize the building's verticality. The main lobby retains its terrazzo floor, marble wainscoting and stairway, and dentiled molding. Original elevators, call buttons, and brass mailbox remain, as does the iron catwalk that surrounded second floor presses. The Tribune Building has become the cornerstone for revitalization of Tulsa's oldest commercial district.

The Tribune Building was listed in the National Register on July 16, 1979. It was listed under National Register Criteria A and C, a, and its NRIS number is 79003644.



Buildings Listed in the National Register of Historic Places

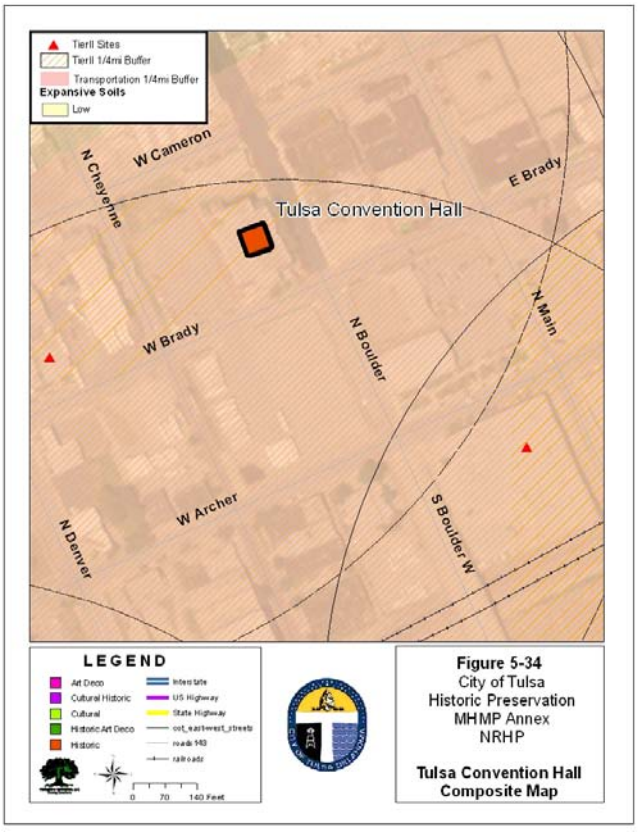
5.2.33 Brady Theatre/Tulsa Convention Hall

Address: 105 West Brady Street

Description:

Tulsa's Municipal Convention Hall was built in 1913-1914 at a cost of $125,000. It was a 4-story, barn-like structure of steel, masonry, and brick, 130 x 160 feet over-all. The main auditorium was 128 x 117 feet. Seating capacity was approximately 4,200, including 1,400 in the balcony. The auditorium had a 60-foot ceiling. The balcony was one solid slab of concrete. It and the roof were self-supporting; there were not building obstructions to interfere with the view. The stage was 70 feet wide, 40 feet deep with a 50 x 20-foot proscenium arch. Gridiron was 46 feet above the state floor. Fly galleries on either side were 27 x 8 feet, 27 feet above the stage.

Unusual features of the Hall when built included a 13-foot forward slope to the stage and jacks or "screws" that raised the floor at the back of the auditorium. Both were designed to create better sightlines between theater performers and theater goers. For conventions, or course, and other activities, the auditorium could be leveled. Both of these features were removed in a 1952 remodeling that cost $250,000.



Buildings Listed in the National Register of Historic Places

5.2.34 Tulsa Municipal Building

Address: 124 East 4th Street

Description:

The old City Hall, first occupied in 1917, served Tulsa all of the years that it was energetically building its claim as "Oil Capital." Ironically, Tulsa succeeded in establishing this claim, eventually outgrowing the handsome old Neo-Classic building. In 1969, it was vacated.

Tulsa's old Municipal Building has a generally Greek Classic facade. Its principal elevation features two-story, fluted Ionic columns. The simplified columns on the east and west elevations are modified Tuscan. Walls of the four-story building are of gray, 36-inch cut stone. Interior walls in public areas are faced with marble. The exterior has been left virtually unchanged, though doors and windows have been changed. The major addition is a new red-brick plaza, keeping with the old brick streets of the period in which the building was erected.

The Tulsa Municipal Building was listed in the National Register on July 18, 1975. It was listed under National Register Criterion C, and its NRIS number is 75001574.
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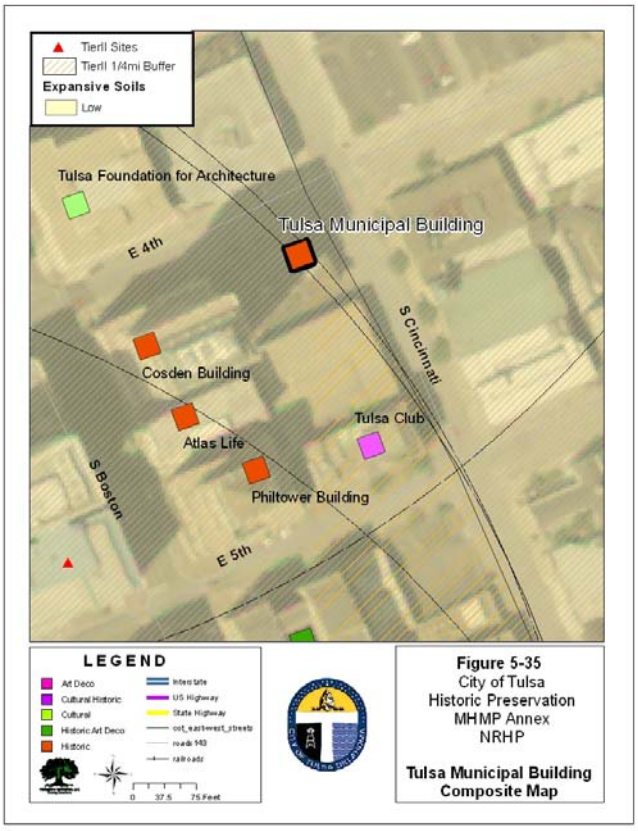


Buildings Listed in the National Register of Historic Places

5.2.35 United States Post Office and Court

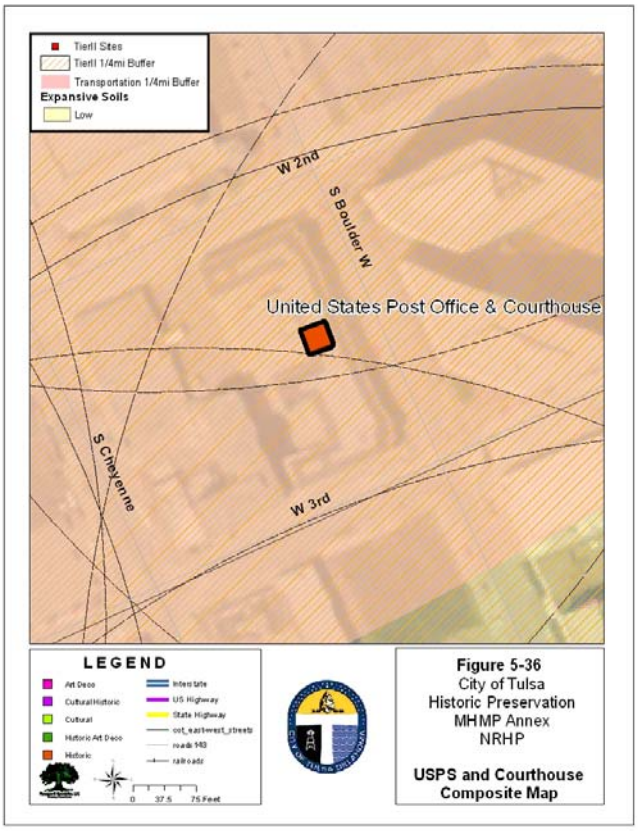
Address: 224 South Boulder Avenue

Description:

This building was originally two stories in height and did not extend all the way to Second Street. Constructed of limestone with terra cotta ornamentation, the building's dominant features are 22 natural limestone Corinthian columns on the facade. These two-story columns support a full, limestone denticulated entablature that continues around the north and south walls and partially on the west elevation. The building is topped with a terra cotta cornice that has an acanthus leaf motif. The fenestration pattern is symmetrical, in keeping with the Classical Revival style.

One of the features of the building was an "ammoniac apparatus that cooled water to ice-coldness." This device took water from the Arkansas River, purified it and chilled it so that "ice-cold water" was available in all parts of the building for drinking from bubble fountains. Between 1930 and 1932, the building was expanded by a 160 foot addition to the north side and a third story was added. The addition employed the same materials and was not discernable from the original.

This building was listed in the National Register on March 24, 2000. It was listed under Criterion A and C and its NRIS number is 00000244.



Buildings Listed in the National Register of Historic Places

5.2.36 Vickery Phillips 66 Station

Address: 602 South Elgin Avenue

Description:

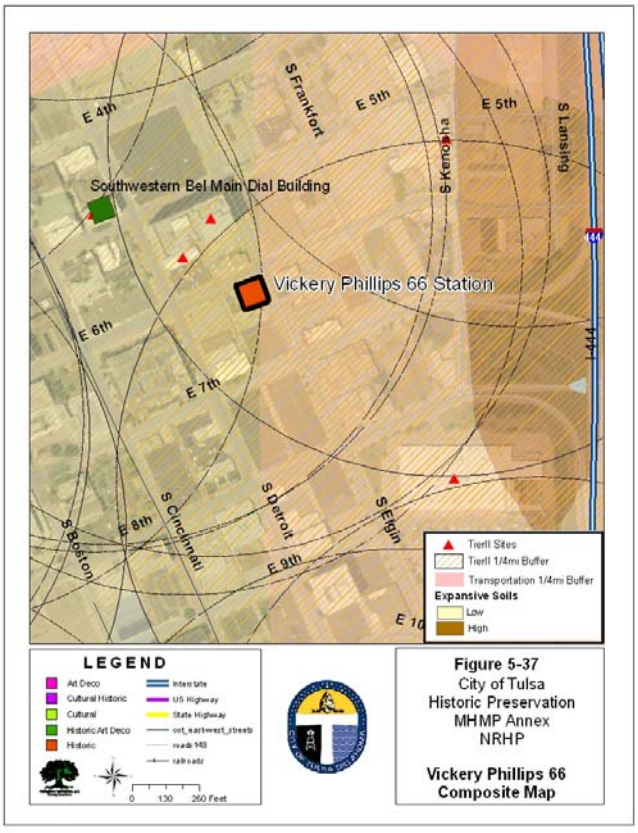
The Phillips 66 Station is a virtually intact example of the Cotswold Cottage design used by Phillips Petroleum Company throughout the country. The first Phillips Cottage opened in Wichita, Kansas, and by 1930 there were 6,750 of them in twelve states. These cottage stations had a central chimney and were painted a distinctive dark green with orange and blue trim so that they would stand out from competing oil companies.

The Vickery Phillips station in Tulsa was originally located within a residential area and its cottage appearance was designed to blend into such areas. Tulsa's Central High School was located two blocks west. In 1926, Second Street was designated part of U.S. Route 66, and businesses that catered to the traveling public prospered. Phillips purchased the property and operated the station with 5 to 6 employees.

The station was later leased to a variety of individuals who had to agree to use only Phillips 66 products. In 1946, it became Vickery Phillips 66. Virgil Vickery lived in a small apartment less than a block away; an indication of the mom and pop status of the station. This was in spite of the fact that it was actually owned by a large corporation.

In 2006 the Vickery Phillips 66 Station received a Route 66 Corridor Preservation Program Cost-Share Grant. These funds assisted with rehabilitation of the building for use as a car rental property serving downtown Tulsa, which opened in September 2007.

The building was listed in the National Register of Historic Places on March 3, 2004 under National Register Criteria A and C. Its NRIS number is 04000135.



Buildings Listed in the National Register of Historic Places

5.2.37 William G Skelly House

Address: 2103 South Madison Avenue

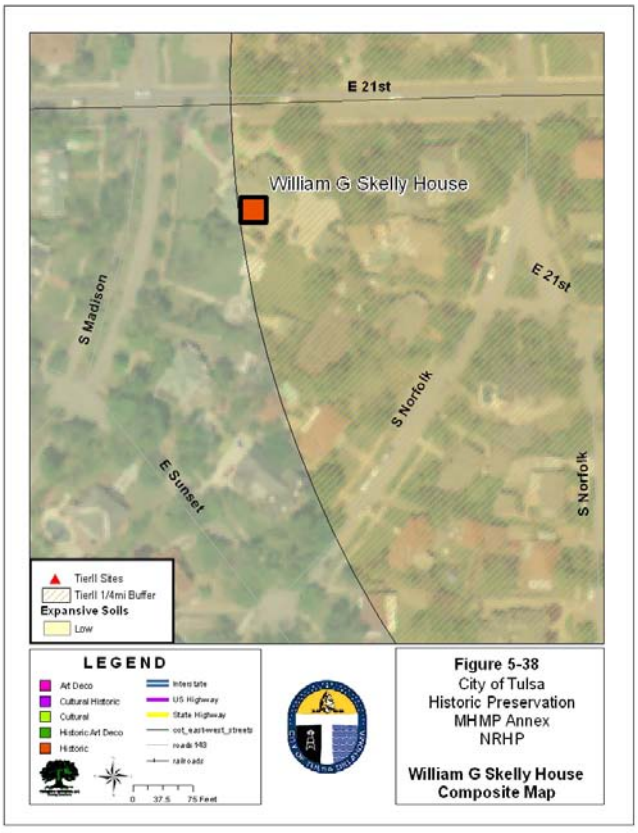
Description:

The Skelly mansion is a three-story building with a full basement, providing approximately 10,000 square feet of floor space. It faces west-northwest from a spacious, wooded corner lot. Its masonry exterior walls are faced with red brick, with a roof of green tile. The severe front entrance, with a classic architrave and a transom of clear, leaded glass, is flanked by carriage lights believed to have come from an early-day hearse. The entranceway is protected by a classic two-story portico supported by white cut stone columns with lotus style capitals. The portico is flanked on either side by a pair of double French doors, opening onto the terrace. A large second floor veranda with iron rail and iron staircase offering access to the yard may have been added some time after the house was built.

The main feature of the ground floor is the long, forty foot dining room. The walls have murals in inset panels and arched mirrors with plaster mold frames in the French style. Unusual features of the second floor include an ornate, half-circle ceiling grill through which the third floor exhaust fan sucked cool air into the bedroom. The third floor has two servant rooms and a bath.

William G. Skelly, oil producer, refiner, and marketer, purchased this neo-classic house in 1924. It remained in the Skelly family until 1968. The Skelly House remains one of Tulsa's premier historical buildings.

The Skelly House was listed in the Register on November 28, 1978. It was listed under National Register Criteria B and C, and its NRIS number is 78002275.



5.3 Historic/Art Deco Buildings

On the following pages are descriptions of the building, pictures, and maps showing the hazards that affect each site.

Historic Photographs from the Beryl Ford Collection

Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.1 Boston Avenue Methodist Church

Address: 1301 South Boston Avenue

Description:

The Boston Avenue Methodist Church was hailed as the country's first church designed in a strictly American style of architecture. Credit for the building's design is still debated in Tulsa. One account credits Tulsa art teacher Adah Robinson, while others credit her former student, Bruce Goff. At best the design was a cooperative effort with iconography and color theory supplied by Robinson. The building's structural plans undoubtedly were the work of Goff, while employed at the Tulsa architectural firm of Rush, Endicott and Rush.

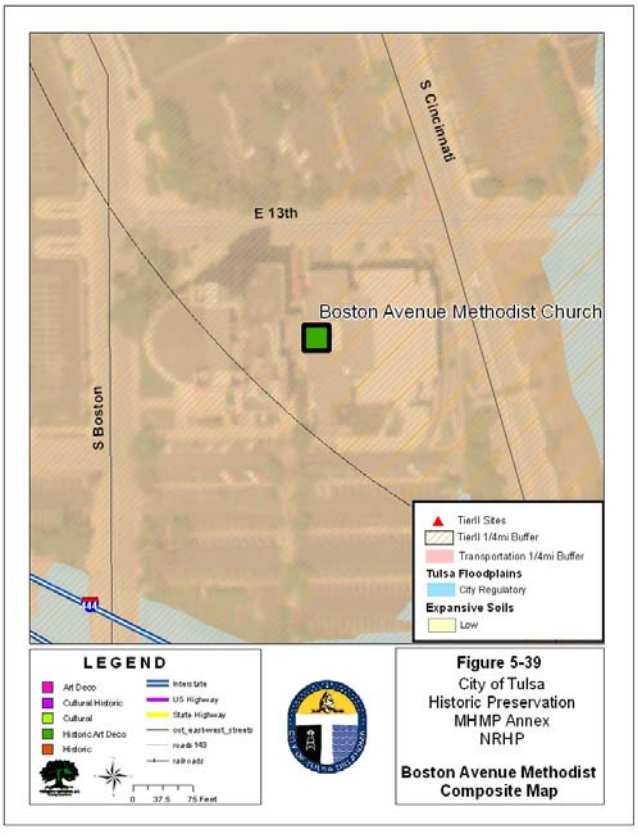
The church was designed to accommodate the spiritual, educational and social needs of a large, 1,943 member church. Its 258-foot tower, on the north and on an axis with Boston Avenue, is the dominant feature. The tower entrance, opening into the 1,800 seat auditorium on the right (west), and the social lobby on the left (east), features a vaulted ceiling that extends the entire north and south depth of the church. Beyond the social lobby is the four-story educational wing.

The main auditorium and balcony fill the upper three levels. The pulpit is in the center on the east side adjacent to the social lobby, with seating in concentric circles facing it. Sunlight enters through the ceiling and through the eleven tall exterior windows behind audience seating. A 250-seat rectangular chapel is located in the northeast corner of the church on the same level with the main auditorium. Directly beneath the main auditorium is the Community Hall.

The fourteen tower floors, which have a usable space of 20 x 28 feet, are reached by both elevator and stairway. Besides the chimes, motor and blower floors, the tower accommodates a prayer room at the top, a history room, and church offices.

The site is at a turning point of Boston Avenue and is bounded by streets on three sides. There is really no rear to the church, although the educational area might be considered as such. Strikingly handsome when completed in 1929, it remains a remarkably effective blending of traditional church design and modern "skyscraper" techniques.

The church was listed in the National Register on August 31, 1978. It was listed under National Register Criterion C, a, g, and its NRIS number is 78002270. Boston Avenue was designated a National Landmark on January 20, 1999.



Buildings Listed in the National Register of Historic Places with Art Deco Style

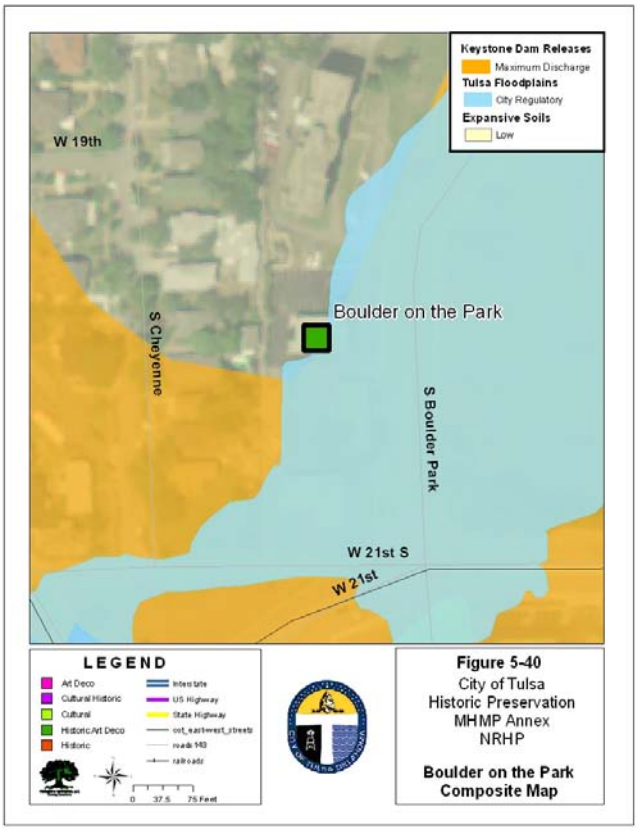
5.3.2 Boulder on the Park

Address: 1850 South Boulder Avenue

Description:

Charles A. Sanderson and Roy Wesley Sanderson originally constructed this building for Holland Hall School. Waite Phillips, W.G. Skelly and George S. Bole, along with several others, backed the project financially. The building was originally constructed with 9 classrooms, a shop, gymnasium, assembly auditorium, offices, and a chemical laboratory. The property was purchased by Aero Exploration Company in 1938. It was later sold to KTUL Radio, a CBS affiliate, and Tulsa Broadcasting Company. KTUL remodeled the building internally and externally, converting the appearance to its current “Art Moderne” theme. KTUL broadcasted on 1430 AM from their Boulder studios from 1947-1955. Besides the remodeling and placement of radio towers and neon KTUL signs, the phrase “Boulder on the Park” was coined on the air during broadcasts.

Boulder on the Park was listed in the National Register on September 2, 2003. It was listed under Criteria A and its NRIS number is 03000872.



Buildings Listed in the National Register of Historic Places with Art Deco Style

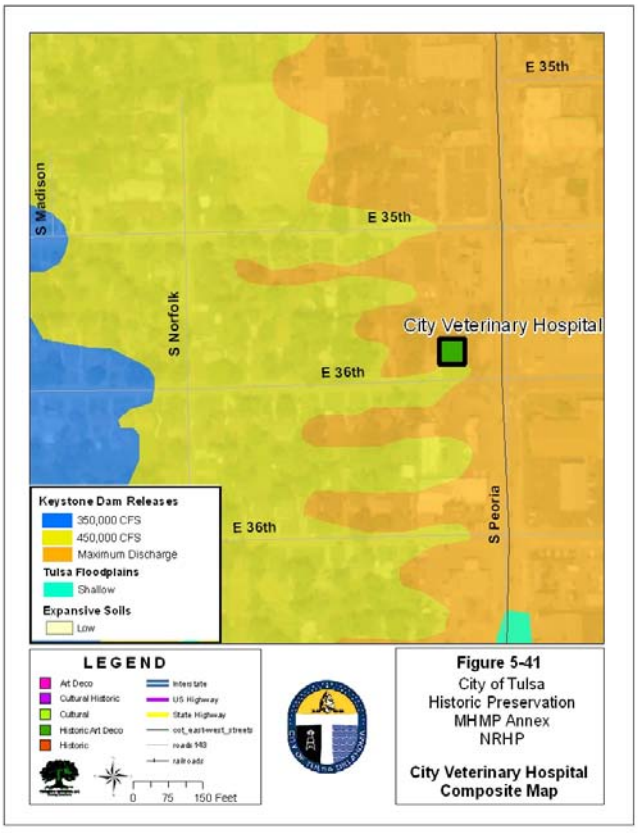
5.3.3 City Veterinary Hospital

Address: 3550 South Peoria Avenue

Description:

This clinic was designed by Joseph R. Koberling, Jr. It is a one-story, buff brick building with rounded Streamline corners, and large, full curved glass block windows. It has a flat roof with a banded parapet and a curved, smooth metal-faced canopy above the entrance.

City Veterinary Hospital was listed in the National Register of Historic Places on August 26, 2008. It was listed under National Register Criteria C, and its NRIS number is 08000848.



Buildings Listed in the National Register of Historic Places with Art Deco Style

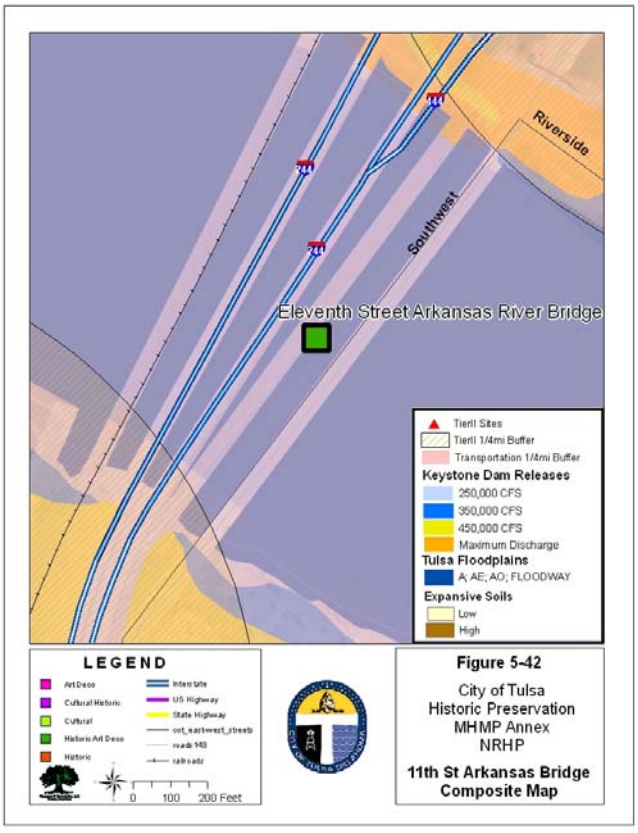
5.3.4 11th St Arkansas River Bridge

Address: U.S. Highway 66 over the Arkansas River

Description:

The 11th Street Bridge is a good example of a multi-span concrete arch bridge with verticals. It is a continuous span constructed of reinforced concrete. The roadway decking and guardrails are monolithic. It was altered in 1929 and has ornate guardrails that utilize Art Deco motifs, especially the Zigzag Art Deco and PWA Classical-oriented Art Deco. Its roadbed is 34 feet wide and it was labor intensive to build, reflecting a technology and aesthetic approach to bridge construction no longer in use.

The Eleventh Street Arkansas River Bridge was listed in the National Register on December 13, 1996. It was listed under National Register Criteria A and C, and its NRIS number is 96001488.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.5 Gillette–Tyrell Building

Address: 423 South Boulder Avenue

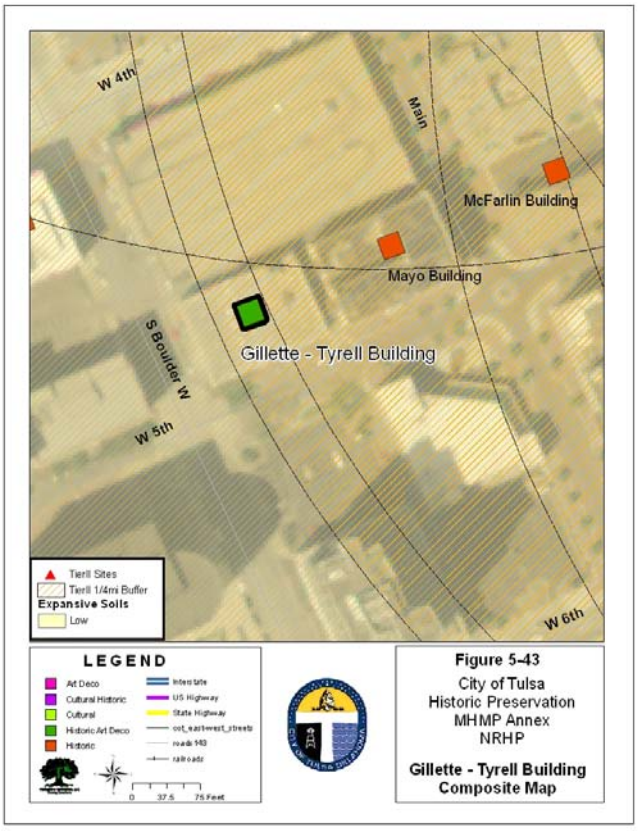
Description:

This building is another significant example of Tulsa's Art Deco Style of architecture. Completed in 1930, this building was originally designed for thirteen floors but only three were completed. Its appearance, both inside and outside, is unique in comparison to the few buildings of this style remaining in Tulsa.

In 1930, the building's architect described it as having several types of architecture faintly suggested in the building and its decoration. "But, as a whole, the type is distinctly Modern," he said. Its style is now recognized as the early phase of Art Deco. The Italian, Spanish, and American Indian derived motifs on the exterior terra cotta work with its vertical emphasis and colorful Zigzag decorations combine with its interior decorations to provide a classic example of most of the basic elements of the Art Deco style.

The original, richly decorated lobby remains today. It contains colorful tile wainscoting, ornate plaster coffered ceilings, mosaic tile floors, detailed cast iron railings, and etched glass windows and light fixtures The ornate exterior terra cotta work is in good condition and is virtually unaltered, although the South canopy was demolished in 2000.

The Gillette-Tyrell Building was listed in the National Register on January 21, 1982. It was listed under National Register Criterion C, and its NRIS number is 82003703.



Buildings Listed in the National Register of Historic Places with Art Deco Style

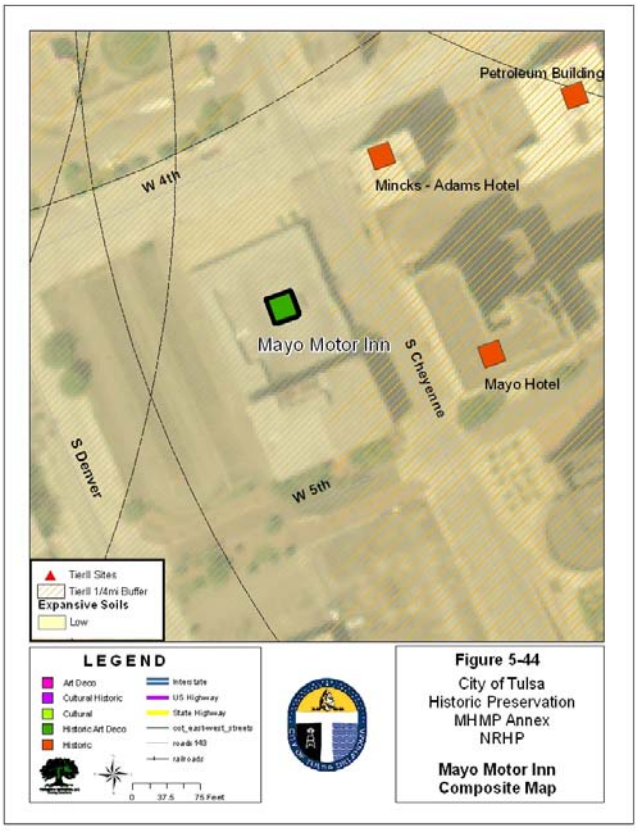
5.3.6 Mayo Motor Inn

Address: 416 South Cheyenne Avenue

Description:

This garage was designed by Leon B. Senter & Associates. The five-ranked facade of the building, constructed to house burgeoning downtown automobile parking needs, included five-frame, ribbon windows in the second level above each bay. The smooth center bay, devoid of windows, is adorned by a 15-foot high, metal, title sign with curved corners and a crowning band of three bars.

Mayo Motor Inn was listed in the National Register of Historic Places on August 26, 2008. It was listed under National Register Criteria C, and its NRIS number is 08000850.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.7 Oklahoma Natural Gas Building

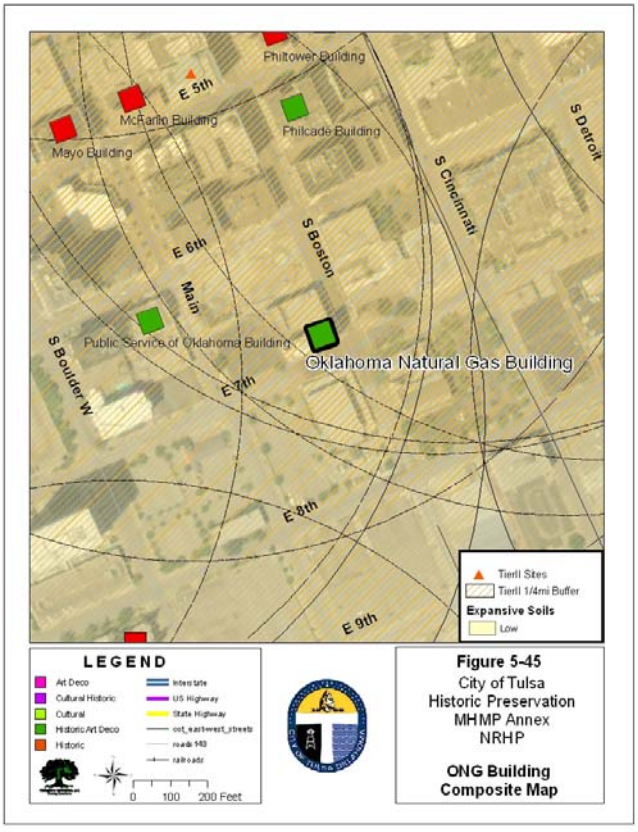
Address: 624 South Boston Avenue

Description:

The Oklahoma Natural Gas Company Building was one of the first Art Deco buildings built in Tulsa. The selection of this style by a generally conservative utility company established its acceptance and paved the way for a host of Art Deco buildings which were to follow. This building is also significant historically because it reflects the tremendous growth of Tulsa from 1920 to 1930. By 1927, construction costs in downtown Tulsa were averaging one million dollars a month. By 1930, Tulsa had more buildings of ten or more stories than any city of its size in the world.

The Oklahoma Natural Gas Company Building is constructed of reinforced concrete, enclosed with buff tapestry brick and trimmed with Indiana limestone and vitreous tile. The height of its ten stories is enhanced by the piers which rise unbroken to the top of the building. The windows are inset between the piers and spandrels that are covered with decorative tile whose motifs include the stepped-in chevron and geometrical shapes of Art Deco design. The richness of materials and designs in the interior of the building are a significant feature of the Zig-Zag Art Deco style and contrast with the austerity of the later Streamline and Public Works Administration periods of Art Deco. The building continues to be a viable part of downtown Tulsa and provides a visible and tangible link to an important period in its past.

The Oklahoma Natural Gas Building was listed in the National Register on April 10, 1984. It was listed under National Register Criteria A and C, and its NRIS number is 84003458.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.8 Philcade Building

Address: 511 South Boston Avenue

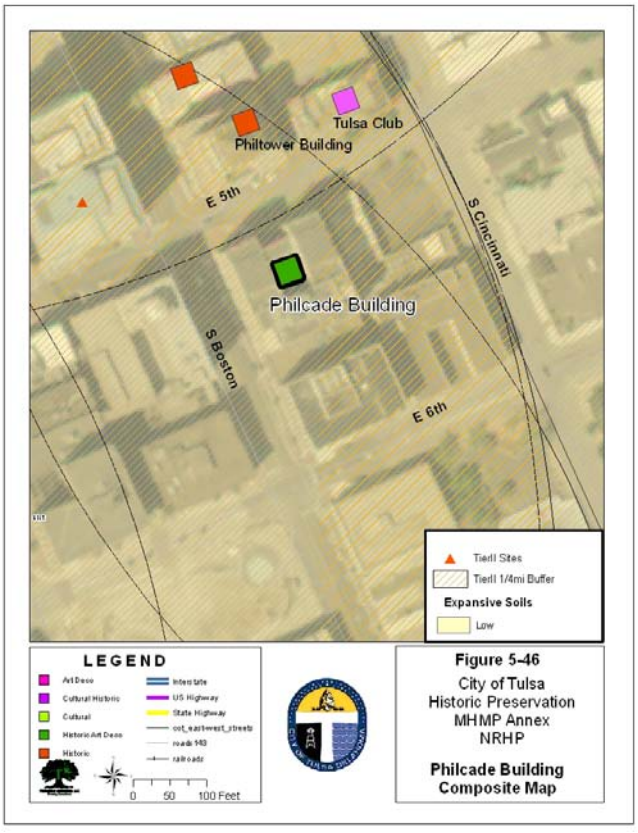
Description:

The Philcade Building is significant for its interior art work, its architectural design, and its association with the developing oil industry. The interior ground floor arcades of the building are surprisingly lavish. Pilasters of fluted and polished St. Genevieve marble support an ornamental plaster frieze covered with gold leaf at the mezzanine level. From this plaster frieze, arches form a ceiling that is also covered with gold leaf and hand painted with geometric designs executed in muted tones of red, blue, green, purple, and brown, the favored colors of the Art Deco period. These designs display the Zigzag Art Deco style of this era. An elaborate, bronze-filigreed chandelier is suspended from the center of each design. The ceiling treatment is complemented by the mahogany, glass, and bronze detailed store front units and the tan and black terrazzo floor.

The ground floor, mezzanine, and the second floors were originally arcades supporting commercial activities. This area of the facade is covered with a richly carved terra cotta and cast iron veneer. The terra cotta detail at the second level and at each corner reveals a passion for stylized flora and fauna. Each entrance to the building is flanked by fluted Egyptian Revival columns which terminate at a papyrus-reed inspired terra cotta beam. The large, ground-level showcase windows and entrances are very formal. The veneer for the office areas of this building, starting at the third-floor level and ending at the roof line, is a very rhythmic treatment of brick and large steel double-hung windows. The building is a prime example of the Art Deco movement in Tulsa which ended, for the most part, with the start of the Great Depression. Its durability is now unquestioned, and its excesses continue to delight the eye.

Waite Phillips, the building's first owner, played a very important role in the history of Oklahoma oil. The building also served as headquarters for many developing oil companies and individuals connected with the oil industry. Many of these companies and their descendants are still active in the Oklahoma oil industry today.

The Philcade Building was listed in the National Register on September 18, 1986. It was listed under National Register Criterion C, and its NRIS number is 86002196.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.9 Public Service of Oklahoma Building

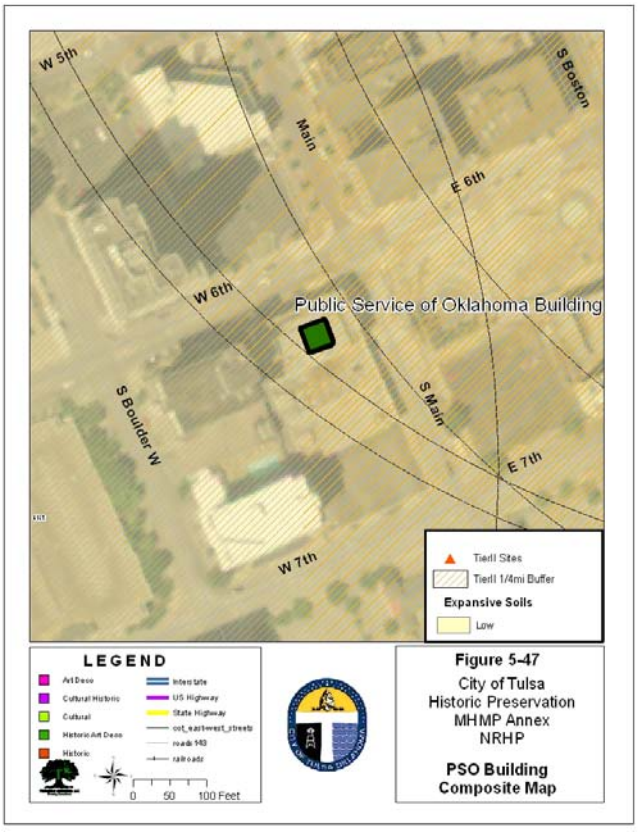
Address: 600 South Main Street

Description:

The Public Service of Oklahoma Building was an early Art Deco construction in Tulsa. The selection of this style by a generally conservative utility company established its acceptance and paved the way for the host of Art Deco buildings which were to follow. This building is also significant historically because it reflects the tremendous growth of Tulsa from 1920 to 1930. By 1927, construction costs in downtown Tulsa were averaging one million dollars a month. By 1930, Tulsa had more buildings of ten or more stories than any city of its size in the world.

The building is constructed of reinforced concrete, with a steel structural frame, and steel window frames covered by light grey Bedford limestone. The company was also in the retail business in 1929, and the windows on the ground floor are large enough to accommodate displays of merchandise. The stylized arch design of these windows reflects the Gothic predecessor of Art Deco. One of the most unusual features of the building is its beautiful nighttime illumination by a series of strategically placed lights. The architect, Arthur M. Atkinson, who was also a professional engineer, implemented this feature to showcase the client's product which, of course, was electricity. The torch shaped, light fixtures are decorated with Art Deco motifs of chevrons and stepped-back geometrical patterns. The building continues to be a viable part of downtown Tulsa and provides a visible and tangible link to an important period in its past.

The Public Service of Oklahoma Building was listed in the National Register on April 10, 1984. It was listed under National Register Criteria A and C, and its NRIS number is 84003443.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.10 Riverside Studio

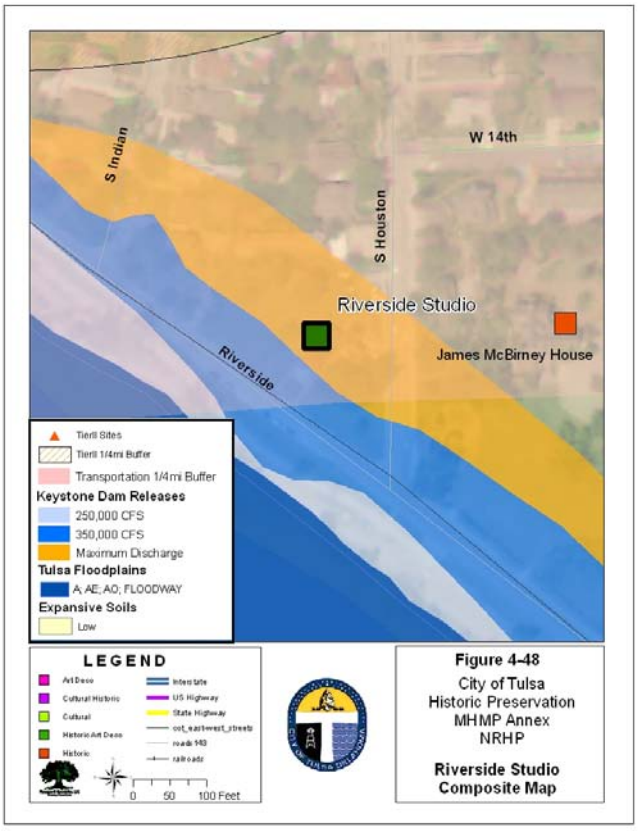
Address: 1381 South Riverside Drive

Description:

This building, designed by Architect Bruce Goff, is a two-story stucco building set on a sloping site facing the Arkansas River. The design of the building reflects an influence of both Art Deco and the International Style but with a more personalized interpretation. The underlying inspiration for the design is music, evoking a concept that architecture might be interpreted as “frozen music.” This theme is visualized in the treatment of the windows on the façade of the building.

The building was designed for Mrs. Patti Adams Shriner, a music teacher who wanted to combine a music studio for teaching piano lessons with her living quarters. The rhythm of windows and inset tile forming diagonal patterns on the walls of the entrance hall drew their inspiration from musical scales. The round window on the front of the building derived its decorative pattern from musical scales that Goff composed while he was working on the design. Even the fountain designed by Alphonso Iannelli used abstract marble sculpture with pipes that dripped water over the sculpture onto chromimium cups. These were of varying size to create music-like tones as the water splashed into the pool below. The rigid cubism is reinforced by an enormous round window and other geometric shapes, creating a modernity of form. Today it is a theater hosting the dramatic performance of an old fashioned melodrama, "The Drunkard."

The Riverside Studio was listed in the listed in the National Register on June 14, 2001. It was listed under criterion C and its NRIS number is 01000656.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.11 Southwestern Bell Main Dial Buildin

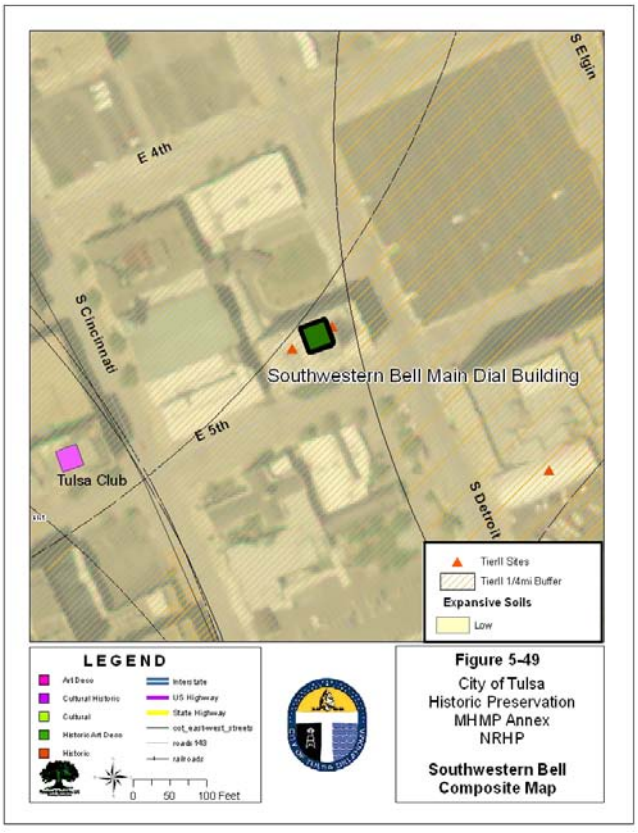
Address: 424 South Detroit Avenue

Description:

The first two floors of this well-maintained building were built in 1924 when the Gothic Style was popular. They were erected to house the new telephone dial equipment which was first used in Tulsa in November of 1924. Six years later, in 1930, when Zigzag Art Deco had supplanted the Gothic style, a four story addition was made. The addition held the division offices and the toll terminal equipment for the Oklahoma City-Tulsa underground cable.

The facade of the first floor of this light brown brick building is broken by a series of large, arched windows. These windows are framed in terra cotta, matching the color of the rather narrow terra cotta quoins and foundation of the building. The second floor windows are rectangular and separated by brick panels decorated with ornate terra cotta torches. A vertical pair of terra cotta shields is located above the torches. Above the second floor the building facade is broken into a series of stepped-back panels terminating in pinnacles above the roof line. The windows appear to be recessed panels. The spandrel area, constructed of buff-colored terra cotta tile with art deco designs, has strong vertical lines. The pinnacles are also faced with terra cotta tile, as is all of the building's ornamentation. Northwestern Terra Cotta Tile Company of Chicago, the leading manufacturer of these tiles, was the supplier.

The Southwestern Bell Main Dial Building was listed in the National Register on June 22, 1984, under National Register Criteria A and C, and its NRIS number is 84003445.



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.12 Tulsa Fire Alarm Building

Address: 1010 East 8th Street

Description:

The Tulsa Fire Alarm Building is one of Tulsa's great Art Deco buildings. Designed by Frederick V. Kershner, the building features Terra cotta frieze work that was based on the detailing of Kershner's award-winning Mayan Temple Design. The building is noteworthy for its intricacy of design and its depictions of fire-related themes.

The front façade uses a reoccurring theme of a double-headed dragon. These were often portrayed in Mayan culture to conjure the power of the earth and were also symbols of calamities. The entrance originally had large, matching, deco-style lanterns. The terra cotta panel above the main entry door is elaborated with an "Adonis-type male, stripped to the waist. He has Gamewell alarm tape running through his hands. Flanking him from behind are two helmeted firefighters. A two-headed dragon is shown connected to stylized hoses with the nozzles appearing as their heads. On the back of the octagon shaped building is four gargoyle-like sculptures topped with a hatchet and flanking either side of nine windows.

The Fire Alarm building was important because it incorporated the best alarm system available during the early days of fire protection in the Midwest. Originally the city of Tulsa constructed the building to make it possible for all fire alarms to be reported to one central station. From there, the firemen at this building could alert the appropriate firehouse of the location of the fire. From its original inhabitation in 1934 to its vacancy in 1984, the building acted as the alarm reporting center for the city of Tulsa.

The Tulsa Fire Alarm Building recently began new life as local offices for the American Lung Association. The building underwent a sensitive rehabilitation designed by Fritz Baily Architects and is a model for indoor air quality.

The Fire Alarm Building was listed in the National Register on September 2, 2003. It was listed under Criteria A and C and its NRIS number is 03000879.

Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.13 Tulsa Monument Company Building

Address: 1735 E. 11th Street; Tulsa, OK

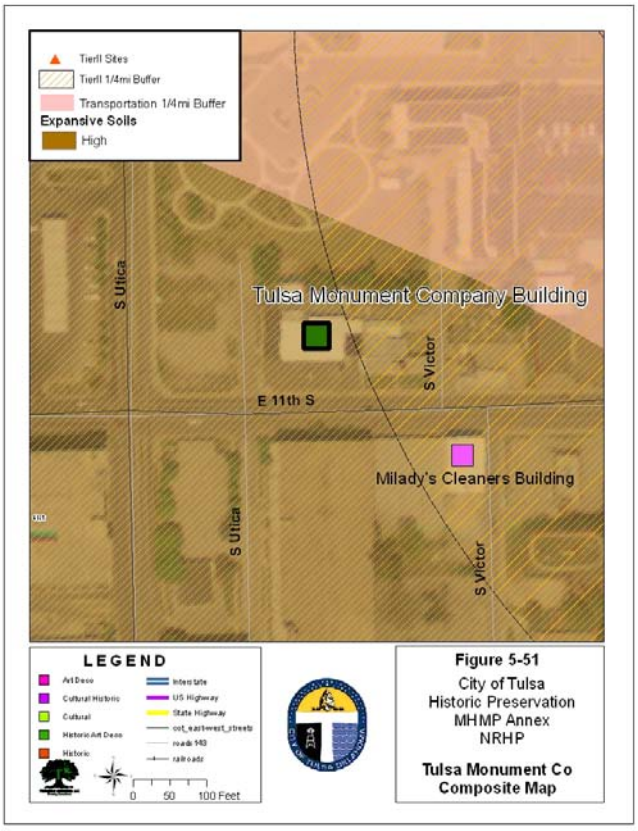
Description:

The Tulsa Monument Company is a one-story Streamline Moderne style building clad with a smooth white plaster concrete. Constructed in 1937, the building was designed by local Tulsa architect Harry H. Mahler for the Tulsa Monument Company. Despite changes in ownership, the Tulsa Monument Company remained at the building until 2006. Now under the name of Benchmark Monument Company, the building still functions in its original capacity as a showroom and manufacturing site for headstones and other related granite products.

The rectangular building has a flat roof and a concrete foundation. The main central entry has double, glazed slab doors, ornamentally topped by a flat ledge, characteristic of the Streamline Moderne style. The secondary entrances on the front elevation have single metal slab doors. Both of the secondary front entries are painted gray and topped by double stacked metal transoms. On the west side, there is a narrow, double wood paneled glazed door historically used as a loading bay. The unusual tall windows are twelve-pane metal with a hopper window in the bottom center and an awning window two panes above. The other panes are fixed and the panes on the sides are decoratively narrow. The windows have projected, concrete sills and the window header is formed by the double-banded stringcourse. The stringcourse also separates the upper section of the wall into a long, smooth, white, flush, rectangular expanse.

On both sides within these areas, there are long rectangular tables that are slightly projected and historically contained metal signage. The west sign, reading "MONUMENT," remains but the east sign, which historically read "MAUSOLEUMS' is gone, as is the metal signage above the entryway which read "TULSA/MONUMENT/COMPANY."

The center of the building is stepped-back through the strategic placement of two sets of different height columns and highlighted by a clock tower. There are large, square black-faced clocks on each elevation except for the back. Other decorative details include three-bar horizontal banding on the top of the columns and two-bar banding on the wall coping, triple openings and a vertical line of glass blocks. The horizontal banding, flat ledge, windowsills and frames, secondary doors and foundation are all painted a contrasting gray.



Buildings Listed in the National Register of Historic Places with Art Deco Style

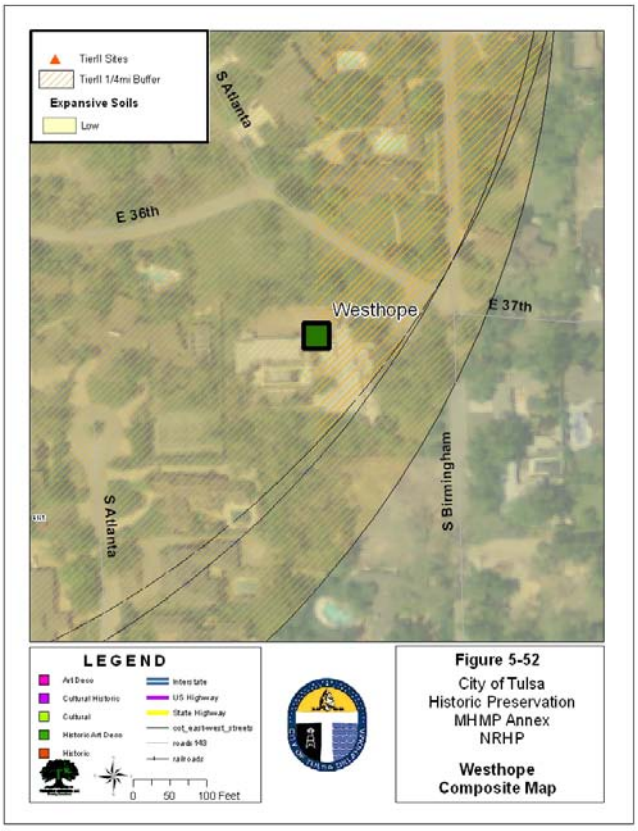
5.3.14 Westhope

Address: 3704 S. Birmingham Ave., Tulsa, OK

Description:

Westhope is larger than most Frank Lloyd Wright-designed houses, containing 12,000 square feet of floor space. Yet it is unusual in that the scale of its interior spaces, unlike that of many houses of comparable size, makes them seen comfortable, whether accommodating one person or 400. Basically,the house is a-two-story affair with a basement. The main floor family space is divided into foyer, living aad dining areas, recreation room, game room, and a kitchen/ pantry/breakfast area. Behind this is the master bedroom, study, two baths, and another bedroom. .Beyond the pool and garage is a service apartment containing living/dining room, two bedrooms and a bath. The second floor contains four additional redrooms and two baths. There is a third floor tower or lookout. The house has five fireplaces.

Outside, but still an intergral part of the house, are such things as a four-car garage, garden room, shop and workroom, pool, fountain, fish pond, formal garden areas, four patios, and a covered entryway. The house has a steam converter heating system, and a chiller-circulating water system for cooling (not in the original house).



Buildings Listed in the National Register of Historic Places with Art Deco Style

5.3.15 Will Rogers High School

Address: 3909 E. 5th Place, Tulsa, OK 74

Description:

Will Rogers High School is located approximately one and three-fourths mile east of downtown Tulsa, Tulsa County, Oklahoma. East of the University of Tulsa campus and just north of 1 lth Street (Route 66), "Will on the Hill" could be seen from the downtown area before residences and trees obscured the view. Constructed on the edge of town where cattle still grazed, the school is now well within the City of Tulsa which has nearly expanded to fill the entire county limits.

The school sits on its original 26.894 acre site in a residential neighborhood. The site was chosen because of its relationship to feeder elementary schools and residential housing starts which were spreading east of the downtown area during the 1920s and 30s. The building occupies centra leastern portion of the school grounds which are surrounded on the north by East 4th place South; on the east by South Pittsburg Avenue East; on the south by East 5" Place South; and on the west by Turner Park. There is a "U" shaped drive from East 5th Place South which provides access to the school's entrance.

Will Rogers High School is one of the best examples of Art Deco high school architecture (New Deal Public Works Administration project) in the United States. The massing of the building complements the topography of the site and the front of the school is long and horizontal with two large wings. The original building plan, nearly symmetric in a triangle of stepped blocks was completed in 1939, with 200,000 square feet of space. The 1949 building addition to the east classroom wing added 21,016 square feet of floor space for a new shop, home economics department science labs and classrooms. The 1964 addition added four levels of classroom space to west classroom wing, and a one-story girl's gym, showers, and locker rooms and the building footprint now covers 2.56 acres.

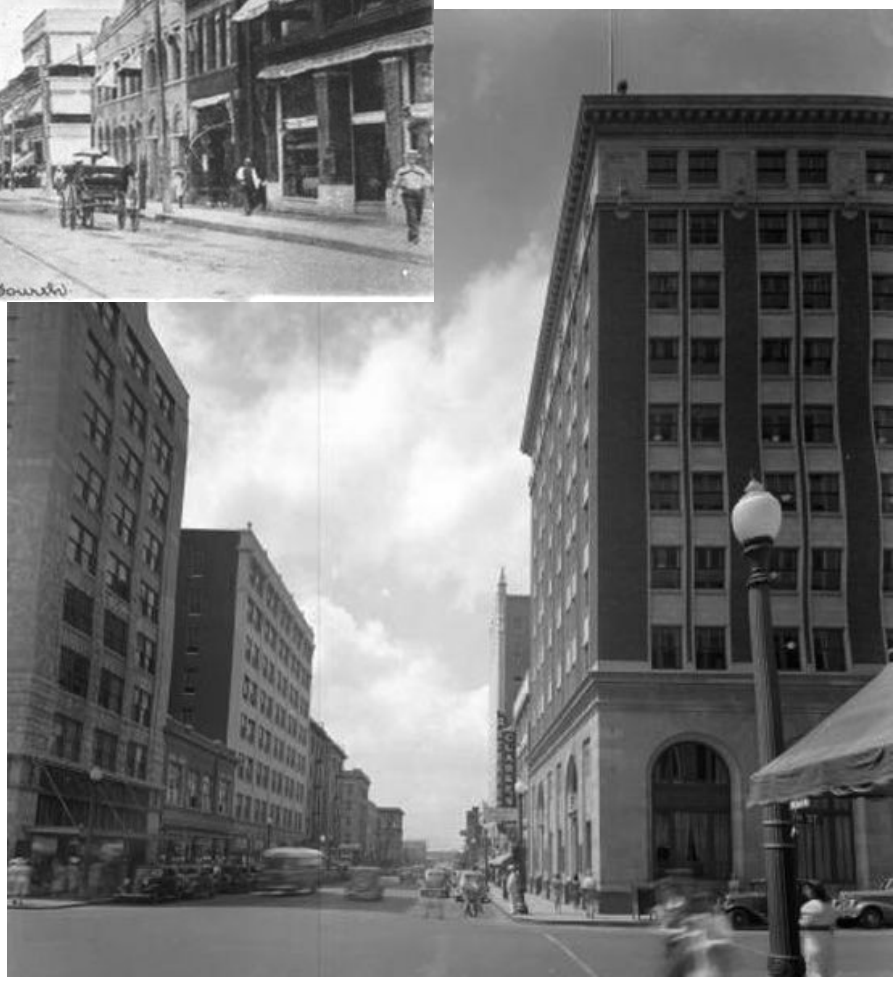
The school has a raised Bedford ashlar square-cut limestone foundation or basement level, brick walls laid in a pattern of five rows of English bond separated by a row lock of alternating headers and stretchers, and terra cotta spandrels, panels, and trim. The flat roof of built up asphalt/tar and gravel is of different heights depending upon the part of the school. The school's walls are variations of buff-colored brick, the Bedford limestone is gray, and the terra cotta is gray-green, buff or light colored.

5.4 Cultural/Historic Buildings

On the following pages are descriptions of the building, pictures, and maps showing the hazards that affect each site.

4th Street, 1896

4th Street, 1909



4th Street, 1936

Historic Pictures Courtesy of the Beryl Ford Collection

Cultural Resources Listed in the National Register of Historic Places

5.4.1 Cain's Ballroom/Cain's Dancing Acad

Address: 423 North Main Street, Tulsa OK

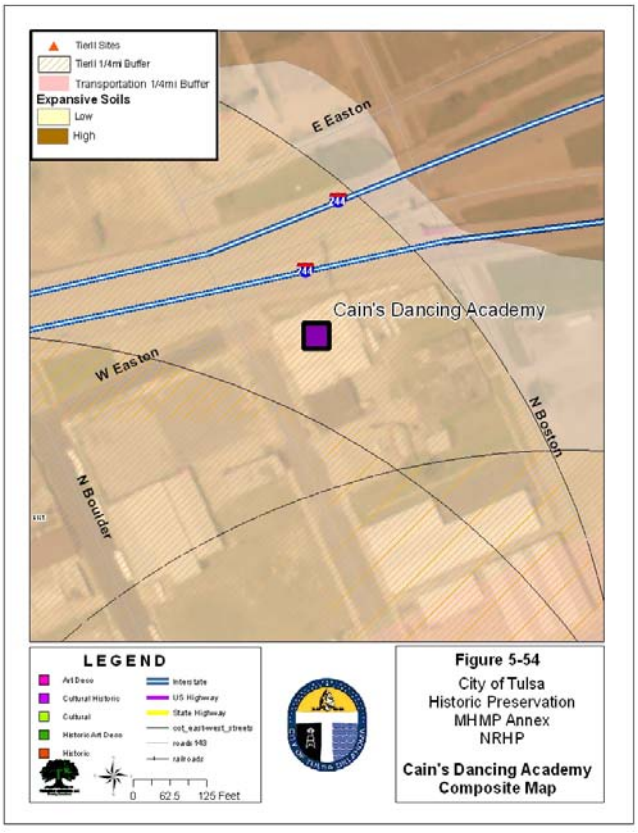
Description:

The Cain's Dancing Academy building is a rectangular, sandstone and brick, commercial building with a pitched roof. The building is classified as an American Movement of the Late 19th and Early 20th Century. There are reports that it was built for use as a garage but it never operated as such.

The "Cain's" features a ballroom that measure 79 feet by 90 feet. The highlight of the ballroom is the historic, spring-loaded, curly maple dance floor that is laid in a "log cabin" or concentric square pattern. The historic, painted, white, drop ceiling is ornamented with painted red diamonds. Lighting the dance floor is a four foot, blue and red neon star which was likely added circa 1950 when other changes were made including the addition of photographs of noted musical artists that line the walls. These photographs include Bob Wills, Johnnie Lee Wills, Ernest Tubb, Ted Williams, Kay Starr and Tennessee Ernie Ford.

The "Cain's" was known for its association with Bob Wills who was known as the "King of Western Swing." Wills made a significant contribution to American music from the 1930s through the 1960s. He has been inducted into both the Country Music Hall of Fame (1968) and the Rock and Roll Hall of Fame (1999).

Cain's Dancing Academy was listed in the National Register on September 4, 2003. It was listed under Criteria B and its NRIS number is 03000874.



Cultural Resources Listed in the National Register of Historic Places

5.4.2 Philbrook Museum

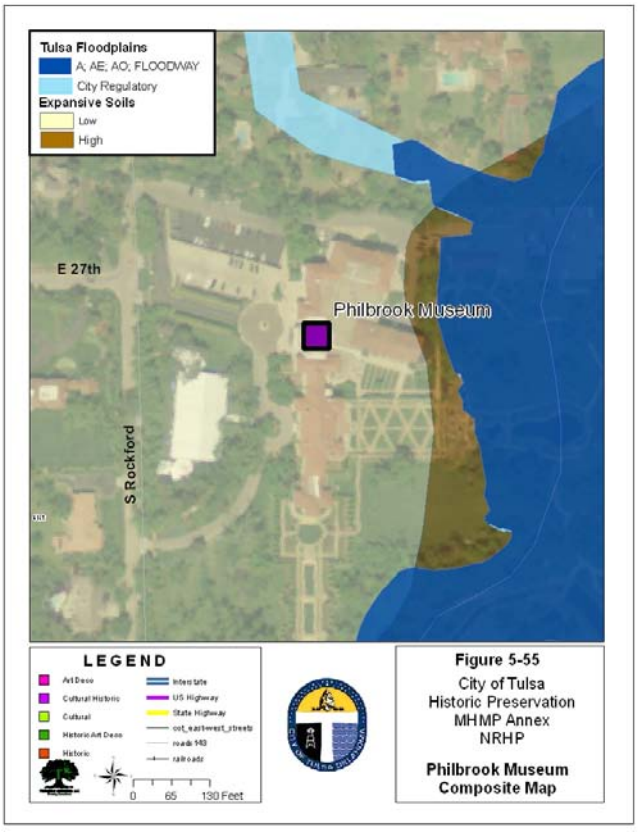
Address: 2727 South Rockford Avenue, Tulsa OK

Description:

Villa Philbrook is significant as a remembrance of both Oklahoma's oil industry and the Italian Renaissance architectural style. Stained glass windows in the Philbrook entry were made by the D'Ancenzo studios of Philadelphia. The scene in the large center window depicts the story of Dante and Beatrice. Ironwork throughout the home was designed by Oscar Back of New York, who also designed the columns in the Great Hall. The ceiling of the Great Hall was painted by Cooper and Gentihomo, mural decorators of New York. The ceiling's motifs were taken from authentic Italian Renaissance ceilings. An integral part of Philbrook's resources are the 23 acres of grounds, landscaped with Southwestern trees and plants to produce beautiful pictures in nature. The botanical gardens are both aesthetically pleasing and scientifically significant. Through the years, Philbrook has retained the appearance of an Italian residence. Much of the Italian Renaissance decoration on the main floor has been left unchanged.

Oil brought Waite Phillips to Tulsa in 1918, and brought him almost immediate wealth. He sold his oil interests in 1925 for $25 million. He promptly gave his employees $2.5 million; the Boy Scouts of America, $5 million; and the City of Tulsa, $6 million. In 1928, after his children were grown, Phillips gave his mansion to the City of Tulsa along with an endowment for maintaining it as a museum and art center. The Southwestern Art Association was created to administer the property. Philbrook Art Center opened in October, 1939. Since then, a series of gifts and purchases have made its continually-expanding permanent collections outstanding in Oklahoma, and have attracted nation-wide attention. The museum was renovated and an addition was added in the late 1980s.

Philbrook was listed in the National Register on December 1, 1978. It was listed under National Register Criteria C, and its NRIS number is 78002274.



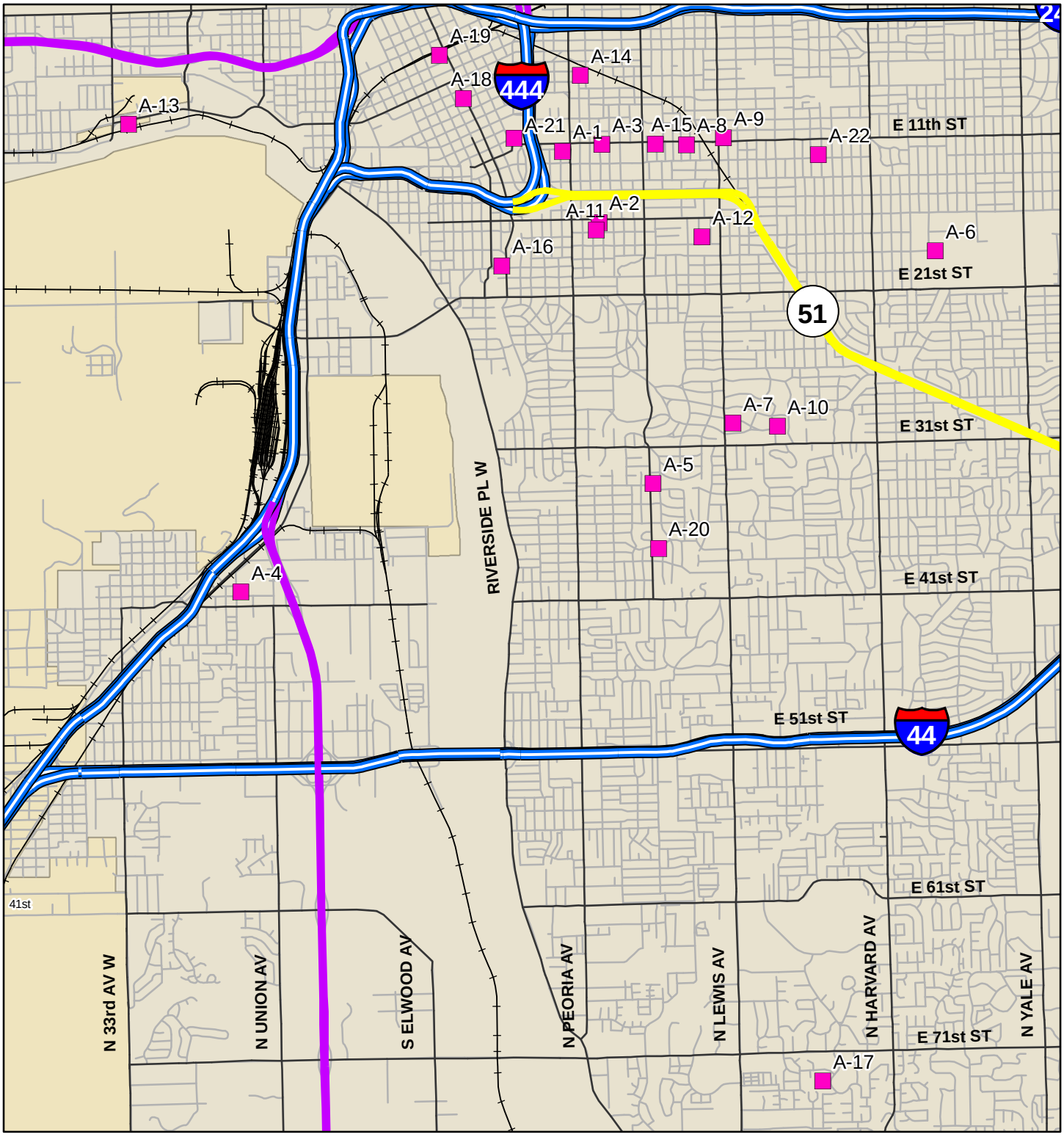
Chapter 6: Art Deco Buildings

6.1 Overview

This Chapter identifies Art Deco buildings within the City of Tulsa. The database provides a picture of the property, a location and Composite Hazards map, a description of the property, and list of the hazards to which the property is vulnerable. Table 6-1: Art Deco Sites affected by Site-Specific Hazards, identifies the Art Deco buildings and lists the natural and man-made (technological) site-specific hazards to which they are at risk. The map in Figure 6-1 shows the location of the Art Deco properties.

Table 6-1: Art Deco Sites affected by Site-Specific Hazards

Section	Type	Site or Facility Name	Floods	Dam & Levee Fail	Expansive Soils	Wildfires	Fixed Site Hazmat	Transportation
1	A	Adah Robinson Residence						X
2	A	Christ the King Church			X			X
3	A	Cities Service Oil Company Station			X		X	
4	A	Daniel Webster High School			X			X
5	A	Davis, Jesse D. Residence				X		
6	A	Fairgrounds Pavilion						
7	A	Fleeger Residence				X		
8	A	Guaranty Laundry Building			X		X	X
9	A	Hawk Dairies			X		X	X
10	A	John Duncan Forsyth Residence						
11	A	Marquette School			X			X
12	A	McGay Residence			X			
13	A	Midwest Equitable Meter Building	X	X				X
14	A	Midwest Marble and Tile Building			X		X	X
15	A	Milady's Cleaners Building			X		X	
16	A	Phoenix Cleaners Building						
17	A	Sherman Residence						
18	A	Tulsa Club Building				X	X	
19	A	Tulsa Union Depot					X	X
20	A	Ungerman Residence						
21	A	Warehouse Market Building					X	X
22	A	Whenthoff Residence					X	



LEGEND

- Art Deco
- Interstate
- US Highway
- State Highway
- cot_east-west_streets
- roads143

Flanagan & Associates, LLC

0 0.5 1 Miles

CITY OF TULSA OKLAHOMA

Figure 6-1

City of Tulsa
Historic Preservation
MHMP Annex
NRHP

Art Deco Places
Basemap

6.2 Art Deco Buildings

Tulsa's Art Deco Heritage

Tulsa and Art Deco came of age together. The young city was experiencing unprecedented growth and prosperity in the Roaring Twenties, just as the Art Deco movement came into vogue. Flush with oil money, prominent Tulsans started building the skyscrapers that would spur one of the preeminent Art Deco collections in the United States.

As Tulsa boomed and the Art Deco aesthetic evolved through the thirties and into World War II, examples of Zigzag, WPA, and Streamline buildings popped up all over town. Note the sky-piercing spire of the Boston Avenue Methodist Church; the impressive mass of Will Rogers High School; and the countless service stations, theaters, industrial buildings, private homes, and grand office buildings in between.

Explore Tulsa's rich Art Deco heritage and you'll find a colorful slice of American architecture history.

Three Movements of Art Deco Style

The Zig Zag style of the 1920s included traditional masonry walls accentuated by strong vertical lines. This was a prosperous, optimistic time in America. The vertical lines reflected this attitude of soaring ambitions and emphasized the height of buildings that were climbing higher into the sky than ever before, thanks to new construction techniques. The Zig Zag style often made use of terra cotta as a sheathing material to produce colorful and ornamental designs.

The PWA (Public Works Administration) and WPA (Works Progress Administration) style includes massive stone institutional buildings constructed with local labor and materials. It reflects an abstract, puritanical approach to classical-oriented buildings.

The Streamline style, popular during the Great Depression and into the early 40s, made use of horizontal aerodynamic forms with curved facades and glass bricks. It utilized smooth surfaces of newly adapted materials. Whereas the Zig Zag style emphasized height through vertical lines, the Streamline style emphasized speed and movement through horizontal lines

Endangered Buildings & Places

Tulsa Art Deco

Tulsa's collection of Art Deco is internationally celebrated, but we are still losing important pieces of our Art Deco heritage to demolition and neglect. In fact, in the twenty years between its original publication and the recently updated edition, a dozen of the buildings featured in Tulsa Foundation for Architecture's landmark book, *Tulsa Art Deco*, have fallen to the bulldozer. Currently, the 1927 Zig Zag Tulsa Club Building is underutilized and quickly falling into disrepair.

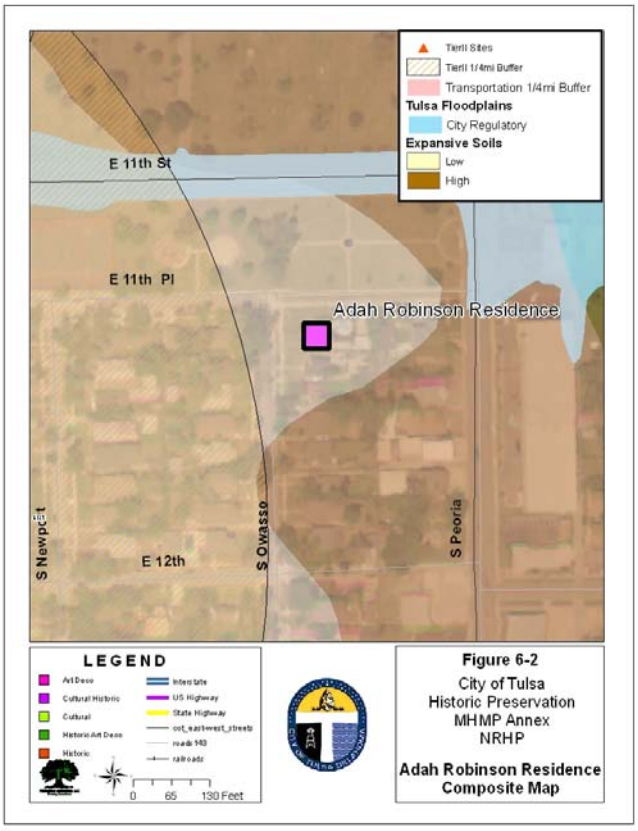
Art Deco Buildings

6.2.1 Adah Robinson Residence

Address: 1119 South Owasso Avenue, Tulsa OK

Description:

Teacher and designer Adah Robinson, with the help of Bruce Goff and Joseph Koberling, built her house and studio facing Tracy Park. This hollow tile and stucco Art Deco house has leaded glass windows, terrazzo floors and contemporary spaces decades ahead of its time. The two-story living room has an open balcony running the length of the room and a sunken conversation pit with a fireplace. The home was originally designed by Goff with only a two-burner kitchenette unit at the end of the dining room. When this was discovered by Robinson, she insisted that Koberling build a kitchen. A small kitchen was inserted into a north corner of the house without disturbing the rest of the plan. The Adah Robinson Residence is a contributing resource of the Tracy Park Historic District, which is listed in the National Register of Historic Places.



Art Deco Buildings

6.2.2 Christ the King Church

Address: 1530 South Rockford Avenue, Tulsa OK

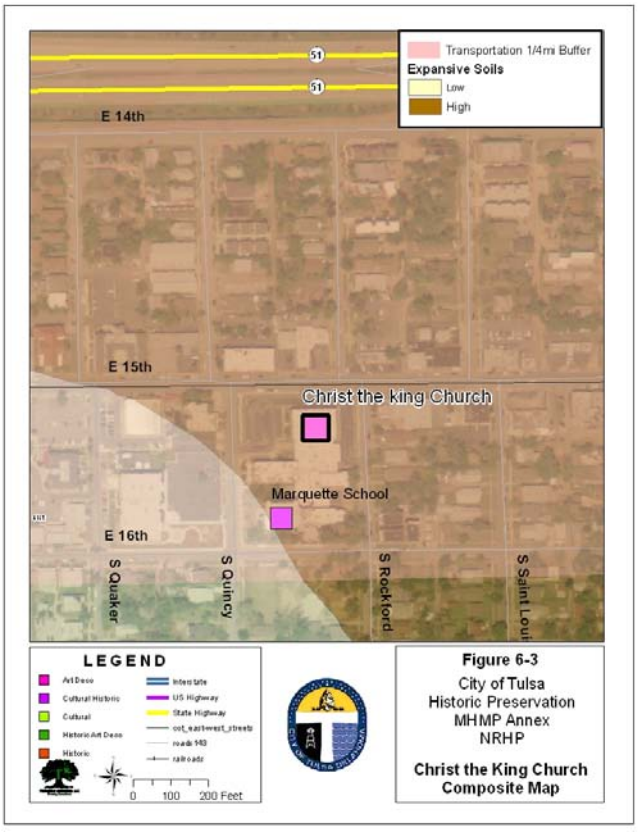
Description:

In the 1920s, Christ the King Church was considered innovative and, to some, radical. A combination of Gothic, Byzantine and Art Deco architecture, the church was designed in 1926 by Chicago modernist Francis Barry Byrne, a contemporary of Frank Lloyd Wright.

The church sanctuary is almost square and is built around the central carved limestone altar. Emil Frei, Inc. designed the mosaic of Christ which is empaneled behind this altar. Tulsa architect Bruce Goff designed the mosaics at the two side altars. The church's stained glass windows, designed by Alfonso Iannelli and produced by the Temple Art Glass Company of Chicago, are described in Liturgical Arts Magazine as ranking "among the best to be found in the United States." These windows depict Kings of the Christian era on the North side of the church and Kings of the Old Testament on the South side. The buff brick exterior includes terra cotta spires. Alfonso Iannelli was responsible for the terra cotta ornamentation on the exterior of the church and also produced the statues of Saint Joseph and the Virgin Mary found at the side altars.

The church was dedicated by Bishop Francis C. Kelly in May of 1928, and was the first church in the world to be dedicated with the name "Christ the King."

Christ the King Church is a contributing resource of the Swan Lake Historic District, which is listed in the National Register of Historic Places.



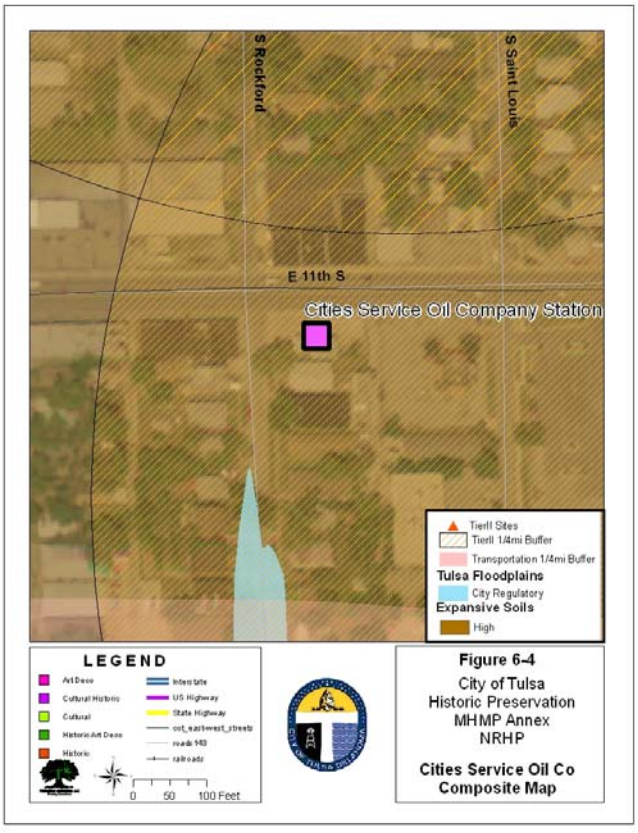
Art Deco Buildings

6.2.3 Cities Service Oil Company Station

Address: 1502 East 11th Street, Tulsa OK

Description:

This two-bay service station was designed by M. R. Pettingill. Its design includes an office which is recessed from the larger service area. The brick building remains painted white but the office now features a full-glazed aluminum-framed storefront which was added later. The station is still utilized in the automotive service business, but no longer contains the pump island.



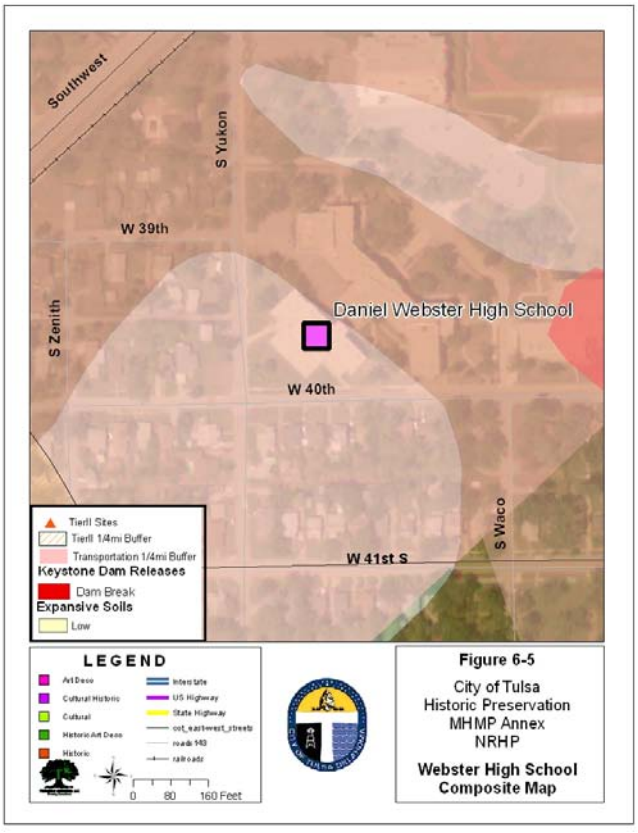
Art Deco Buildings

6.2.4 Daniel Webster High School

Address: 1919 West 40th Street, Tulsa OK

Description:

This school, designed by Arthur M. Atkinson, John Duncan Forsyth, Raymond Kerr, and William H. Wolaver, opened in September 1938, on a beautiful 20-acre campus. Built with Works Progress Administration (WPA) funds, the long, horizontal, buff brick school has two large wings which angle forward. The school's main entrance is flanked with large rectangular columns which frame the school's name and large clock. Two large metal torch lanterns also flank the front entrance. Cast aluminum plaques above the three entry doors present classic Greek motifs. The central plaque contains a Greek column ringed by a laurel. One of the side plaques contains a female figure and the other contains a male figure, each holding a torch lighting the way to knowledge.



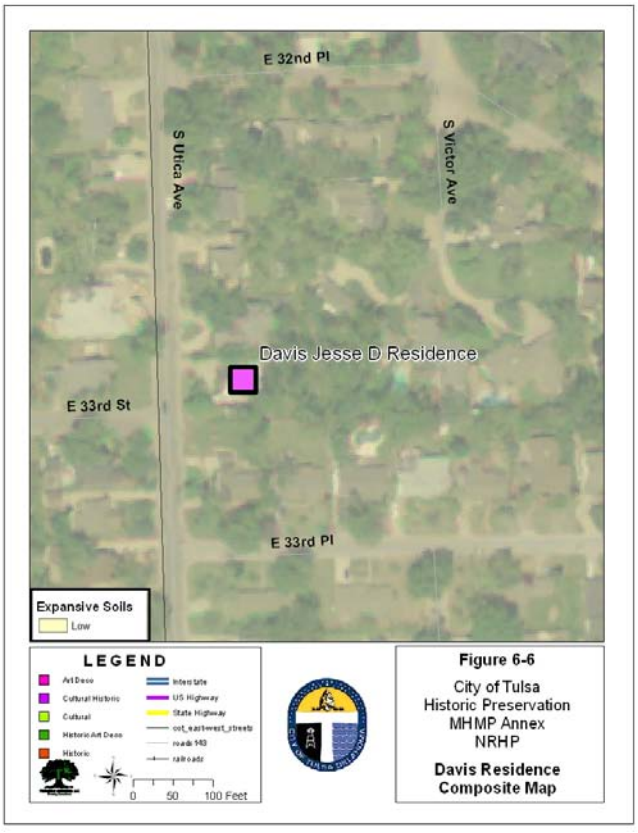
Art Deco Buildings

6.2.5 Davis, Jesse D. Residence

Address: 3231 South Utica Avenue, Tulsa OK

Description:

This residence was designed by Frances Davis. Constructed of brick and wood on concrete, its prominent glass bay is suggestive of the ship imagery popular in Streamline residences. Corner windows and horizontal ribbon windows emphasize the streamlining, and a porthole window carries out the ship motif. The most unusual element of the house is a three-story structural column of hollow fluted wood, extending from the basement through the second floor. It is 2 feet in diameter, 26 feet high, and was the largest of its kind in Oklahoma when built. It is the central feature in the house and is enclosed by a spiral staircase.



Art Deco Buildings

6.2.6 Fairgrounds Pavilion

Address: Tulsa State Fairgrounds

Description:

This 10,000 seating capacity auditorium was designed by Leland I. Shumway. The Pavilion, built of blond brick with terra cotta ornamentation, has eight entrances. Each entrance has decorative terra cotta depicting livestock. Roofline terra cotta repeats a colorful pattern depicting the heads of a horse, steer and ram on a background of flowers.

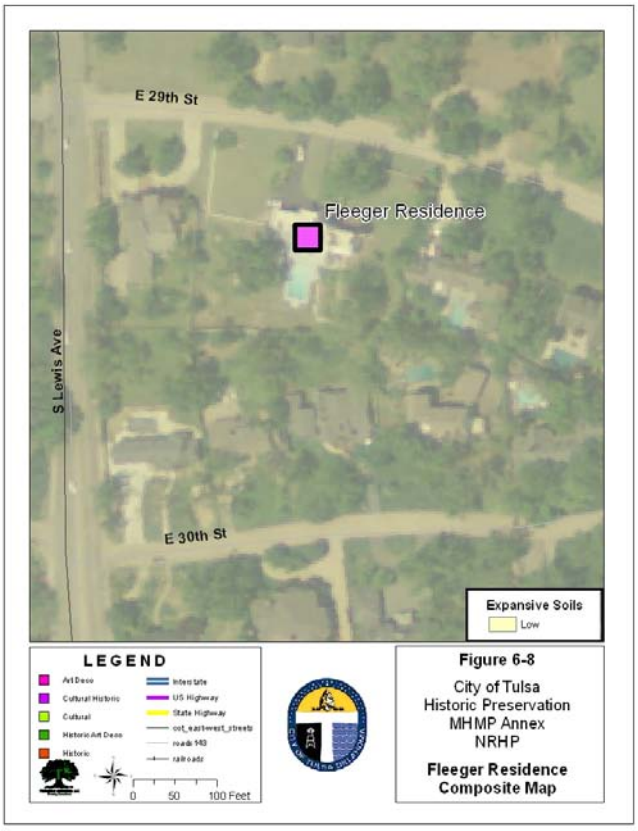
Art Deco Buildings

6.2.7 Fleeger Residence

Address: 2424 East 29th Street, Tulsa OK

Description:

This residence was designed by Frederick V. Kershner. As the first monolithic concrete house in Tulsa, this Streamline style residence has walls of reinforced poured concrete, 12-14 inches thick, which were engineered by the Portland Cement Company. The exterior is striated with narrow horizontal bands and the wings are composed of intersecting rectangular blocks. The house is situated on an uneven lot, massed to the highest point above the entry, with banded, flat roof levels stepped down like a series of stairs to the garage. The front location of the garage was very unusual for its time.



Art Deco Buildings

6.2.8 Guaranty Laundry Building

Address: 2036 East 11th Street, Tulsa OK

Description:

This commercial building was designed by Bruce Goff (Rush, Endacott & Rush). Projecting sills and lintels form horizontal bands on the building. The front entry way door was orginally accented with diagonal mullions. Bands of diamonds extend to the top windows. A fur storage addition designed by Koberling & Fleming was added in 1940.

Art Deco Buildings

6.2.9 Hawk Dairies

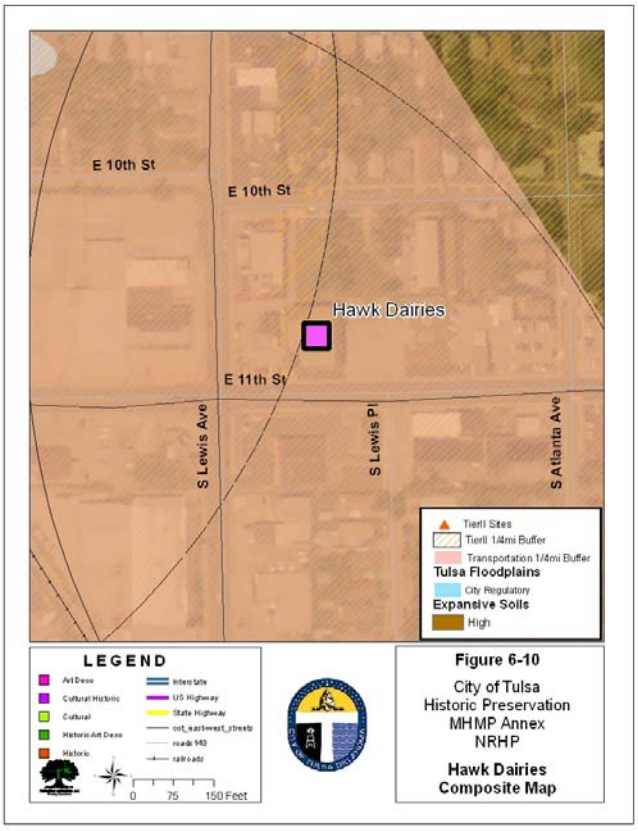
Address: 2415 East 11th Street, Tulsa OK

Description:

The Hawk Dairies is an excellent example of post-World War II Modernist architecture as applied to a dairy processing plant. Constructed in 1947-1948 by Tulsa contractor Jack Owen Stegall, the building was designed by Kansas City, Missouri, architect Gerad W. Wolf. The construction of the building dramatically boosted the production capabilities of Hawk Dairies, allowing it to expand its product lines, trade territory and the number of farmers from whom it purchased milk. In addition to processing milk using the latest production means, the company incorporated a retail outlet for their product in the new building.

There were a total of nine dairy plants in operation in Tulsa in the late 1940s. Hawk Dairies was purchasing milk from as many as 600 area dairy farmers in 1947. The completion of the new building was expected to double that and possibly reach as high as 1,500 farmers. A substantial number of Oklahoma farmers directly benefited from the Tulsa plant. In terms of cash, Hawk Dairies was expending about $100,000 each month for milk prior to completion of the 1948 building. This was anticipated to rise to a quarter of a million dollars per month after the new building was brought on-line. The company covered an eleven state trade territory — Hawk Dairies' milk products were shipped in quantity to Dallas, Galveston and Houston, Texas.

Hawk Dairies was determined eligible for listing in the National Register of Historic Places under Criteria C by the Keeper of the Register on August 26, 2008. Its NRIS number is 08000854.



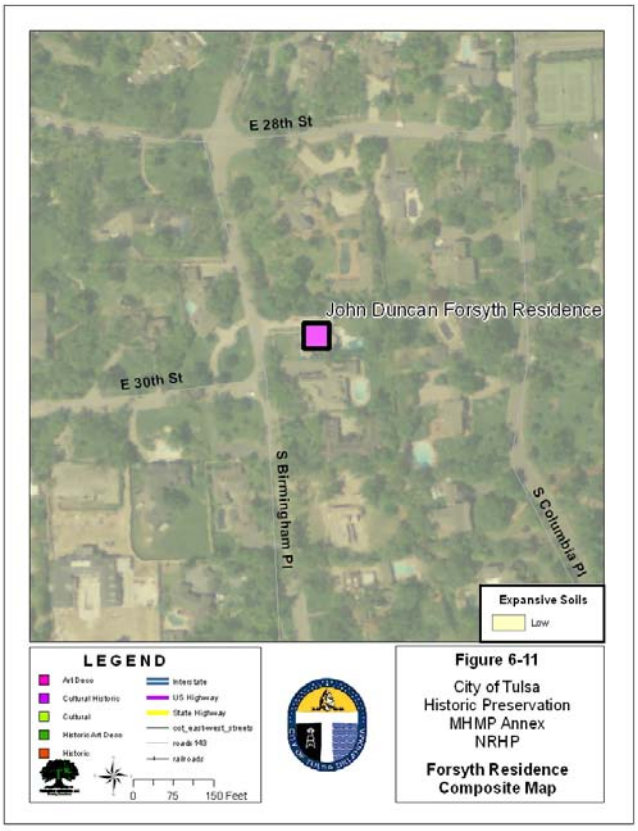
Art Deco Buildings

6.2.10 John Duncan Forsyth Residence

Address: 2927 South Birmingham Place, Tulsa OK

Description:

This house was designed by John Duncan Forsyth. It is a two-story, flat roofed house containing a massing of plain, unbroken surfaces in horizontal bands. A low concrete landscaping wall across the front of the property seems to extend, as an integral part of the house, from the garage and from the south wing. Painted white with teal blue detailing, the main block of the house rises like a ship's deck from the landscape with one curved wall inset with a corner glass block window. The front projecting garage wall adjoins the recessed entry canopy. This strong horizontal feature is repeated on the second level by a cantilevered canopy over the deck.



Art Deco Buildings

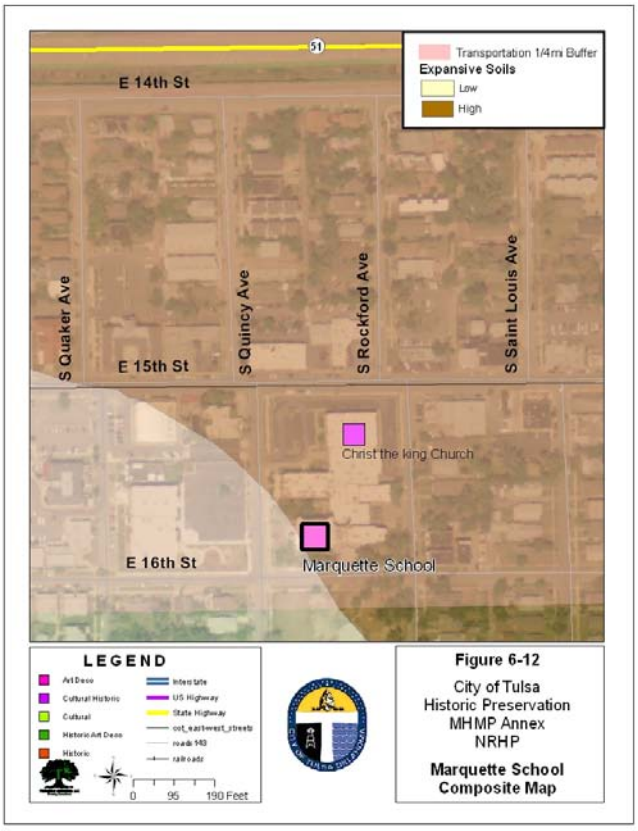
6.2.11 Marquette School

Address: 1519 South Quincy Avenue, Tulsa OK

Description:

Marquette School is the parochial school of Christ the King Catholic Parish. It was designed by Federick W. Redlich as an appendage to Christ the King Church. The school's style conforms well to Barry Byrne's design for the church.

Marquette School is a contributing resource of the Swan Lake Historic District, which is listed in the National Register of Historic Places.



Art Deco Buildings

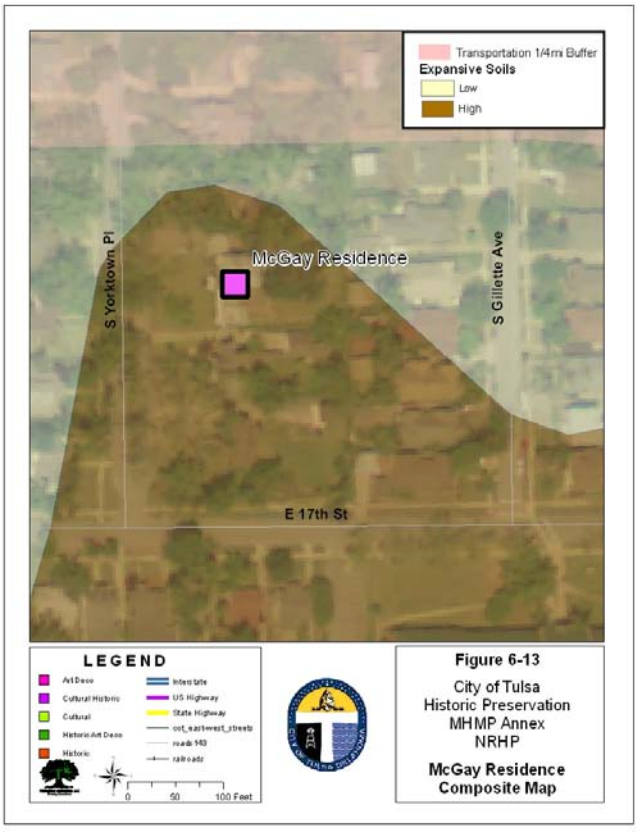
6.2.12 McGay Residence

Address: 1551 South Yorktown Place, Tulsa OK

Description:

This house was designed by Joseph R. Koberling, Jr. for J. B. McGay. McGay was an inventor who designed the parking meter, a gas calculator, petroleum gauges, and the tubeless tire. The home is an example of Streamline Art Deco with elements of the early Zigzag style. It is constructed of painted brick and features Spanish style wrought iron window balconies. Considered a maverick at the time, it was very unusual with its corner windows, front garage, and five different levels.

The McGay Residence is a contributing resource of the Gillette Historic District, which is listed in the National Register of Historic Places.



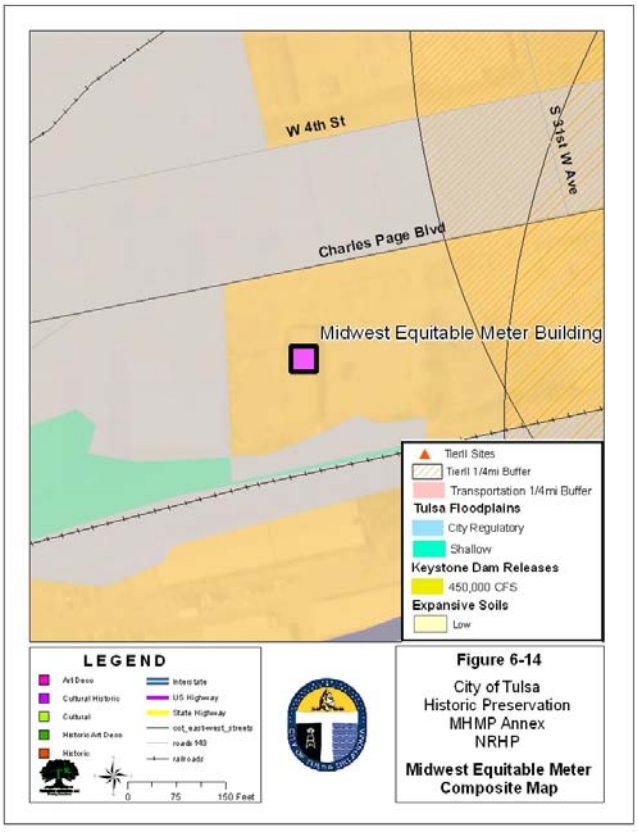
Art Deco Buildings

6.2.13 Midwest Equitable Meter Building

Address: 3130 Charles Page Blvd., Tulsa OK

Description:

This one-story, commercial warehouse was designed by Bruce Goff. It has corbeled brickwork with tan bricks laid in soldier courses. Glass block was utilized on the sides of the building.



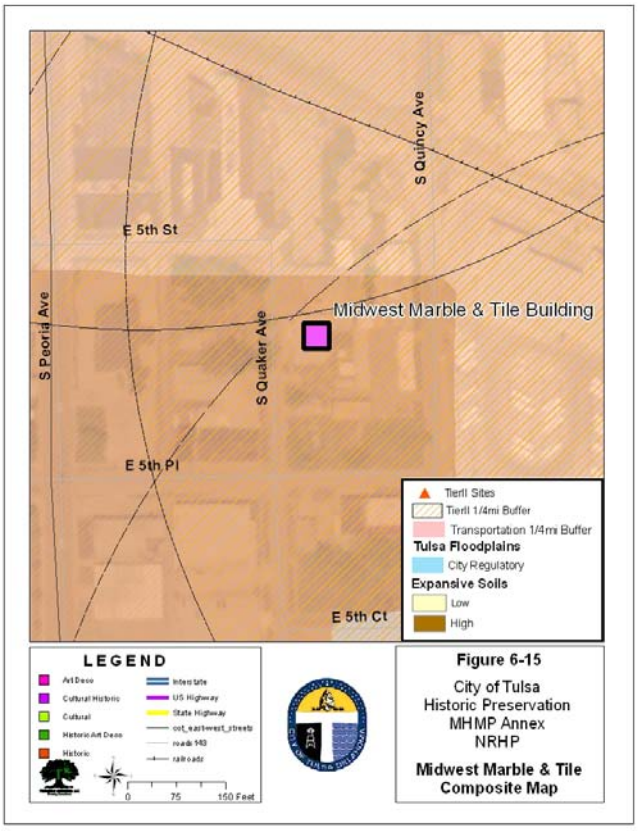
Art Deco Buildings

6.2.14 Midwest Marble and Tile Building

Address: 507 South Quaker Avenue, Tulsa OK

Description:

This building was designed by Robert E. West. This simple, white rectangular-plan building has an interesting facade. Its small radiused corners are highlighted by two separated bands of black marble tile at the cornice. The smooth walls curve inward at the entrance, topped with a projected concrete lintel.



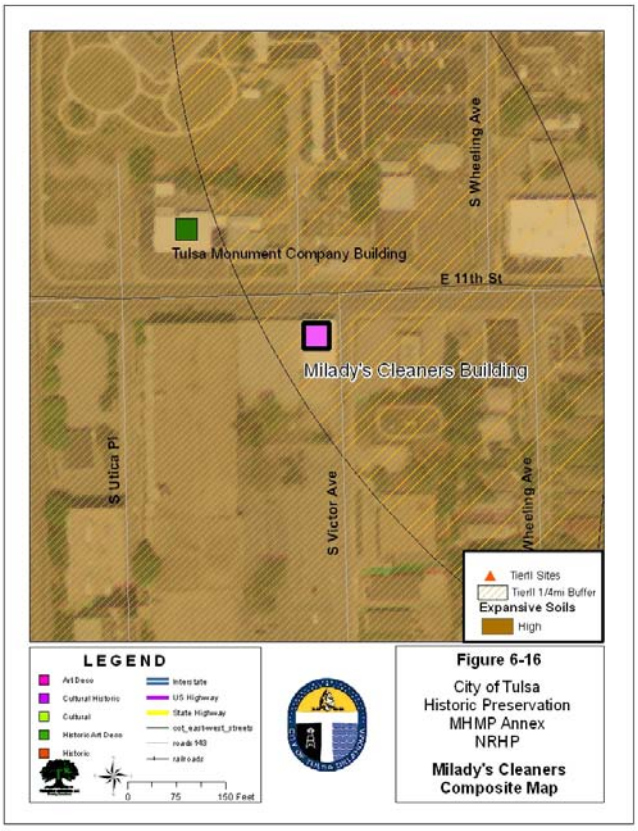
Art Deco Buildings

6.2.15 Milady's Cleaners Building

Address: 1736-38 East 11th Street, Tulsa OK

Description:

This two-story building housed Milady's Cleaners. The first floor is covered with buff colored terra cotta. The second floor is covered with cream colored stucco which blends with the terra cotta. The building's windows are surrounded with sculptured terra cotta depicting flowers, various fruits, and leaping stags. The building had cold storage for furs and utilized an underground spring for its cleaning process.



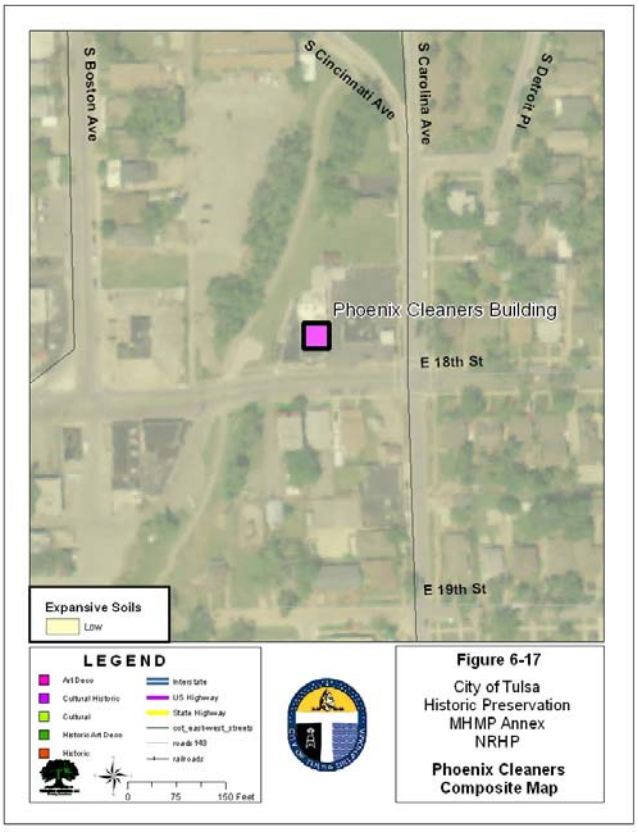
Art Deco Buildings

6.2.16 Phoenix Cleaners Building

Address: 125 East 18th Street, Tulsa OK

Description:

Built in 1947, this white, two-story, brick building features a curved front corner and a smooth black metal canopy extending across the front facade and around the corner. Various window sizes adorn the upper level which is bordered above and beneath by bands of projected brick courses. An unusual curved-front window bay composed of fitted, flat-glazed frames is bordered by glass block "sidelites."



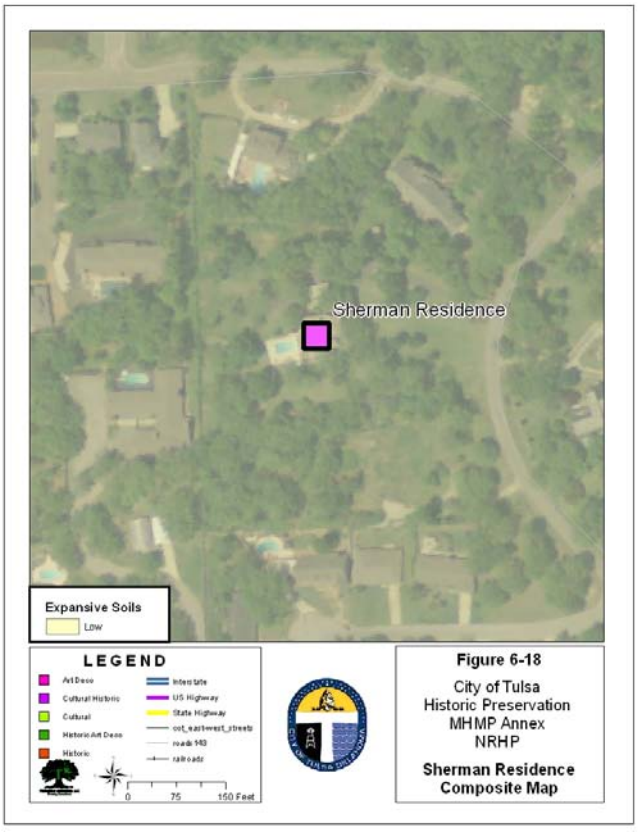
Art Deco Buildings

6.2.17 Sherman Residence

Address: 7228 South Evanston Avenue, Tulsa OK

Description:

Howard J. Sherman originally built this two-story house of steel reinforced concrete in the country sometime in the 1930's. He called his property "the farm" and raised turkeys there. Mr. Sherman was the seventeenth employee of the Phillips Petroleum Company in Bartlesville. He later moved to Tulsa to form McIntyre-Sherman-Cummings which obtained interests in the Texas Oil Field discovery of 1936. This house is vertically massed with open decks topped with a triple pipe railing. There is a curved second floor balcony and a porte cochere allowing automobile approach to a side door.



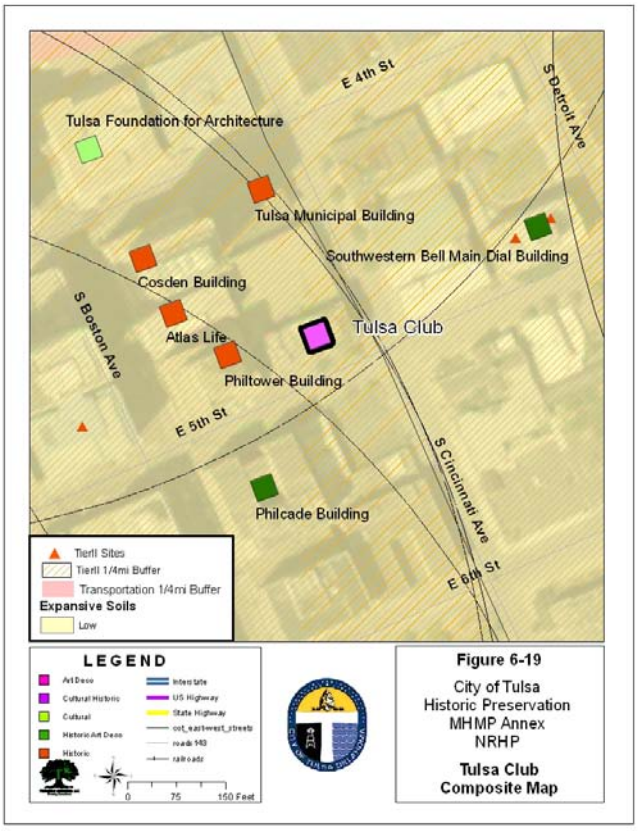
Art Deco Buildings

6.2.18 Tulsa Club Building

Address: 115 East 5th Street, Tulsa OK

Description:

This eleven-story building was designed by Bruce Goff. It was built through the joint effort of the Tulsa Chamber of Commerce and the Tulsa Club. The first five floors of the building were occupied by the Chamber and other business organizations while the top six floors and the roof garden were inhabited by the Tulsa Club. The Tulsa Club contained dormitory rooms on the sixth floor and a men's lounge on the eighth floor. The club also had a gymnasium and barber shop. The club's interior had Art Deco ornamentation including fireplace tiles. Built of Bedford stone, the original 5th Street entrance was designed with abstract detailing above the doorway.



Art Deco Buildings

6.2.19 Tulsa Union Depot

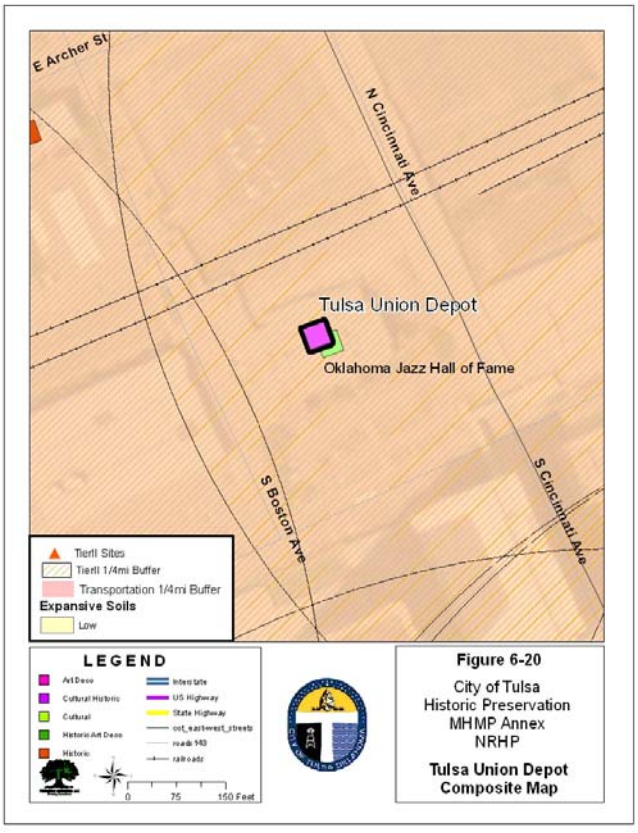
Address: 3 South Boston Avenue, Tulsa OK

Description:

This variegated Bedford stone depot, designed by R. C. Stephens, was completed in 1931. The exterior of this impressive example of Art Deco Architecture reveals the inspiration of machinery as a theme for geometric designs. The desire for machine-like geometric clarity evident in this building became something of a mania in the 1930s. The Depot serviced as many as thirty-six trains a day in its prime. However, rail travel diminished as the years rolled by and need for the Depot's services decreased. It ceased operation in 1967.

The Depot stood vacant and neglected for years. Then, in 1983, the deteriorating structure, including the caved-in roof, was restored and adapted for contemporary uses. The original interior was skillfully preserved and integrated into office space. The walls, moldings and medallions on the ceiling were restored to their original colors.

The renovation of this building was an important milestone in preservation in Tulsa. It demonstrated how successfully such historic buildings could be rehabilitated and utilized. Building further on this concept of adaptive reuse, the Depot was rehabilitated in 2007 to become the home of the Oklahoma Jazz Hall of Fame, complete with gallery and performance space.



Art Deco Buildings

6.2.20 Ungerman Residence

Address: 1718 East 38th Street, Tulsa OK

Description:

This house was designed by Leo Clark for Arnold Ungerman. Ungerman was a doctor who once worked for the U.S. Department of Indian Affairs on a Hopi-Navaho reservation. He and his wife fell in love with the Southwestern style of architecture and intended this house to be a blend of Mexican-Southwestern and contemporary modern styles. It is a two-story, concrete block structure on a concrete slab foundation. The house features a flat roof, corner windows, and a curved bay composed of glass block. Horizontal bands above the entry and at the roof line add to the Streamline effect.

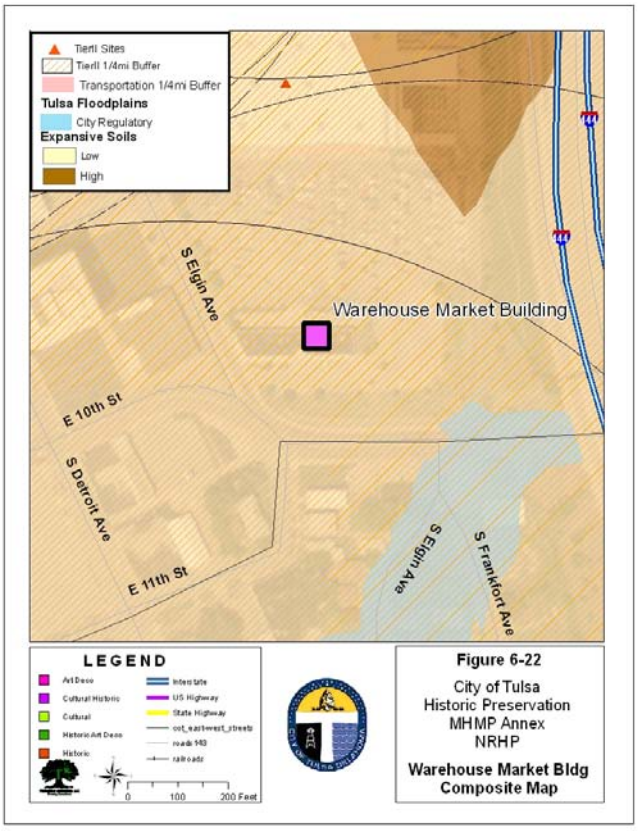
Art Deco Buildings

6.2.21 Warehouse Market Building

Address: 925 South Elgin Avenue, Tulsa OK

Description:

This long, one-story building with terra cotta adorned tower was designed by B. Gaylord Noftsger. Terra cotta at the buildings entrance includes two medallions with blue backgrounds. One medallion displays a goddess holding a sheaf of wheat and a cornucopia. The other displays a god holding an oil derrick and train engine. The Warehouse Market, also known as "The Farmers' Market" was a principal supplier of groceries in Tulsa during the 1930s



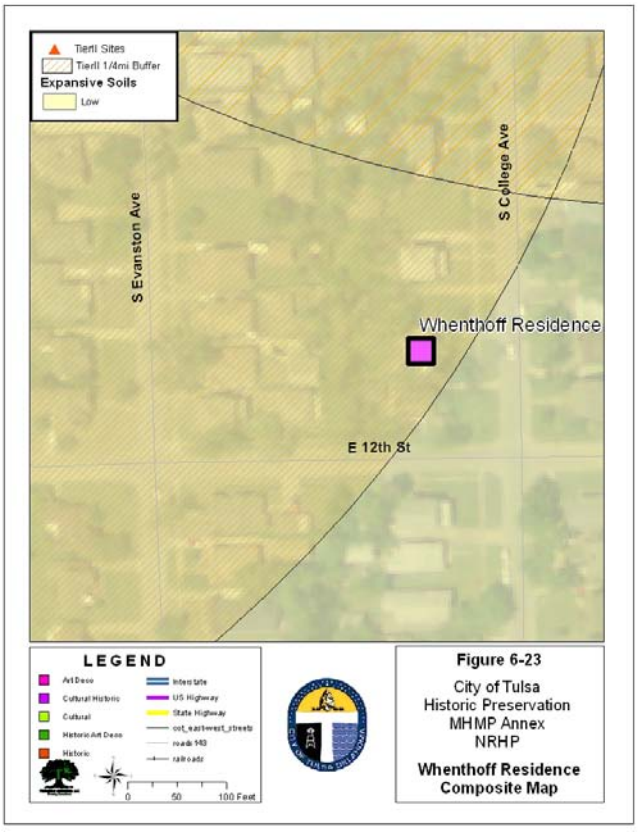
Art Deco Buildings

6.2.22 Whenthoff Residence

Address: 1142 South College Avenue, Tulsa OK

Description:

This house, built for William D. Whenthoff, was designed in the streamlined ship style with two-stories of brick laid over tile blocks and painted to look like stucco. A second story balcony serves as a canopy for the entry and wraps around the house. Its triple railing creates the illusion of a ship's bridge with an exterior ladder running from the second floor to the flat roof. There are two porthole windows, one on the first floor by the entry and the other above the second floor entry.



Chapter 7: Cultural Resources

7.1 Overview

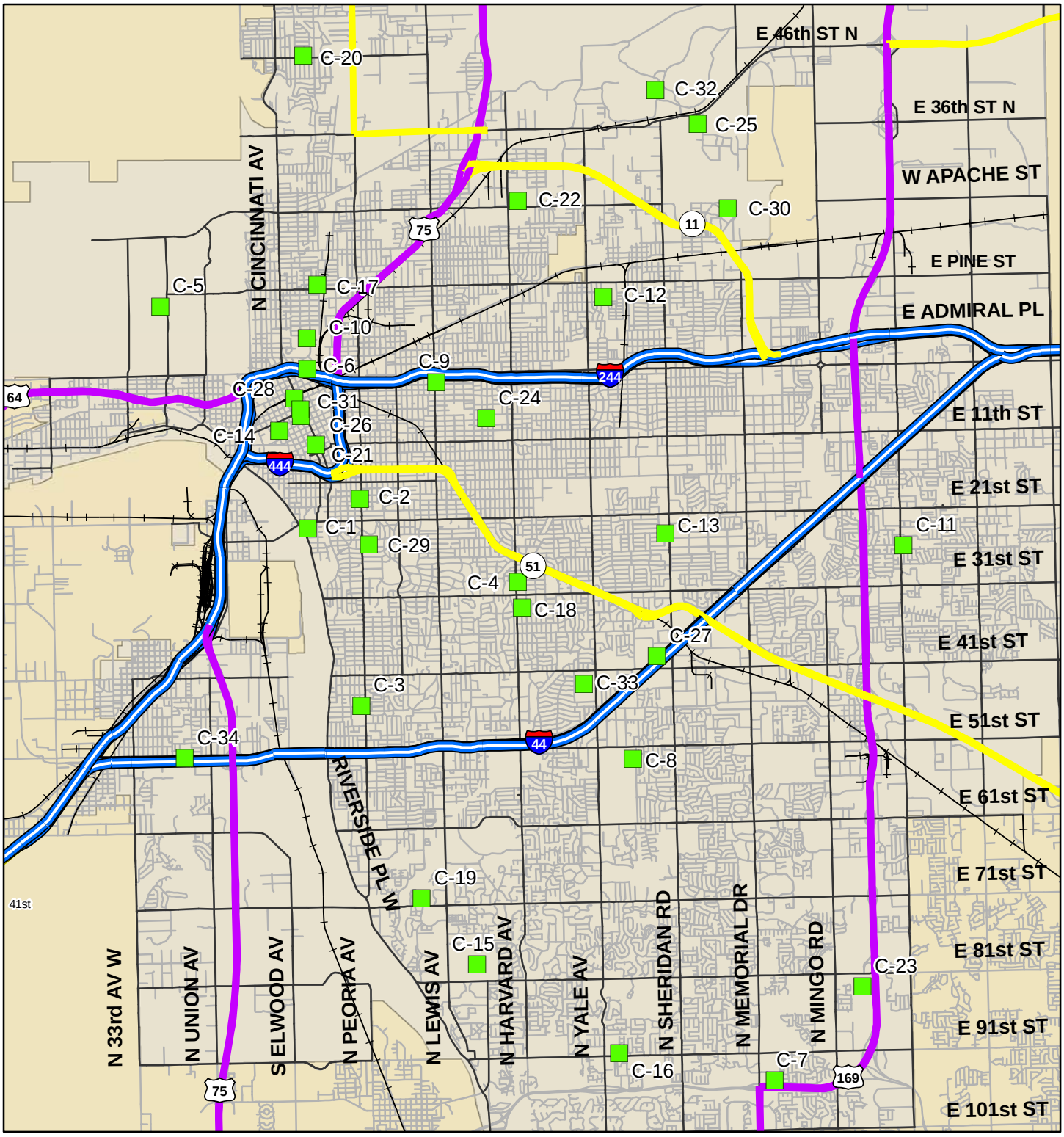
This Chapter identifies Tulsa's Cultural Resources. The database provides a picture of the property, a location and Composite Hazards map, a description of the property, and list of the hazards to which the property is vulnerable. Table 7-1: Cultural Resources affected by Site-Specific Hazards, identifies the Cultural Resources and lists the natural and man-made (technological) site-specific hazards to which they are at risk. The map in Figure 7-1 shows the location of the Cultural Resource properties.

Pictures Courtesy of the Beryl Ford Collection

7.2 Cultural Resources

Table 7-1: Cultural Resources affected by Site-Specific Hazards

Section	Type	Site or Facility Name	Floods	Dam & Levee Fail	Expansive Soils	Wildfires	Fixed Site Hazmat	Transportation
1	C	AIA of Eastern Oklahoma		X				
2	C	B'nai Enumah						
3	C	Brookside Library		X				
4	C	Genealogy Center	X					
5	C	Gilcrease Museum				X		
6	C	Greenwood Cultural Center	X		X			X
7	C	Hardesty Regional Library	X			X		X
8	C	Herman & Kate Kaiser Library			X	X		
9	C	Kendall – Whittier Library			X			X
10	C	Langston University - Tulsa			X			X
11	C	Martin Regional Library			X	X		
12	C	Maxwell Park Library					X	
13	C	Nathan Hale Library			X			
14	C	Oklahoma Jazz Hall of Fame					X	X
15	C	Oral Roberts University	X	X	X			
16	C	Peggy V Helmerich Library						
17	C	Rudisill Regional Library			X			X
18	C	Schusterman–Benson Library						
19	C	Sherwin Miller Museum of Jewish Art		X			X	
20	C	Suburban Acres Library			X			
21	C	TCC – Metro Campus					X	X
22	C	TCC – Northeast			X	X	X	X
23	C	TCC – Southeast	X		X	X		X
24	C	TU – McFarlin Library					X	
25	C	Tulsa Air & Space Museum			X	X		X
26	C	Tulsa Central Library					X	
27	C	Tulsa Community College – Skyline				X		X
28	C	Tulsa Foundation for Architecture				X	X	
29	C	Tulsa Historical Society						
30	C	Tulsa International Airport					X	
31	C	Tulsa PAC					X	X
32	C	Tulsa Zoo & Living Museum	X		X	X		X
33	C	University of Oklahoma – Tulsa					X	
34	C	Zarrow Regional Library			X	X		X



LEGEND

- Cultural Site
- Interstate
- US Highway
- State Highway
- cot_east-west_streets
- roads143

Flanagan & Associates, LLC

0 1.25 2.5 Miles

CITY OF TULSA OKLAHOMA

Figure 7-1

City of Tulsa
Historic Preservation
MHMP Annex
NRHP

Cultural Places Basemap

Cultural Resources

7.2.1 AIA of Eastern Oklahoma

Address 2210-R S. Main St., Tulsa, OK 74114

Contact Information

Name: Stacey Bayles

Number: (918) 583-0013 E-Mail: chapter@aiaarchitects.com

Year:	Property Type:	Function:	Condition:
1926	Harwelden Carriage House	Office	Fair

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	75
Full Time	1	Off-Peak	15

Additional Demographic Note:

Serves AIA members and the public

Resource Physical Information

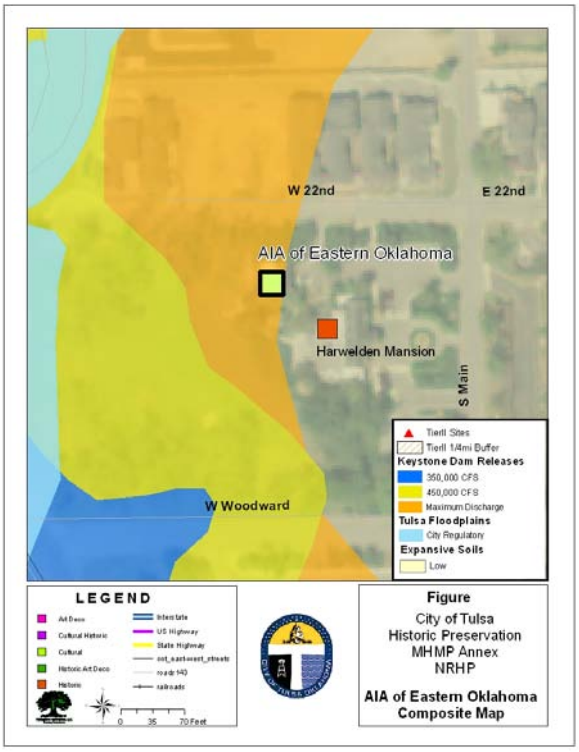
Square Footage 1,000

StructSystem: Masonry

Primary Materials Brick Veneer, Plaster Walls

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$50,000
Loss of Function/Use ($/Day)	$200
Displacement Costs ($/Day)	$200



Description:

AIA Eastern Oklahoma is located in the Harwelden Carriage House.

Since 1857, members of The American Institute of Architects have worked with each other and their communities to create more valuable, healthy, secure and sustainable buildings and cityscapes.

AIA members have access to the right people, knowledge and tools to create better design, and through these resources and access, they help clients and communities make their vision a reality.

OUR MISSION

Facilitate unity, fellowship and education among members; promote the value of AIA architects; and educate the public of the importance of good design and its contribution to the quality of life.

Cultural Resources

7.2.2 B'nai Emunah

Address 1719 S. Owasso, Tulsa, OK

Contact Information

Name: Betty Lehman

Number: (918) 583-7121 E-Mail: blehman@bnaiemunah.com

Year: Property Type: Function: Condition:

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

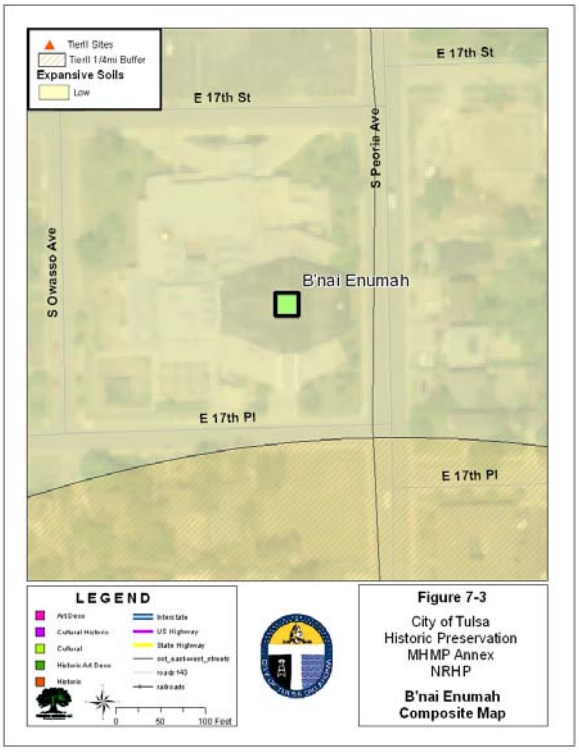
Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The first Jewish immigrants arrived in Native American Territory before the Land Rush. A synagogue was established in Ardmore, Oklahoma in the 1870s. In 1902, as Tulsa was forming, Eastern European Jews arrived overland from larger communities to the east. Many were originally from the small village of Varklan, Latvia. Descendents of those first immigrants are still members of B'nai Emunah. Oklahoma is distinct in the sense that Eastern Europeans (as opposed to German and other Western European Jews) founded its communities.
The Synagogue was formally organized on November 6, 1915. Within a year, members built their first synagogue at Ninth and Cheyenne, on the outskirts of what is now the downtown area. In 1941, the congregation purchased the land at Seventeenth and Peoria where the Synagogue currently stands. At the time, the surrounding neighborhood had formal covenants in place barring the sale of homes to Jews or African Americans. Fortunately, such agreements have never hampered the Synagogue's activities. Since the move to the new site, the buildings have continuously been remodeled and expanded. The current form of the Synagogue still contains the sanctuary built in 1959, but the outer areas were reconstructed in 2000.



Cultural Resources

7.2.3 Brookside Library

Address 1207 East 45th Place, Tulsa, OK 74105

Contact Information

Name: Kathy Doss

Number: (918) 746-5012 E-Mail: kdoss@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1966	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	4	Peak	637
Full Time	5	Off-Peak	446

Additional Demographic Note:

The population of the Brookside Library service area is about 75% White, 11%Black and 10% Other, half of which are Hispanic.

Resource Physical Information

Square Footage 7,200

StructSystem: Steel

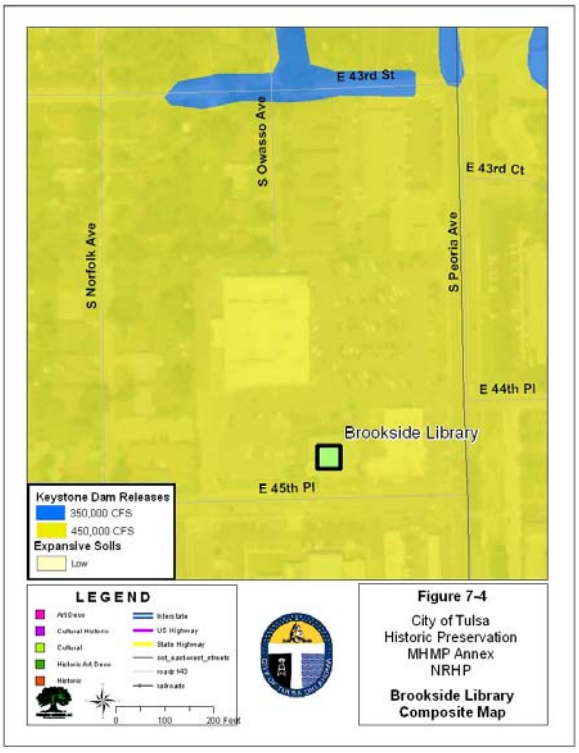
Primary Materials Brick

Loss Valuations

Value of Structure	$183,911
Value of Operational Contents	$139,897
Value of Collections	$49,635
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Brookside Library opened on January 19, 1951 at 3516 S Peoria Avenue. The Garden Club Council requested space for a desk and telephone, as well as a gardening reference book area. This was the precursor for the Garden Center, which would later become a Tulsa landmark in its own facility further north on Peoria.
In 1962, the Brookside branch moved into larger leased quarters at 1113 East 35 th Street, just off Peoria. In May, 1967, the Brookside branch moved into its current location at 1207 E 45th Place. The 3200 sq. ft. brick and glass building was built specifically for the library at a cost of $60,000. The building was almost three times larger than the previous location, but was soon one of the busiest branches in the system.
In 1998 Mr. Ramsey gave the building and surrounding land to the library system. The 7200 sq. ft. facility opened in February 1999 with shelving for a collection of 32,000. Designed by Page-Zebrowski, it featured vibrant colors, a decorative canopy and clever metal cut-outs by Lisa Regan. It was embraced by the community immediately, and continues to be a lively library.



Cultural Resources

7.2.4 Genealogy Center

Address 2901 South Harvard, Tulsa, OK 74114

Contact Information

Name: Kathy Huber

Number: (918) 746-5222 E-Mail: khuber@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
2003	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	2	Peak	39
Full Time	2	Off-Peak	30

Additional Demographic Note:

The population of the Genealogy Center service area is about 85% White, 4% Black and 13% Other, of which Hispanics account for about 5.5%

Resource Physical Information

Square Footage 3,800

StructSystem: Steel

Primary Materials Brick

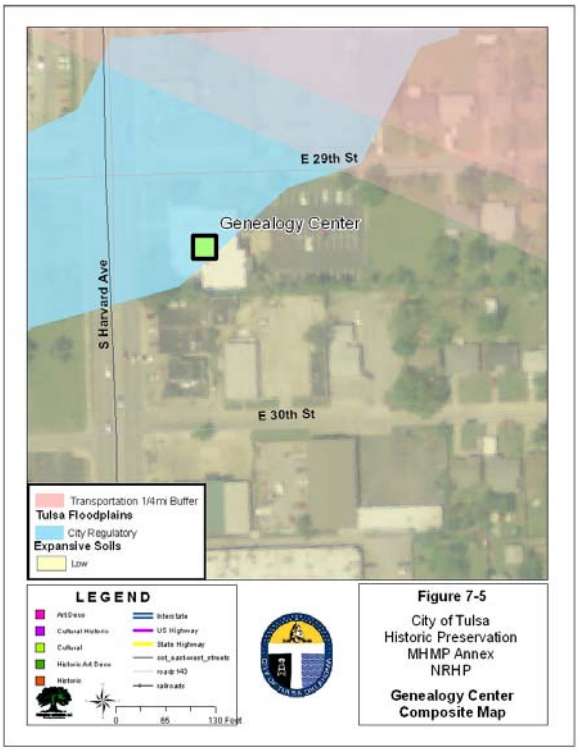
Loss Valuations

Value of Structure	
Value of Operational Contents	$90,435
Value of Collections	$10,237
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The genealogy collection — housed at 2901 S. Harvard Ave. — is one of the oldest special collections of the library. It started in 1920, when the local chapter of the Daughters of the American Revolution made a $100 donation for a room to house genealogical materials.
Over the years, the collection has had various homes, including the library's Rudisill and Schusterman-Benson branches, before taking over the space once occupied by the Tulsa Philharmonic offices. The library's Genealogy Center is a little like the process of researching one's family history — an ongoing, ever-evolving process.

Read more from this Tulsa World article at http://www.tulsaworld.com/scene/article.aspx?subjectid=370&articleid=20100705_38_D1_DannyG416479



Cultural Resources

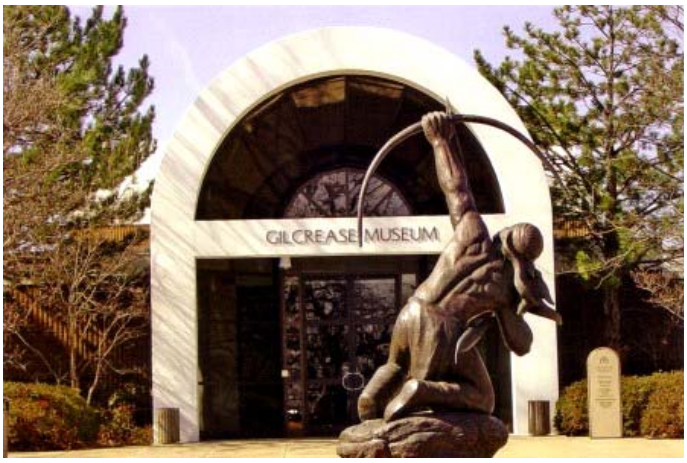
7.2.5 Gilcrease Museum

Address 1400 Gilcrease Museum Road

Contact Information

Name: Roger A. Harmon

Number: (918) 596-2718 E-Mail: rogerh1@peoplepc.com



Year:	Property Type:	Function:	Condition:
1946	Commercial Bldg	Museum	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	10	Peak	300
Full Time	45	Off-Peak	250

Additional Demographic Note:
Large groups of school children.

Resource Physical Information

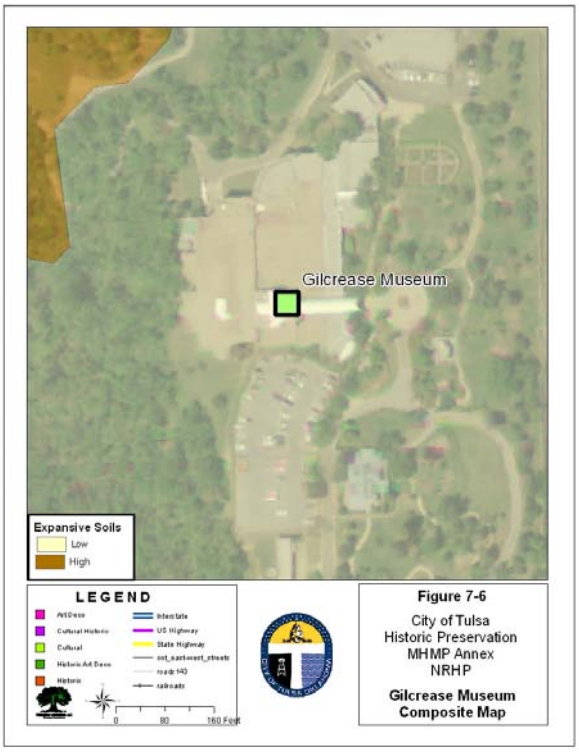
Square Footage 145,000

StructSystem: Concrete, Rock, Steel

Primary Materials

Loss Valuations

Value of Structure	$25,000,000
Value of Operational Contents	$5,000,000
Value of Collections	$2,000,000,000
Loss of Function/Use ($/Day)	$20,000
Displacement Costs ($/Day)	



Description:

Tulsa's Gilcrease Museum is one of the country's best facilities for the preservation and study of American art and history. The museum's charm, beauty and art collections draw thousands of visitors from around the world to the hills just northwest of downtown Tulsa for a glimpse into the past. Gilcrease Museum houses the world's largest, most comprehensive collection of art and artifacts of the American West. The Museum also offers an unparalleled collection of Native American art and artifacts, as well as historical manuscripts, documents and maps.

Beyond the extensive Gilcrease collections and exhibits are its beautiful facilities and gardens. Themed gardens have been developed on 23 of the museum's 460 acres

Cultural Resources

7.2.6 Greenwood Cultural Center

Address 322 N. Greenwood Avenue, Tulsa, OK

Contact Information

Name: Mechelle Brown

Number: (918) 596-1020 E-Mail: mechellebrown@greenwoodculturalcenter.com

Year:	Property Type:	Function:	Condition:
	Office Building/Communit	Museum	Good

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	4	Peak	1000
Full Time	4	Off-Peak	500

Additional Demographic Note:

High number of children and teens.

Resource Physical Information

Square Footage 250,000

StructSystem: Concrete, Steel, Glass

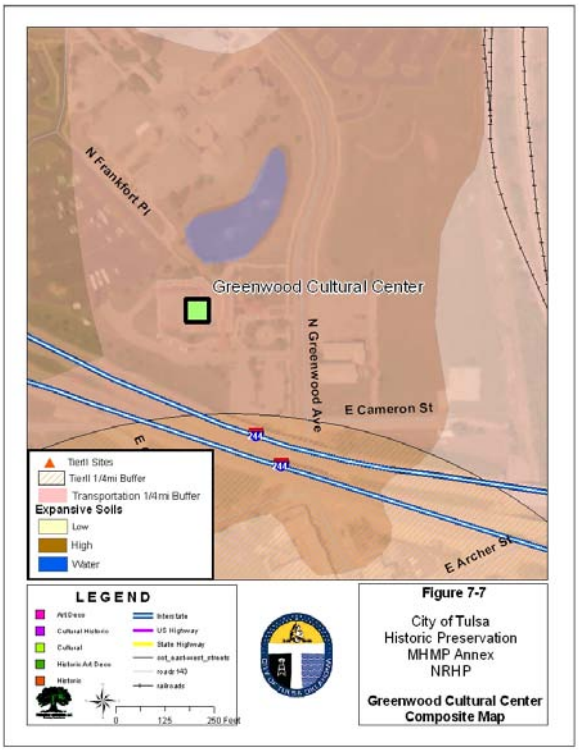
Primary Materials Brick, Marble Schulture, Plaster

Loss Valuations

Value of Structure	$3,500,000
Value of Operational Contents	$50,000
Value of Collections	$75,000
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Dubbed America's "Black Wall Street" by Booker T. Washington, the 35-block Greenwood District surrounding the corner of Greenwood Avenue and Archer Street became a prosperous center for black commerce in the early 1900s. It was also a hotbed for jazz and blues, and the site where Count Basie first encountered big-band jazz. When the tragic and devastating Tulsa Race Riot of 1921 destroyed much of the district, the black community rebuilt from the ashes. Today, the Greenwood Historical District showcases its heritage through the Greenwood Cultural Center and the Mabel B. Little Heritage House. A tour of historic Greenwood should begin at the Greenwood Cultural Center. The center was expanded in the 1995 and has become the cornerstone of revitalization efforts in the historic district. One of the building's most valuable contributions is an impressive collection of historic memorabilia and photos from before, during and after the 1921 race riot that gives visitors a taste of Greenwood's unique history.



Cultural Resources

7.2.7 Hardesty Regional Library

Address 8316 East 93rd Street, Tulsa, OK 74133

Contact Information

Name: Louix Escobar

Number: (918) 250-7307 E-Mail: lescoba@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
2004	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	22	Peak	1937
Full Time	16	Off-Peak	253

Additional Demographic Note:

The population of the Hardesty Regional Library service area is about 85% white, 4% Black and 3.8% Hispanic

Resource Physical Information

Square Footage 53,763

StructSystem: Concrete

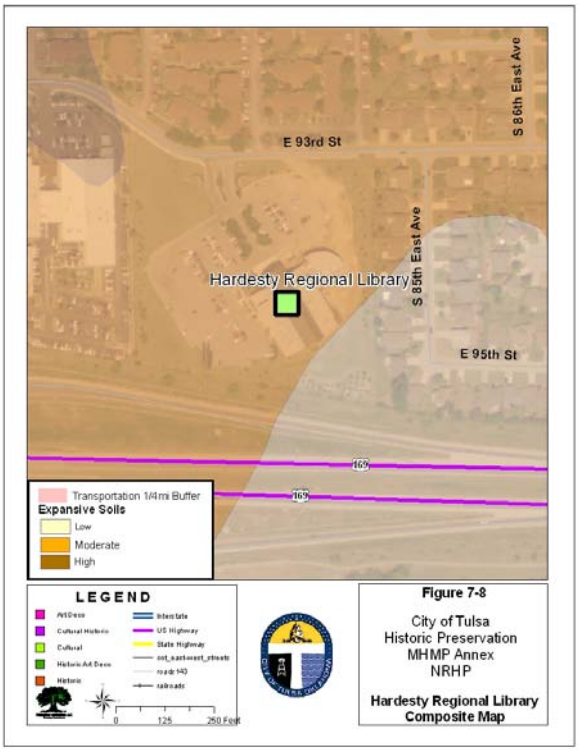
Primary Materials Concrete

Loss Valuations

Value of Structure	$58,614,025
Value of Operational Contents	$774,309
Value of Collections	$155,808
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The South Regional was built on a 3-acre site at 6737 S. 85 th East Ave. designed by Coleman-Irwin, it was the largest of the branches at 18,300 sq. ft. In the summer of 1984, Roger and Donna Hardesty made a $600,000 donation, and the South Regional was renamed the Hardesty South Regional Library. In 1991, it was expanded to 21,800 sq. ft.
The Hardestys generously offered an 8-acre site at 93 rd & Memorial in January, 2001, a huge help in furthering efforts to build a new library. The Tulsa Library Trust raised $1,200,000 to augment the 1998 Bond funds available, and architects from ISD designed a 50,000 sq. ft. 2-story building which opened in May 2003.



Cultural Resources

7.2.8 Herman & Kate Kaiser Library

Address 5202 South Hudson Avenue, Tulsa, OK 74135

Contact Information

Name: Glenda Kilmer

Number: (918) 499-5400 E-Mail: gkilmer@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
2008	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	8	Peak	821
Full Time	4	Off-Peak	503

Additional Demographic Note:

The population of the Herman and Kate Kaiser Library service area is about 80% White, 6.5% Black and 7% Hispanic.

Resource Physical Information

Square Footage 9,982

StructSystem: Steel

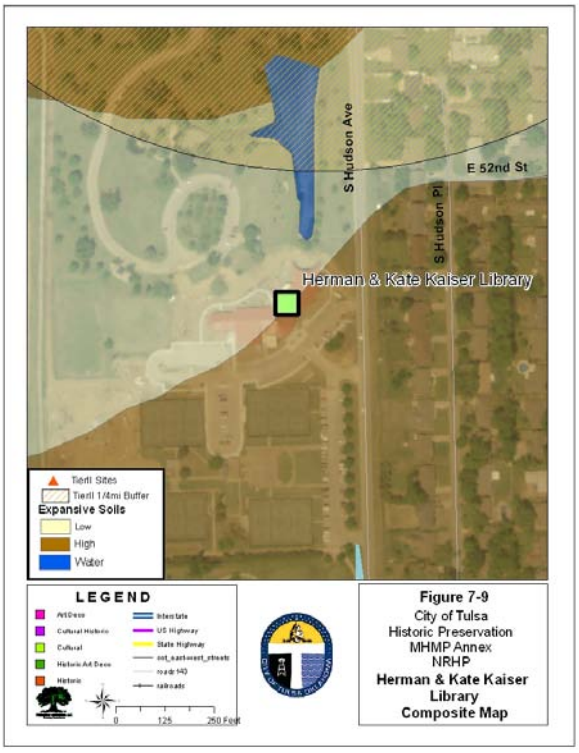
Primary Materials Brick

Loss Valuations

Value of Structure	$2,099,825
Value of Operational Contents	$192,750
Value of Collections	$52,917
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Herman and Kate Kaiser Library opened on June 23, 2008. The library is 10,000 sq. ft. and shares a lobby with the Buddy LaFortune Community Center, at LaFortune Park.
On February 2, 2006, the branch was named the Herman and Kate Kaiser Branch Library. The Herman and Kate Kaiser Foundation funded 51% of the $2.4 million cost. The library is 100% donor funded. The library has an inviting entrance, meeting room to seat 75, shelving capacity for 50,000 books, 16 public computers, lounge seating for 18, tables and chairs for 64, imaginative stylistic trees for columns, children's area with window seat, dragonfly inlays in the flooring, teen area with retro-style booth seating, windows on all sides with views of the beautiful park setting, fireplace for cozy reading, public outdoor art including bronze "On the Road with Mother Goose" by Diane Mason and large bronze sculpture of a child reading a book while leaning against large rabbit by sculptor Georgia Gerber.



Cultural Resources

7.2.9 Kendall – Whittier Library

Address 21 South Lewis, Tulsa, OK 74104

Contact Information

Name: Rosella Lindh

Number: (918) 596-7303 E-Mail: rlindh@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
2000	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	3	Peak	530
Full Time	3	Off-Peak	349

Additional Demographic Note:

The Kendall-Whittier service area is more diverse than others, with the largest Hispanic population of all branches. Whites make up about 65% of the population, while Blacks make up about 10% and Hispanic account for about 20%.

Resource Physical Information

Square Footage 5,300

StructSystem: Steel

Primary Materials Brick

Loss Valuations

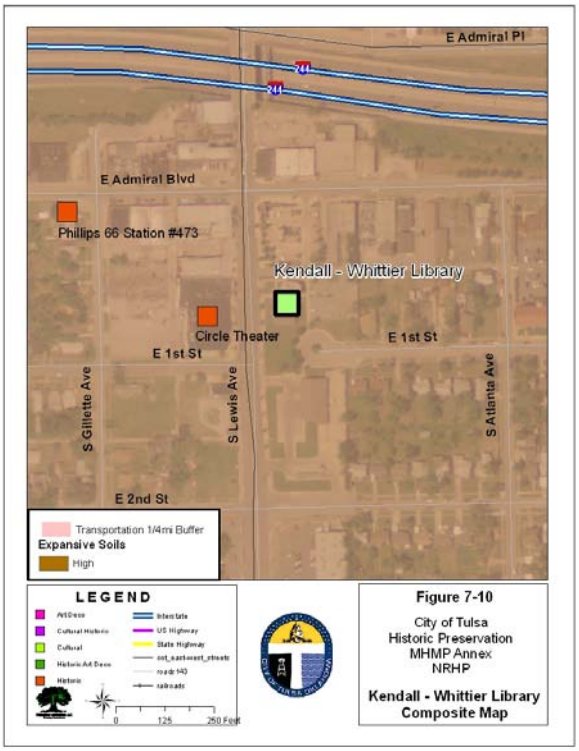
Value of Structure	$750,005
Value of Operational Contents	$96,832
Value of Collections	$34,311
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

In 1931, the largest of the four original library branches built in Tulsa. The East Second Library, located at 2537 E. Second St., was a colonial revival red brick building with large windows and a vaulted ceiling. Whittier Square, Tulsa's first shopping district, was a thriving little business district with new homes springing up in the fields around the library.

In 1962 the East Second Library became part of the Tulsa City-County Library system. The library was an integral part of the neighborhood. The library served in its location on Second Street for more than 60 years. Finally, in 1996, due to severe structural problems, the building was torn down.

With the passage of the 1998 library bond issue, money was allocated for a new building. The committee wanted a building that would reflect the historical flavor of the Kendall-Whittier neighborhood. A design was chosen that included a red brick exterior, large windows, a vaulted ceiling, and architectural features that blended well with the historic buildings of the area.



Cultural Resources

7.2.10 Langston University

Address 914 N. Greenwood, Tulsa, OK 74106

Contact Information

Name:

Number: (918) 877-8100 E-Mail:

Year: Property Type: Function: Condition:

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

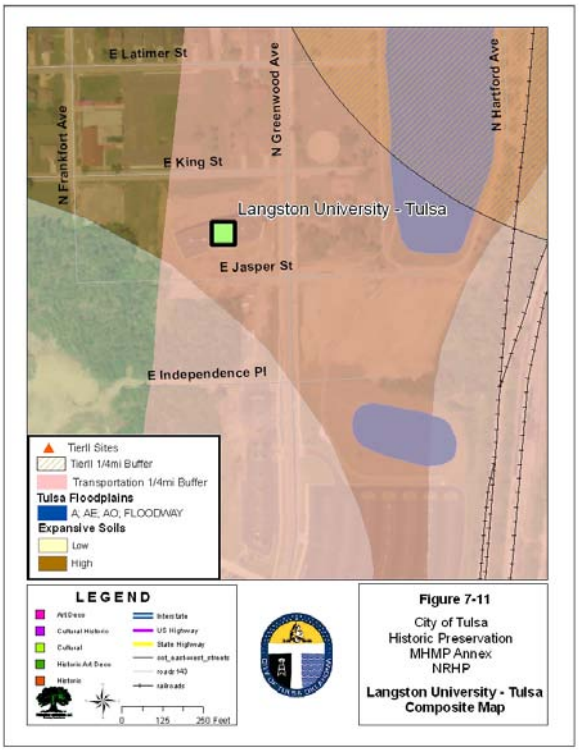
Square Footage 29,425

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$2,570,888
Value of Operational Contents	$510,363
Value of Collections	$112,525
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

Langston University, a land grant historically Black institution of higher learning, will continue its rich tradition of developing leaders from a diverse, multi-cultural student body through excellent teaching, research, community service and public and private sector partnerships. As Langston University moves from Excellence to Greatness, it will be recognized for providing solutions to problems facing underserved populations in Oklahoma, the nation, and the world. Langston University strives to provide excellent post-secondary education, to educate individuals to become the leaders of tomorrow within their local, national, and global communities. A reflection on the Langston University history as a land grant institution established in 1897 “to instruct both male and female Colored persons,” the mission of the University continues to be the education of African-Americans in the arts, sciences, humanities, business, agriculture, education, nursing and health professions. Langston University offers post-secondary education leading to associate, baccalaureate, masters, and doctoral degree programs. As a university with an urban mission in a rural setting, Langston University has the challenge of educating individuals who will serve their communities in urban centers as well as rural communities.

Cultural Resources

7.2.11 Martin Regional Library

Address 2601 South Garnett Road, Tulsa, OK 74129

Contact Information

Name: Amy Stephens

Number: (918) 669-6340 E-Mail: astephe@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1976	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	14	Peak	1491
Full Time	12	Off-Peak	263

Additional Demographic Note:

The population of the Martin Regional Library service area is about 73% White, 10% Hispanic, and 9% Black.

Resource Physical Information

Square Footage 0

StructSystem:

Primary Materials

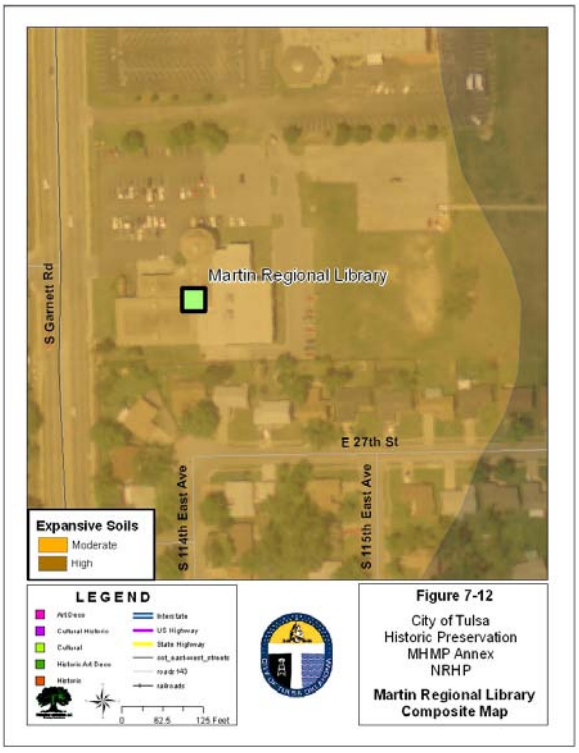
Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

In 1963, Allie Beth Martin became the first director of the Tulsa City-County Library system. She served on the advisory board of the National Endowment for the Humanities and in 1971 was named coordinator of the “Goals of Public Library Service” sponsored by the American Library Association and jointly funded by the Council of Library Resources and the National Endowment. She also served as President of the American Library Association, a unique honor among librarians.

The second regional library, at 2601 S. Garnett, was dedicated as the Allie Beth Martin East Regional Library on August 1, 1976. The square footage for the building was 18,165, the shelving capacity housed 50,000 volumes and the cost for the facility was $675,865. In 2002, the Martin Regional Library was expanded to 29,425 square feet. The shelving capacity increased to hold 125,000 volumes and over 50 computers were made available to the public. The Hispanic Resource Center and children’s area were expanded and a Learning Center, Computer Lab, study rooms and teen area were added. Martin Regional Library currently serves as the site for the Asian Festival, Renaissance Faire, and Gran Festival Latino celebrations.



Cultural Resources

7.2.12 Maxwell Park Library

Address 1313 North Canton Avenue, Tulsa, OK 74115

Contact Information

Name: Susan Anderson

Number: (918) 669-6055 E-Mail: sanders@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1986	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	2	Peak	316
Full Time	3	Off-Peak	229

Additional Demographic Note:

The population of the Maxwell Park Library service area is fairly diverse: about 62% White, 15% Black and 22% Other, of which Hispanics account for about half.

Resource Physical Information

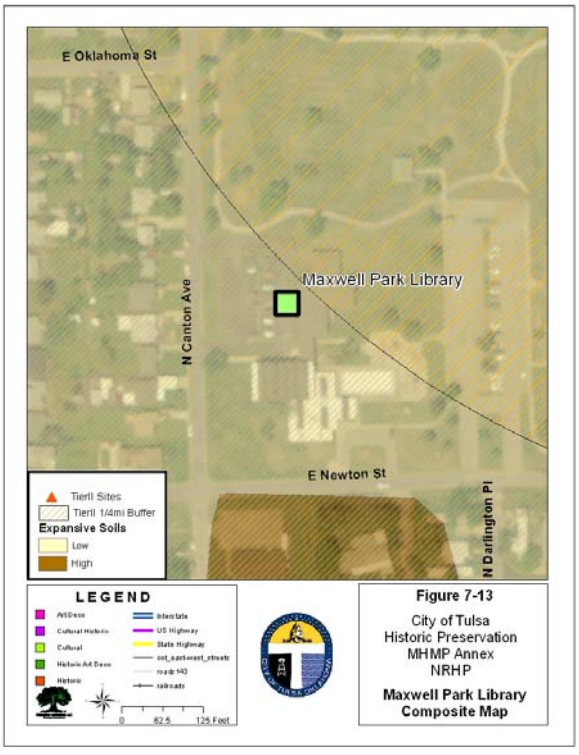
Square Footage 5,300

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$464,180
Value of Operational Contents	$103,820
Value of Collections	$35,399
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

On the near north side of Tulsa, library services have been delivered from several locations. The original Sheridan Branch was located from the 1950's at Admiral and Sheridan. It later moved to 62 N. Sheridan, and became the North Sheridan Branch Library, and closed in 1986. In 1967 the North Harvard branch was opened at Pine and Harvard branch until it closed in mid-1984.

The Library System combined the North Sheridan and North Harvard branches into a larger library in an area that served both communities. The Maxwell Park Branch Library opened in October of 1986. The new 5,300 sq. ft. building at 1313 N. Canton had space for its collection of 30,600 items.

In November 2000 a $76,000 renovation was made possible from the Library Bond Issue approved on May 12, 1998. In 2001 Maxwell Park was awarded a grant from the Charles W. and Pauline Flint Foundation to provide materials and programs for its American Indian Community. The grant has provided the community with numerous programs including: Comanche Codetalker, Charles Chibitty; and Native Plant exhibit. In 2007 Maxwell Park was awarded a grant from the George Kaiser Family Foundation to provide outreach services to the children in the Maxwell Park neighborhood.

Cultural Resources

7.2.13 Nathan Hale Library

Address 6038 East 23rd Street, Tulsa, OK 74114

Contact Information

Name: Bobbie Crumb

Number: (918) 669-6060 E-Mail: bcrumb@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1963	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	2	Peak	348
Full Time	3	Off-Peak	270

Additional Demographic Note:

The population of the Nathan Hale Library service area is mostly White, but Blacks make up 7% of the population while Hispanics account for 8%.

Resource Physical Information

Square Footage 4,882

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$639,166
Value of Operational Contents	$82,774
Value of Collections	$39,612
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Nathan Hale Library is loated in midtown Tulsa at 23rd and Sheridan sits. When it opened in 1963, the Nathan Hale Library was the largest branch in the city. In 2002 the Library Administration proceeded with plans to renovate the library with funds received from the 1998 bond issue. After undergoing a seven-month extensive renovation project that included a new parking lot and a new front entrance on the west side of the building, the vastly improved Nathan Hale Library opened its doors on January 2, 2003.

Cultural Resources

7.2.14 Oklahoma Jazz Hall of Fame

Address 111 East 1st Street (upper level), Tulsa, OK 74103

Contact Information

Name: Charles "Chuck" Cissel

Number: (918) 281-8600 E-Mail: info@okjazz.org

Year:	Property Type:	Function:	Condition:
	Cultural/Historical	Museum	

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Description:

The Oklahoma Jazz Hall of Fame is a 501(c) (3), non-profit, cultural and educational organization for the State of Oklahoma to preserve, promote and illuminate the true art forms of jazz, blues and gospel music; also identify, document and honor the artists who have made a significant contribution locally, regionally, nationally and internationally to its development. The Oklahoma Jazz Hall of Fame promotes educational learning, training, classes, performances and cultural events with and on behalf of disadvantaged youth of all races, creeds, religions and ethnic heritage and provides scholarships to graduating students.

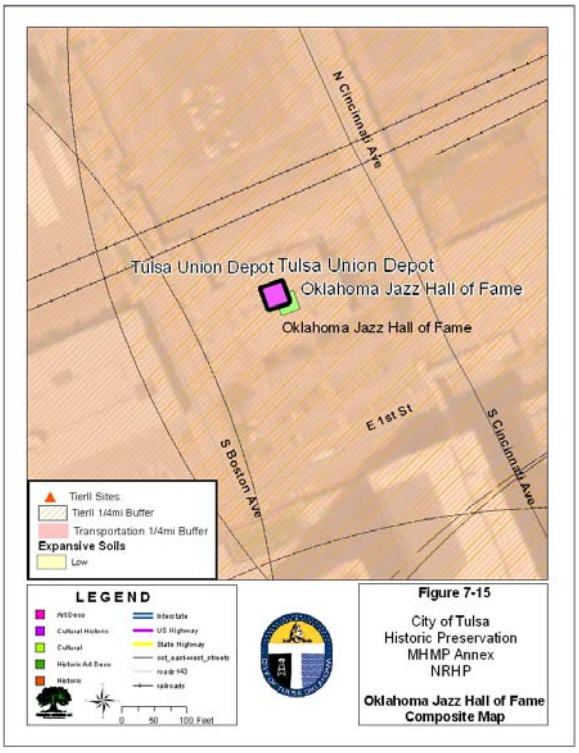
They call jazz “America’s classical music.” Jazz was born and bred in the United States; Oklahoma musicians were instrumental in the creation of the so-called “Kansas City” style of jazz, a bluesy dance music contrasting with the Dixieland ragtime of New Orleans.

The evolution of jazz music, according to historian and University of Oklahoma professor William Savage Jr., can be traced through the migration of blacks westward from New Orleans, through Texas and Oklahoma, to Kansas City. From 1890 to 1910, blacks immigrated to Oklahoma, turning El Reno into a center for ragtime musicians and creating the “black towns” of Langston (1892), Clearview (1903), and Boley (1904), which developed their own marching and concert bands just as prior Indian Territory communities had. The black migration westward after World War I, which continued until the Great Depression, spread Oklahoma’s jazz music across the country.

During and after the Depression traveling jazz bands made major stops in Tulsa, Muskogee and Oklahoma City. Oklahomans became deeply involved in the swing and bebop eras of jazz. Jay McShann, born in Muskogee, exemplified the Kansas City sound. His big band featured some of the most influential jazz musicians of the time, including Charlie Parker, Bernard Anderson, and Ben Webster. He also wrote the hit “Confessin’ the Blues,” which the Rolling Stones would go on to cover in 1964.

Roy Milton and Ernie Fields also based most of their musical careers in Oklahoma. Hal Singer, who played with such greats as Charlie Watts and Duke Ellington, made his mark with the #1 instrumental hit “Corn Bread”. Barney Kessel, also Muskogee-born, played with Charlie Parker and Oscar Peterson, and ranked among the top of ‘50s and ‘60s national and international jazz polls.

Jazz trumpeter Chet Baker, from Yale, Oklahoma, gained widespread fame as a result of his hit recording of “My Funny Valentine”. Oscar Pettiford (the first jazz cellist), Jimmy Rushing (lead singer for the Count Basie Band), Howard McGhee (Downbeat Magazine winner), Frank Mantooth (bandleader and arranger), and countless others have made Oklahoma a vital part of jazz history.



Cultural Resources

7.2.15 Oral Roberts University

Address 7777 S. Lewis, Tulsa, OK 74171

Contact Information

Name: Roger Rydin

Number: (918) 495-6161 E-Mail: rrydin@oru.edu

Year: Property Type: Function: Condition:

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

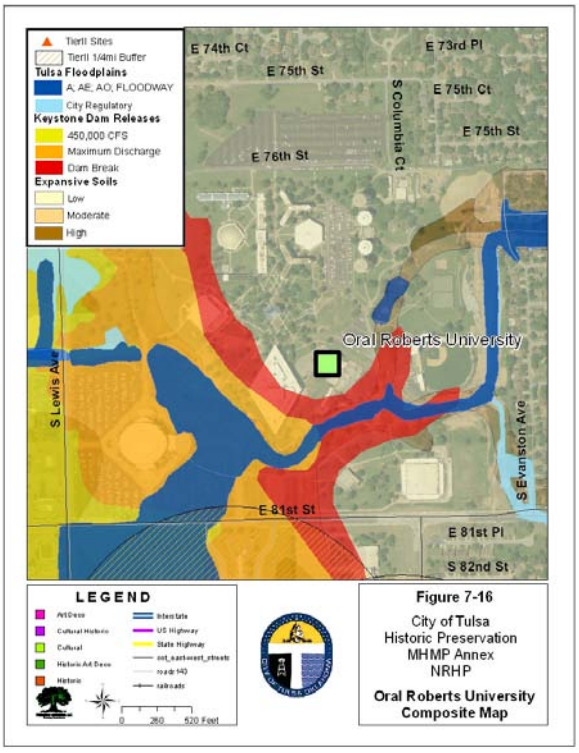
Square Footage 0

StructSystem:

Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

Oral Roberts University's unique architecture and history draw many tourists from all over the world. The Prayer Tower in the center of campus is open to the public and features the "Journey Into Faith," a multimedia presentation of Oral Roberts' ministry and the university. The beautifully landscaped Prayer Gardens below the tower are a wonderful place to sit and rest. Visitors may shop the Campus Bookstore or be part of the studio audience for Richard and Lindsey Roberts' TV show, broadcast live from the Mabee Center at 8p nightly. The 60-acre campus is laid out to encourage walking, so the physically challenged might need a little help.
Founded to educate the whole person-mind, body and spirit-ORU promises a world-class academic experience in the context of a vibrant Christ-centered community.Today, ORU envisions a bright future, energized by the financial support of the Green family-who has generously provided more than $60 million to the University-and by the appointment of a new president, Dr. Mark Rutland.

ORU is pursuing excellence in every category-strengthening academic programs, upgrading technological capabilities and improving facilities campus-wide. A comprehensive university dedicated to strong student outcomes, ORU offers 65 undergraduate majors, many with national accreditation, as well as 14 master's-level programs and two doctoral degrees. Faculty members educated at the nation's top graduate schools serve as academic, professional and spiritual mentors to students who come to ORU from every corner of the globe.

Cultural Resources

7.2.16 Peggy V Helmerich Library

Address 5131 East 91st Street, Tulsa, OK 74137

Contact Information

Name: Marilyn Neal

Number: (918) 596-2466 E-Mail: mneal@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1991	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	7	Peak	654
Full Time	4	Off-Peak	381

Additional Demographic Note:

The population of the Peggy V. Helmerich Library service area is about 82% White, 6% Black and 5% Hispanic.

Resource Physical Information

Square Footage 15,000

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$1,672,858
Value of Operational Contents	$264,347
Value of Collections	$71,014
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Peggy V. Helmerich Library opened to the public on February 10, 1991 as a 9,800 square foot facility, on a three acre lot, with capacity for 35,000 volumes. The Helmerich Library was funded by a 1988 Tulsa County bond issue to support a 10-year Tulsa City-County Library building program. The Library was named after Peggy V. Helmerich, the leading supporter of and contributor to the Tulsa Library Trust. Total cost for the land, design, construction and furnishings of the new library was $1,038,433. On May 12, 1998 Tulsa County voters approved a $22 million bond issue aimed at all the libraries in the system which effectively doubled the size of the building.

Cultural Resources

7.2.17 Rudisill Regional Library

Address 1520 North Hartford, Tulsa, OK 74106

Contact Information

Name: Keith Jemison

Number: (918) 596-7280 E-Mail: kjemiso@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1976	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	3	Peak	648
Full Time	5	Off-Peak	533

Additional Demographic Note:

The population of the Rudisill Regional Library area is about 56% Black, 29% White and 9% Hispanic

Resource Physical Information

Square Footage 21,344

StructSystem: Steel

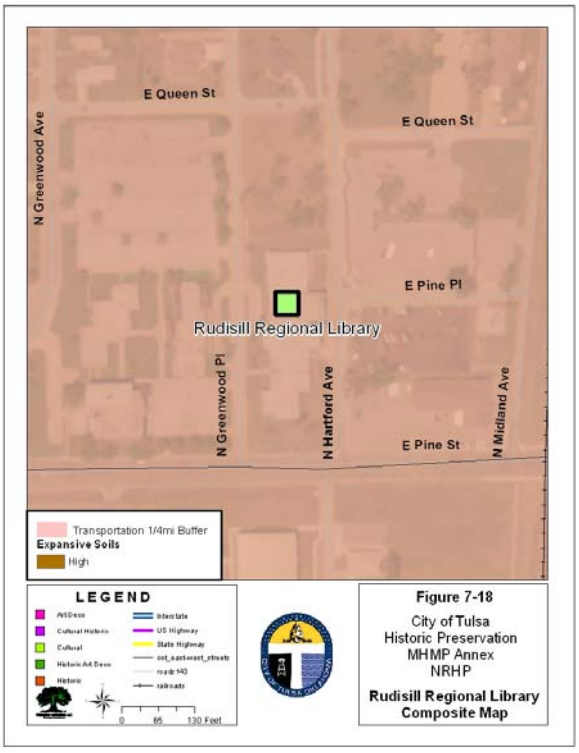
Primary Materials Brick

Loss Valuations

Value of Structure	$2,308,891
Value of Operational Contents	$334,996
Value of Collections	$79,014
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Library service in north Tulsa dates back to 1924 and the Greenwood Branch. In 1932 the North Boston Branch opened. It was replaced by the Apache Circle Branch in 1963. Both Apache Circle and Greenwood closed when Seminole Hills opened in 1967.
In 1976 the staff and the collection from Seminole Hills opened the North Regional Library. Charles Ward designed the building for the City of Tulsa, as a Model Cities Project. An African-American Resource Center was developed, which serves the entire County.
As part of the 1998 Bond Issue program, a 2,900 sq. ft. addition was made to the main library area in 2003, providing more space for the African-American Resource Center and the children's area. Special funding provided the story hour room with an aquarium atmosphere. The room was then named for Jeanne B. Goodwin, in honor for her service to the community and her 100th birthday. Local artist Cynthia Harris provided a tile mural with an ocean theme in the lobby.



Cultural Resources

7.2.18 Schusterman–Benson Library

Address 3333 East 32nd Place, Tulsa, OK 74135

Contact Information

Name: Shirley Gidley

Number: (918) 746-5024 E-Mail: sgidley@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1997	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	7	Peak	554
Full Time	3	Off-Peak	376

Additional Demographic Note:

The population of the Schusterman-Benson Library service area is about 82% White. 4% Black and 5% Hispanic.

Resource Physical Information

Square Footage 8,200

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$1,086,673
Value of Operational Contents	$169,368
Value of Collections	$52,599
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Florence Park Library opened in January of 1955, and was designed to resemble a Japanese tea garden, and architect Robert Buchner's design for the building included Japanese lanterns hanging from the ceiling, a unique circular fireplace with pink glass inserts and mobiles, and blue glass walls in the reading room. The Florence Park branch also housed the library system's bookmobile and extension service. Florence Park was the eighth library in the Tulsa City-County System to open, and was built with funds from the $450,000 library bond issue voted in 1952. In size Florence Park was the second smallest library in the Tulsa City-County Library system, but by 1957 Florence Park was circulating almost as many items as the Central library.

In April of 1995, a new building to replace the Florence Park Library was announced. The generous donations from the Benson and Schusterman families resulted in the new name for the branch: the Schusterman-Benson Library.

When the Schusterman-Benson Library opened in December of 1997, the library almost doubled in size from 2,900 square feet to 5,9000 square feet. It included shelving for 28,000 library materials, and became home to the library system's Genealogy Collection. The "Tree of Life" mosaic in the lobby was created by local artist Linda Allen to reflect the Genealogy materials, and remains a colorful addition to the lobby even though the Genealogy Collection has since relocated to its own building. In 2002 a renovation doubled the space of the children's collection, and provided a new area for Internet access for 13 computers.

Cultural Resources

7.2.19 Sherwin Miller Museum of Jewish Art

Address 2021 E. 71st Street, Tulsa, OK 74136

Contact Information

Name: Karen York

Number: (918) 492-1818 E-Mail: curator@jewishmuseum.net

Year:	Property Type:	Function:	Condition:
2004	Cultural/Historical	Museum	Good

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	2	Peak	1000
Full Time	4	Off-Peak	600

Additional Demographic Note:

Mixed Audience - School Tours to Seniors

Resource Physical Information

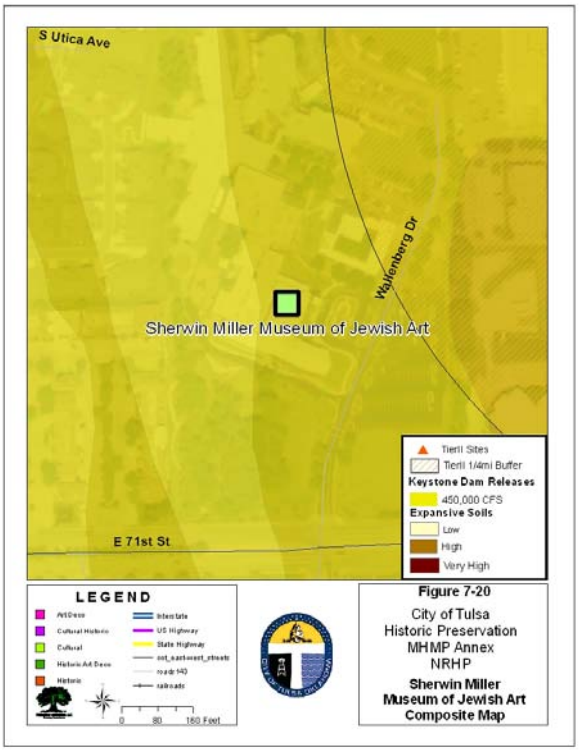
Square Footage 14,000

StructSystem: Steel, Concrete, Copper Sheathing

Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

The Sherwin Miller Museum of Jewish Art (SMMJA) and its collections have been a part of Tulsa for decades. The mission of the SMMJA is to preserve and share the legacy of Jewish art, history and culture. It began in 1965 in lobby of Congregation B'nai Emunah, when a local synagogue brought a traveling exhibit, "Traditional Ceremonial Art," from the Jewish Museum in New York to the Tulsa community. It generated great interest in Jewish culture and art, and the following year, the Gershon and Rebecca Fenster Gallery of Jewish Art opened to the public. Sherwin Miller, the first Curator of the Gallery, began collecting Jewish art and artifacts in earnest.

In 2000, the Museum was renamed the Sherwin Miller Museum of Jewish Art, and in 2003, the Museum moved to its current location on the Zarrow Campus, shared with the Jewish Federation of Tulsa/Charles Schusterman Jewish Community Center, Mizel Jewish Community Day School, and the Tulsa Jewish Retirement and Health Care Center.

The Museum's permanent collection of art and artifacts show the 5,000-year history of the Jewish people from the pre-Canaanite era through the settling of the Jewish community in Tulsa and the American Southwest. The Museum features the Herman and Kate Kaiser Holocaust Exhibition, containing hundreds of objects donated by Oklahoma veterans who took part in the liberation of German concentration camps.

The SMMJA also serves as the home to the Julius and Gertrude Livingston Oklahoma Jewish Archives, the Tulsa Jewish Genealogical Society, and the Markovitz Jewish Genealogy Study and Research Center. Furthermore, the SMMJA library serves as a research facility for those interested in Judaic studies, the holocaust and genealogy.

Cultural Resources

7.2.20 Suburban Acres Library

Address 4606 N. Garrison Ave., Tulsa, OK 74126

Contact Information

Name: Sherrie Wallace

Number: (918) 591-4004 E-Mail: swallac@tulsalibrary.com

Year:	Property Type:	Function:	Condition:
1963	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	3	Peak	240
Full Time	2	Off-Peak	204

Additional Demographic Note:

The Suburban Acres Library service area has the largest Black population, about 76% of the total population. Whites make up about 21% and Hispanics make up 3% of the population.

Resource Physical Information

Square Footage 5,124

StructSystem: Steel

Primary Materials Brick

Loss Valuations

Value of Structure	$453,187
Value of Operational Contents	$72,132
Value of Collections	$21,163
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Suburban Acres Library opened its doors in 1963. Being adjacent to the Louisa Mae Alcott Elementary School, the library is viewed as a safe place for neighborhood youths. The library became a hub for the neighborhood by serving its many families, schools, and businesses. In 1998, after 35 years of service, the library received renovation and expansion from the countywide bond in 1998. With an additional 2,500 sq. ft., bright paint colors, African inspired art and wall hangings and big blue elephant bookshelf, the library makes a bold statement to the customers that use the building. Also, a new meeting room, fireplace, main entrance, additional computers, parking and restrooms made the Suburban Acres Library a jewel in a very appreciative community. In 2008-2009, additional improvements introduced a new lobby, totally renovated restrooms and an updated look to the paint scheme in the building. The new colors bring more warmth and a more inviting atmosphere to the building.

Cultural Resources

7.2.21 TCC – Metro Campus

Address 909 S. Boston, Tulsa, OK 74119

Contact Information

Name:

Number: (918) 595-7000 E-Mail:

Year:	Property Type:	Function:	Condition:
	Educational Building		

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

Primary Materials

Loss Valuations

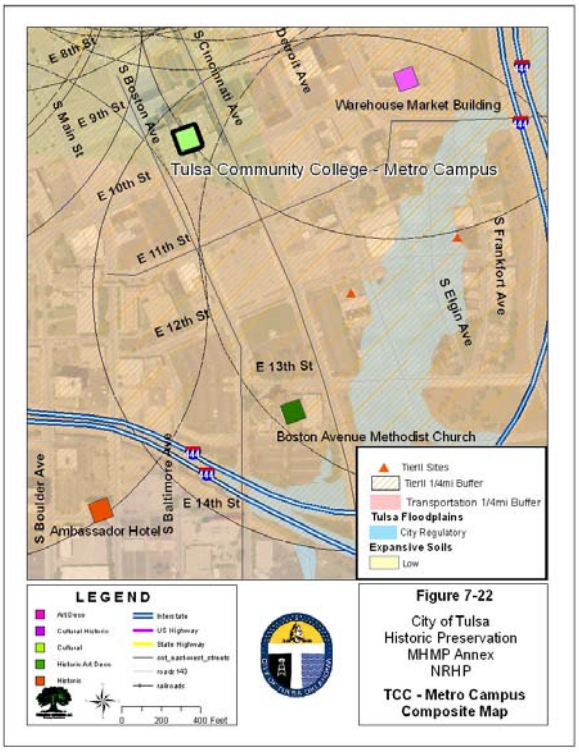
Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Conveniently located downtown, "Metro" offers an incredible variety of courses including computer, health sciences, and international language programs. The Campus is also home to the College's Nursing and Allied Health Programs, as well as TCC's Dental Hygiene Clinic.

Additionally, the Campus is home to the DisABLED Student Resource Center, providing support for students with disabilities or special needs on all TCC campuses.

The Metro Campus also has a host of services for students, including Student Activities Office, Counseling and Career Centers, a Campus Store, and Learning Resource Center.



Cultural Resources

7.2.22 TCC – Northeast

Address 3727 E. Apache, Tulsa, OK 74115

Contact Information

Name:

Number: (918) 595-7000 E-Mail:

Year:	Property Type:	Function:	Condition:
	Educational Building		

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

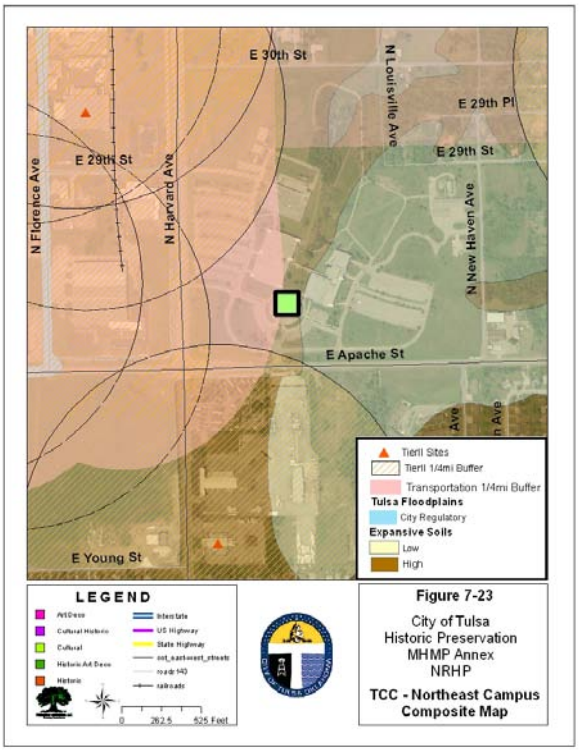
Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Located near Tulsa's industrial and aerospace hub, the campus focuses on high-tech business or service-focused careers, including electronics, criminal justice, horticulture, engineering, computer networking, human services, fire emergency services, interpreter education or aviation science.
Along with a strong educational curriculum, the campus is home to the Resource Center for the Deaf and Hard of Hearing, offering access to higher education for all segments of the population. Support services are also available for international students and those for whom English is a second language.
The Northeast Campus also has its own Student Union, Fitness Center, Career Center, Campus Store, Learning Resource Center, and is home to Tulsa Public School Middle College High School.



Cultural Resources

7.2.23 TCC – Southeast

Address 10300 E. 81st Street South, Tulsa, OK 74133

Contact Information

Name:

Number: (918) 595-7000 E-Mail:

Year:	Property Type:	Function:	Condition:
	Educational Building		

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Located in the rolling hills of southeast Tulsa, the campus is home to many areas of study, including sciences, mathematics, business, marketing, accounting management, communications, information technologies, computers, liberal arts, music and theatre, and interior design.
A highlight of the Southeast Campus is the VanTrease Performing Arts Center for Education. This state-of-the-art facility houses performing arts programs and serves as the performance hall for the Signature Symphony, TCC Music and Theatre productions, and an array of visiting artists and performance groups.

Cultural Resources

7.2.24 TU – McFarlin Library

Address 2933 E. 6th St., Tulsa, OK 74104

Contact Information

Name: Adrian W. Alexander, Dean of the Library

Number: (918) 631-2356 E-Mail: adrian-alexander@utulsa.edu

Year:	Property Type:	Function:	Condition:
1930	Educational	Research Library	Good

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	10	Peak	785
Full Time	45	Off-Peak	289

Additional Demographic Note:
Primarily by students and faculty of the university

Resource Physical Information

Square Footage 139,000

StructSystem: Concrete/Steel

Primary Materials Stone Façade, Slate Roof, Stained Glass Windows

Loss Valuations

Value of Structure	$27,800,000
Value of Operational Contents	$0
Value of Collections	$40,000,000
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Construction Dates: 1930; 1966; 1979; 2009
McFarlin Library is the academic heart of the University of Tulsa. The university actively promotes scholarship, critical thinking and responsible citizenship through information literacy, and provides a welcoming place for self-education and life-long discovery. Undergraduates at The University of Tulsa have direct access to the library's holdings of more than three million items that include more than 29,000 electronic journals, 2,000 print journals, 30,000 electronic books, digitized University of Tulsa dissertations, and over 1,000 collections of electronic reference sources and databases as well as print resources such as books, serials, government documents, microforms, maps, literary manuscripts, historical archives, and other materials.
More than 128,000 rare books and 3,500 linear feet of literary and historical manuscripts are shelved in Special Collections, located within McFarlin Library. These growing collections, focused on American, British, and Irish literature of the late 19th and 20th centuries and on Native American history and law, have achieved an international reputation in the scholarly community. This collection supports teaching and research across many academic departments and is routinely used in undergraduate instruction

Cultural Resources

7.2.25 Tulsa Air & Space Museum

Address 3624 N. 74th E. Ave., Tulsa, OK

Contact Information

Name: Kim Jones

Number: (918) 834-9900 E-Mail: kjones@tulsamuseum.com

Year:	Property Type:	Function:	Condition:
2005	Commercial Building	Museum & Planetarium	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	7	Peak	424
Full Time	14	Off-Peak	141

Additional Demographic Note:
61% College Age or Younger

Resource Physical Information

Square Footage 32,000

StructSystem: Steel & Concrete

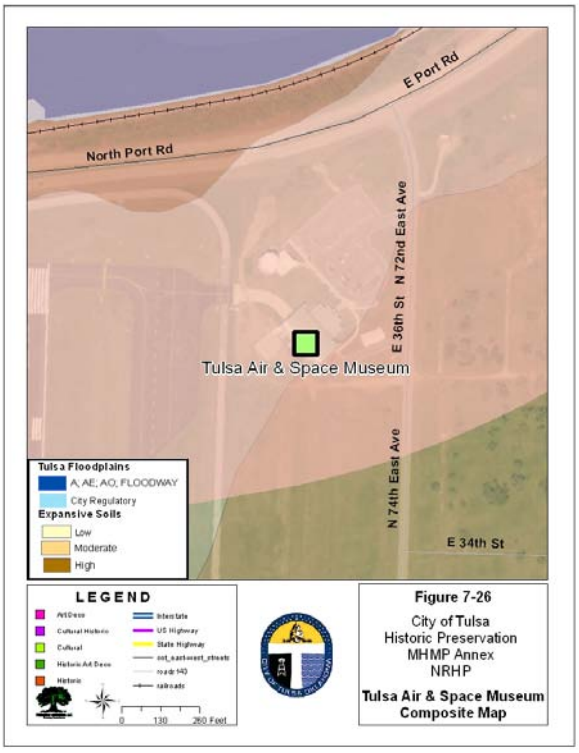
Primary Materials

Loss Valuations

Value of Structure	$6,500,000
Value of Operational Contents	$2,000,000
Value of Collections	$3,000,000
Loss of Function/Use ($/Day)	$6,500,000
Displacement Costs ($/Day)	$0

Description:

emphasizes Tulsa's history in aerospace. Nearly all of the aircraft on display have a historical significance to Tulsa. Over 14,000 square feet of space are utilized to make this a must-see for history buffs and aviation enthusiasts as well as for children.



Cultural Resources

7.2.26 Tulsa Central Library

Address 400 Civic Center, Tulsa, OK 74103

Contact Information

Name: Suanne Wymer

Number: E-Mail: wymer@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1965	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	53	Peak	1692
Full Time	128	Off-Peak	1287

Additional Demographic Note:

The population of the Central Library service area is fairly diverse: about 62% White, 20% Black, and about 25% Other, of which 8% is Hispanic.

Resource Physical Information

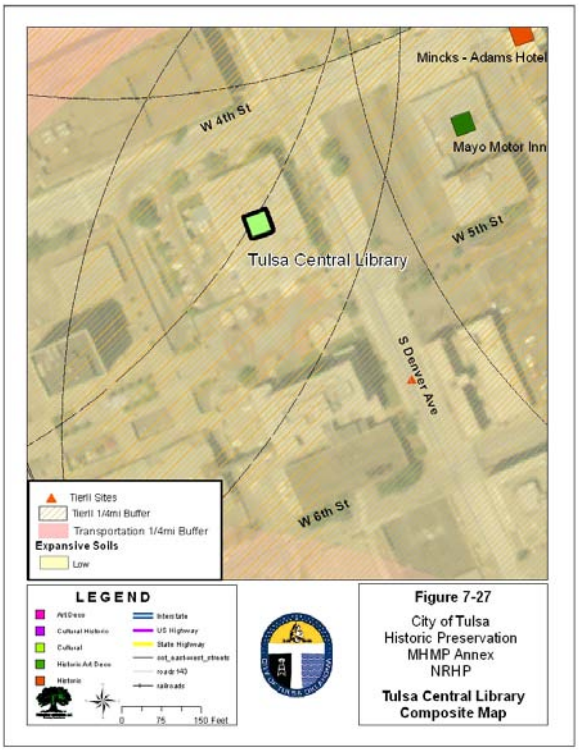
Square Footage 135,000

StructSystem: Steel

Primary Materials Aggregate

Loss Valuations

Value of Structure	$6,527,601
Value of Operational Contents	$4,859,065
Value of Collections	$1,292,908
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

In l913, and the first formal library opened in the basement of the Court House, and by the end of the March 646 people had applied for cards and 2,150 books were checked out.
In 1914, Mr. Carnegie agreed to provide $55,000 and local funds were available to acquire the land and maintain the library. The laying of the cornerstone for the new Carnegie Library was held October 9, 1915. The building was designed to hold 50,000 books. By 1920, the book inventory totaled 17, 513.
In 1923 the library board initiated a program to provide “stations” within the schools. The first one was in Celia Clinton School in West Tulsa. It proved to be so successful that Lowell, Kendall, Jefferson, Emerson, Whittier, Lee and Mark Twain elementary schools installed stations the following year. In 1927, ALA listed Tulsa amoung the top 10 U.S. cities with highest circulation of non-fiction materials, and by 1929 there were 73,437 books and a total circulation of 474,131 items.
In 1950 a consultant recommended that a new central library and several branches be built, and the new Civic Center gained popularity as a possible site.
In November, 1961, Tulsa County voters approved a bond issue to build a new central library and three branches plus a 1.9 mill levy for funding the system. The Genealogy Center of the Tulsa City-County Library System is one of the largest genealogy collections in Oklahoma. This collection focuses not only on Tulsa and Oklahoma but also contains sources covering many other areas.

Cultural Resources

7.2.27 Tulsa Community College – Skyline

Address 6111 E. Skelly Drive, Tulsa, OK 74135

Contact Information

Name:

Number: (918) 595-7000 E-Mail:

Year:	Property Type:	Function:	Condition:
	Educational Building		

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Purchased in 1993 as part of a cooperative venture with Tulsa Technology Center, the Skyline East I building houses Tulsa Tech's Superintendent's Office, Business Services, Human Resources Department, Information Services Department, Instructional Development & Training Services Department, Public Relations Department.

The Eighth Floor, a joint venture with Tulsa Community College, is a technology and learning center for educators.

Board of Education meets at the Skyline East I building. Centrally located between all four Tulsa Community College campuses, the TCC conference center includes a corporate learning center for Continuing Education and a technology learning Center for teachers.

Cultural Resources

7.2.28 Tulsa Foundation for Architecture

Address 321 S. Boston, Tulsa, OK

Contact Information

Name: Lee Anne Zeigler

Number: (918) 583-5550 E-Mail: laz@tulsaarchitecture.com

Year:	Property Type:	Function:	Condition:
	Commercial Building	Archives Repository	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	1	Peak	10
Full Time	2	Off-Peak	5

Additional Demographic Note:
Researchers, Architects, Historians, Classes

Resource Physical Information

Square Footage 1,400

StructSystem: Concrete

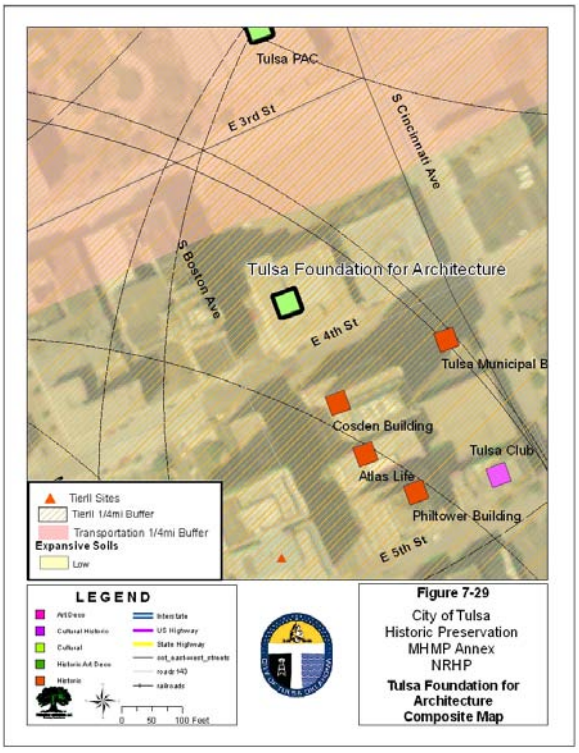
Primary Materials Brick veneer, marble lobby

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$90,100
Value of Collections	$200,000
Loss of Function/Use ($/Day)	$150
Displacement Costs ($/Day)	$150

Description:

TFA owns an extensive collection of original architectural drawings of many significant Tulsa buildings and residences (The Medical Arts Building, Warehouse Market, Southern Hills Country Club, the Tulsa Assembly Center, The Mabee Residence, and the Otis McClintock Residence), as well as architectural periodicals (Pencil Points, Progressive Architecture, Architectural Forum, and Architectural Record) dating from 1920 to 1980, newspaper clippings, technical library, photographs, project specifications and artifacts. No other institution in Tulsa gathers this material.
The Tulsa Foundation for Architecture (TFA) was founded in 1995 by members of the professional membership organization, the Eastern Oklahoma Chapter of the American Institute of Architects, to provide a voice for and expertise in the area of historic preservation and related issues in Tulsa, including the Historic Homes and Neighborhood Tour: held in May (National Preservation Month) to engage the public and showcase the jewels in Tulsa's crown, our historic neighborhoods and historic homes often designed by noted architects who worked in the Tulsa area.



Cultural Resources

7.2.29 Tulsa Historical Society

Address 2445 S. Peoria Avenue, Tulsa OK

Contact Information

Name: Sharon Terry

Number: (918) 712-9484 E-Mail: sterry@tulsahistory.org

Year:	Property Type:	Function:	Condition:
1919	Renovated and Expanded Home	Museum	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0.5	Peak	30
Full Time	4	Off-Peak	25

Additional Demographic Note:

Resource Physical Information

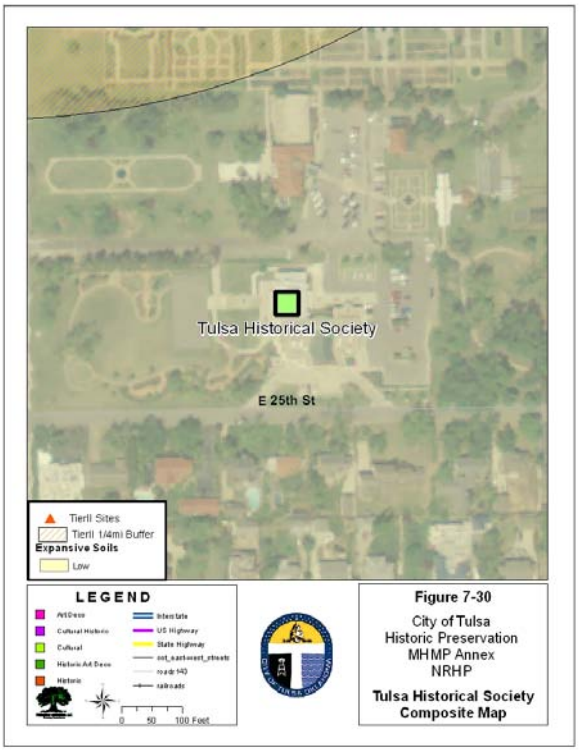
Square Footage 28,000

StructSystem:

Primary Materials Historic Terra Cotta, Marble, Stucco

Loss Valuations

Value of Structure	$8,429
Value of Operational Contents	$0
Value of Collections	$850,000
Loss of Function/Use ($/Day)	$2,000
Displacement Costs ($/Day)	$0



Description:

The Tulsa Historical Society is the only museum in Tulsa focused on building, preserving, and presenting a broad based general collection of Tulsa's history.

The Tulsa Historical Society is located within a superb 28,000 square foot facility and grounds, formerly the site of a historic home in the Woodward Park complex.

The Society collects and preserves artifacts of Tulsa history, preserves memories and experiences of Tulsans presenting the themes of common experience with exhibits, onsite and offsite educational opportunities. The Society has seven current exhibits, the Tribune Research Library, the Vintage Garden with its collection of architectural artifacts and the beautiful bronze sculptures depicting Oklahoma's five internationally famous Native American ballerinas. The Tulsa Historical Society is positioned to become increasingly valuable to the Tulsa community as it grows and expands our ability to collect, preserve and present Tulsa's history.

Cultural Resources

7.2.30 Tulsa International Airport

Address 7777 E. Apache, Tulsa, OK

Contact Information

Name:

Number: E-Mail:

Year:	Property Type:	Function:	Condition:
	Airport	Airport	

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

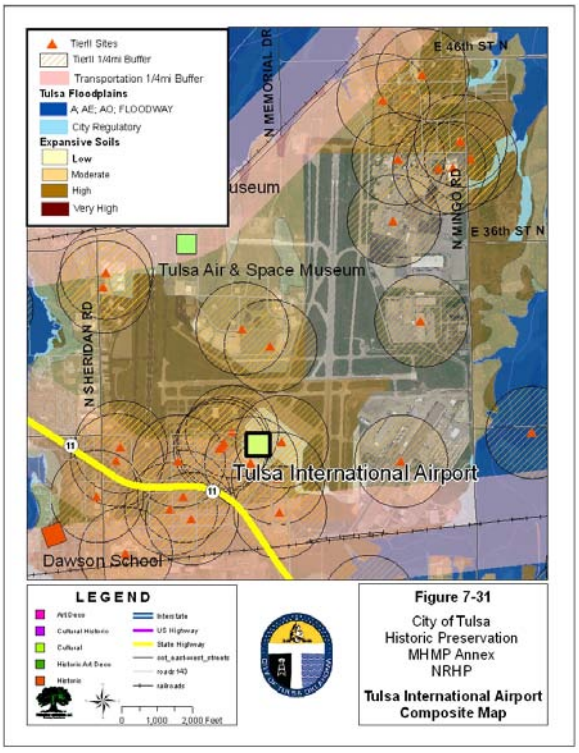
Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Tulsa International Airport TUL is a medium-sized airport serving the City and County of Tulsa, Oklahoma.
The Airport is located 5 miles or 10 minutes from downtown Tulsa, and is situated between Interstate Hwys. 244, 189 and Gilcrease Expressway, and State Highway 11, and can be accessed by I-244 (HW 11 W exits to Virgin Street/Airport or via exit 12B.
With three runways and an estimated 160,000 passengers a year, Tulsa International Airport is served by several major and charter airlines, offering direct flights to a many major US hubs, with connections around the world.



Cultural Resources

7.2.31 Tulsa PAC

Address 110 E. 2nd Street, Tulsa, OK

Contact Information

Name:

Number: E-Mail:

Year: Property Type: Function: Condition:

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

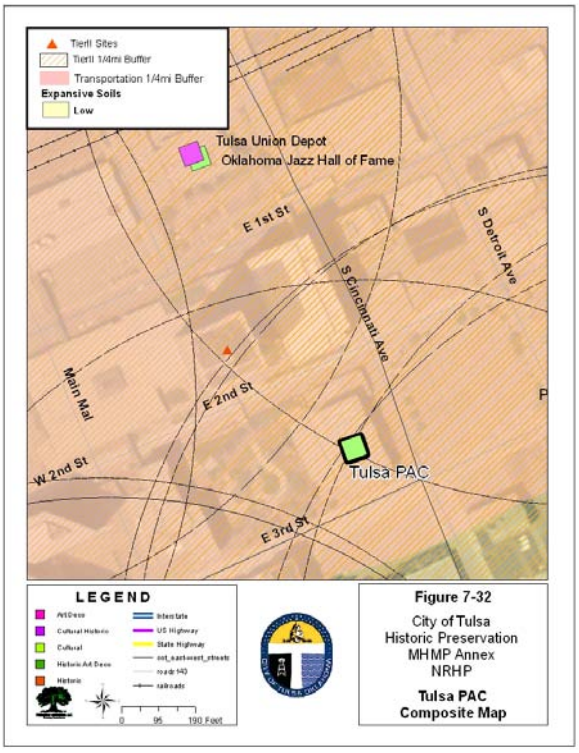
Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

Occupying a half city block in Tulsa's historic downtown, the Performing Arts Center is the design of Minoru Yamasaki, architect of the former World Trade Center towers. The PAC houses four theaters, a studio space and a large reception hall.
The Center's largest theater is Chapman Music Hall, seating 2,365. The John H. Williams Theatre is a 430-fixed-seat theatre, and the Liddy Doenges and Charles E. Norman Theatres offer flexible seating. The Westby Pavilion and Robert J. LaFortune Studio are located on the PAC's Promenade level.



Cultural Resources

7.2.32 Tulsa Zoo & Living Museum

Address 5701 E. 36th St. North, Tulsa, OK 74115

Contact Information

Name: Terrie Correll

Number: (918) 669-6223 E-Mail: tcorrell@cityoftulsa.org

Year:	Property Type:	Function:	Condition:
	Public Venue	Zoo/museum	

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

Square Footage 0

StructSystem:

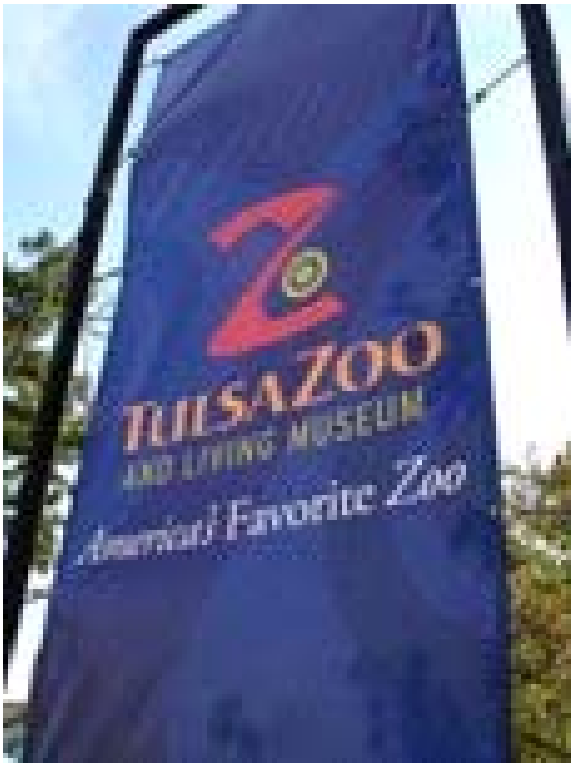
Primary Materials

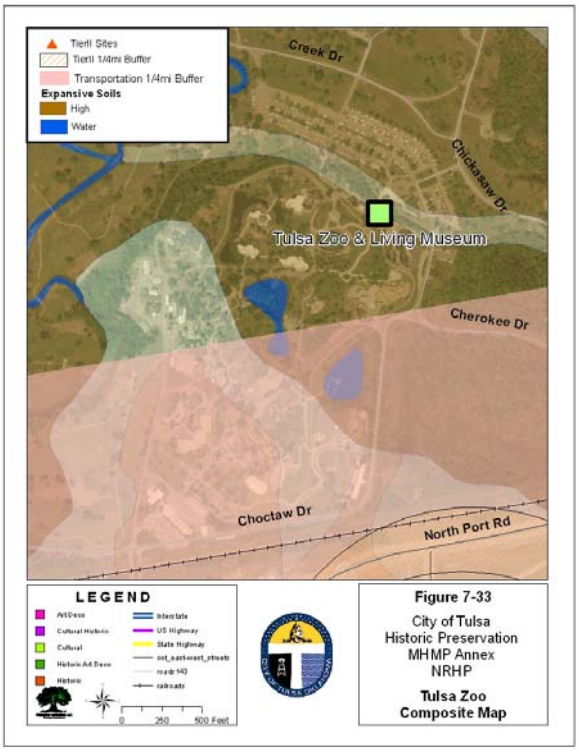
Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The Tulsa Zoo and Living Museum are located on 78 acres within Tulsa's Mohawk Park (the third-largest municipal park in the country), the Zoo welcomes nearly 600,000 visitors each year. Visitors can experience an African safari, a trek through a tropical rain forest, a chilling experience in the Arctic, or even an enchanting tour of Asia, and the animals inhabiting these country exhibits!
The African Exhibit features cheetahs, chimpanzee, lions, giraffes, zebras and rhinos. Asia's exhibit includes Siberian tigers, snow leopards and Asian elephants. The Arctic Exhibit houses polar bear, arctic fox, snowy owl and arctic seal. A stroll along a jungle floor in the Tropical American Rain Forest nets sightings of black howler monkeys, anacondas, jaguars and more. Look up and see free-flying tropical birds! Stop by one of the Zoo's newest exhibits, Cajun's Bayou, and peer down at ferocious looking alligators. Many other animals are home here, including penguins, meerkats, and a variety of snakes. In all, 1,500 animals, 436 species, call the Zoo home.





Cultural Resources

7.2.33 University of Oklahoma – Tulsa

Address 4502 E. 41st Street; Tulsa, OK 74135

Contact Information

Name: Dr. Gerry Clancy

Number: (918) 660-3000 E-Mail:

Year:	Property Type:	Function:	Condition:
	Educational Building		

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	0	Peak	0
Full Time	0	Off-Peak	0

Additional Demographic Note:

Resource Physical Information

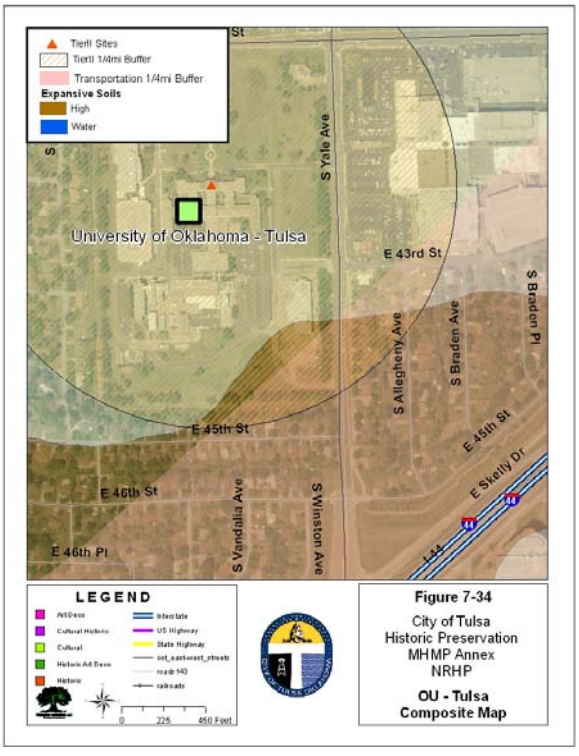
Square Footage 0

StructSystem:

Primary Materials

Loss Valuations

Value of Structure	$0
Value of Operational Contents	$0
Value of Collections	$0
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0



Description:

Oklahoma State University-Tulsa is a public, nationally recognized comprehensive research university that offers junior, senior and graduate-level classes in everything from business and education to computer science and engineering. Students can earn an internationally recognized OSU bachelor's, master's or doctoral degree while remaining close to home. OSU-Tulsa gives you the advantages of a Big 12 university with the location, environment and flexible schedules that let you be yourself.
Oklahoma State University is in Tulsa, for Tulsa. OSU-Tulsa's vision includes broadening the University's research capabilities and activities in the Tulsa metropolitan area. As the newest member of the OSU system, the Tulsa campus brings a new dimension to the university's research mission. Tulsa-affiliated research is deliberately fashioned to be innovative and relevant to serve Oklahoma and the unique needs of Tulsa.
The former University Center at Tulsa campus became OSU-Tulsa on Jan. 1, 1999. During this short time, the campus has worked to become an integral part of the Tulsa community and the development of the state of Oklahoma. During this time, OSU-Tulsa has experienced a tremendous growth phase. Student headcount has grown from 1,187 in the spring 1999 semester to over 3,000 currently. The Tulsa campus has embraced OSU's "one university, multiple sites" philosophy. OSU-Tulsa maximizes university resources by promoting a partnership where learning and research flourish through sharing faculty and resources with the Stillwater campus.

Cultural Resources

7.2.34 Zarrow Regional Library

Address 2224 West 51st Street, Tulsa, OK 74107

Contact Information

Name: Barry Hensley

Number: (918) 591-4366 E-Mail: bhensle@tulsalibrary.org

Year:	Property Type:	Function:	Condition:
1981	Library	Library	Excellent

Resource Demographic Information

Daily Staff		Average Daily Attendance	
Part Time	5	Peak	568
Full Time	4	Off-Peak	378

Additional Demographic Note:

The population of the Zarrow Regional Library service area is about 77% White, 7% Black and 5% Hispanic.

Resource Physical Information

Square Footage 15,212

StructSystem: Steel

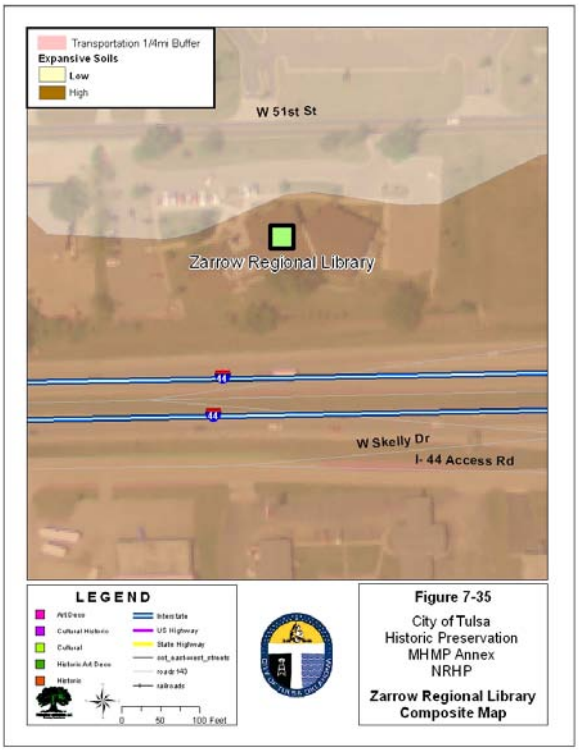
Primary Materials Brick

Loss Valuations

Value of Structure	$2,104,060
Value of Operational Contents	$204,627
Value of Collections	$62,763
Loss of Function/Use ($/Day)	$0
Displacement Costs ($/Day)	$0

Description:

The City of Tulsa had a branch library in the Red Fork community, west of the River, at 2410 W. 41st St. beginning in 1929. It was a 2,480 sq. ft. building across the street from Clinton Jr. High School. The construction of the new West Regional Library at 2224 W. 51st, took the place of Red Fork Library.
The 9,545 sq. ft. facility was completed, and opened in 1981. In May, 1999, a tornado took the roof off of the meeting room, and damage to the rest of the building was minimal.
In 2003, the building underwent an expansion and renovation to add 5,000 sq. ft. for a larger library service area and a teen center. At this time, the building was renamed the Henry Zarrow Regional Library, in recognition of a supporter of the library. The clever bison statue in front of the building is called “Mr. Henry the Reading Buff,” also in honor of Mr. Zarrow. In 2005, another sculpture, “Storytime for Two,” was installed. Designed by local artist Rosalind Cook, it was donated by the Zarrow family in remembrance of Mr. Zarrow’s late wife, Anne. The renovated building has been very popular with the citizens of Southwest Tulsa, and continues to be a vital part of the community.



Chapter 8: Hazard Mitigation Goals

8.1 Mission Statement

To create a disaster-resistant community and improve the safety and well-being of Tulsa by reducing deaths, injuries, property damage, environmental and other losses from natural and technological hazards in a manner that advances community goals, quality of life, and results in a more livable, viable, and sustainable community.

8.2 Mitigation Goal

To identify community policies, actions and tools for long-term implementation in order to reduce risk and future losses stemming from natural and technological hazards that are likely to impact the community.

8.3 Goals for All Natural Hazards

- Minimize loss of life and property from natural hazard events.
- Protect public health and safety.
- Increase public awareness of risk from natural hazards.
- Reduce risk and effects of natural hazards.
- Identify hazards and assess risk for local area.
- Ascertain historical incidence and frequency of occurrence.
- Determine increased risk from specific hazards due to location and other factors.
- Improve disaster prevention.
- Improve forecasting of natural hazard events.
- Limit building in high-risk areas.
- Improve building construction to reduce the dangers of natural hazards.
- Improve government and public response to natural hazard disasters.
- Protect historic and cultural properties from mitigation actions creating adverse effects.

8.4 Hazard-Specific Goals and Objectives

Winter Storms	
GOAL: ***To reduce injuries and loss of life; trauma; loss of critical utilities; damage to property, equipment and infrastructure; community disruption; and economic, environmental and other losses caused by winter storms. Winter hazards can include extreme temperatures, ice and snow, high winds, and cascading hazards such as loss of utilities.***	
Objective 1.	**Public Information & Education.** Improve public awareness of winter storm hazards and give people knowledge about measures they can use to protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for severe winter storms.
Objective 2.	**Preventive Measures.** Identify costs and the benefits of loss-prevention programs such as burying power lines to reduce utility outages or building snow-load roofs, with consideration for uncalculated benefits such as averting environmental and business losses. Evaluate and assure that preventive storm damage measures for historic and cultural properties are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Identify, fund, and implement measures, such as winterization retrofits to homes, critical facilities, transportation systems and infrastructure, to avert or reduce losses from winter storms. Provide additional protection, such as generators and emergency shelters, for agencies and facilities that serve vulnerable populations. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify, fund, and implement projects to protect people and public and private property from losses in winter storms. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Identify and expand emergency services for people who are at high risk in winter storms, such as the homeless, elderly, disabled, and oxygen-dependent people. Assist cultural and historic properties determine appropriate response plans to protect unique resources in the event of severe winter storms.
Objective 6.	**Natural Resource Protection.** Evaluate options and take advantage of opportunities for sustainable winter-storm policies and programs to reduce negative environmental impacts; examples include programs for debris management, streets snow removal, tree trimming and replacement, energy conservation, and winterization.

Heat	
GOAL: ***To reduce heat-related illnesses, loss of life, and exacerbation of other hazards such as drought and expansive soils caused by extreme Heat conditions.***	
Objective 1.	**Public Information and Education.** Improve public awareness of extreme heat hazards and measures by which people can protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs in extreme heat.
Objective 2.	**Preventive Measures.** Identify and protect people and critical infrastructure that are vulnerable to extreme heat conditions. Evaluate and assure that preventive excessive heat damage measures for historic and cultural properties are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Provide for necessary construction, renovation, retrofitting or refurbishment of city properties to protect vulnerable populations from the effects of extreme heat. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Implement construction and retrofitting measures to minimize the risk to public properties and their occupants caused by extreme heat. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Ensure that the Heat Emergency Action Plan is followed and that heat alerts are issued in a timely manner. Establish or expand emergency services protocols that adequately address response scenarios in the event of extreme heat. Assist cultural and historic properties determine appropriate response plans to protect unique resources in the event of extreme heat.
Objective 6.	**Natural Resources Protection.** Ensure that extreme Heat mitigation policies have no negative impacts and, whenever possible, provide positive enhancements to the environment, such as the creation and development of urban green spaces.

Drought	
GOAL: ***To reduce the impact of Drought on property, infrastructure, natural resources and local government response functions.***	
Objective 1.	**Public Information and Education.** Improve public awareness of Drought and measures by which people can protect themselves, their property, and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs during severe droughts.

Drought	
Objective 2.	**Preventive Measures.** Identify and protect resources and critical infrastructure that are vulnerable to Drought. Evaluate and assure that preventive drought damage measures for historic and cultural properties are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Provide for necessary construction, renovation, retrofitting or refurbishment to protect vulnerable structures from the effects of drought. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Implement measures to minimize the risk to public property caused by drought events. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Establish or expand emergency services protocols that adequately address response scenarios in the event of drought. Assist cultural and historic properties determine appropriate response plans to protect unique resources in the event of drought.
Objective 6.	**Natural Resource Protection.** Ensure that Drought mitigation policies have no negative impacts and, whenever possible, provide positive enhancements to the environment.

Earthquake	
GOAL: ***To reduce injury, loss of life, and damage to property, equipment and infrastructure caused by Earthquakes.***	
Objective 1.	**Public Information and Education.** Improve public awareness of Earthquake hazards and measures by which people can protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for earthquakes.
Objective 2.	**Preventive Measures.** Identify and protect populations, structures, and critical infrastructure that are vulnerable to Earthquakes. Evaluate and assure that preventive earthquake measures for historic and cultural properties are appropriate.
Objective 3.	**Structural Projects.** Provide for necessary construction, renovation, retrofitting or refurbishment to protect vulnerable structures from the effects of earthquakes. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Implement building materials and techniques in retrofitting or in new construction to minimize the risk to public properties and their occupants caused by earthquakes. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.

Earthquake	
Objective 5.	**Emergency Services.** Establish emergency services protocols that adequately address response scenarios in the event of earthquake. Assist cultural and historic properties determine appropriate response plans to protect unique resources in an earthquake
Objective 6.	**Natural Resource Protection.** Take advantage of opportunities for earthquake programs and policies that reduce negative environmental impacts.

High Wind	
GOAL: ***To reduce injuries and loss of life; trauma; damage to property, equipment and infrastructure; community disruption; and economic, environmental and other losses caused by high winds.***	
Objective 1.	**Public Information & Education.** Improve public awareness of high-wind hazards, in general and in specific high-risk situations; and give people knowledge about measures they can use to protect themselves, their property, and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for high winds.
Objective 2.	**Preventive Measures**. Prevent or reduce tornado losses by strengthening buildings and by publicizing, training, and creating market options for fortified new construction, retrofits, code changes and code-plus innovations. Evaluate preventive measures which protect historic and cultural properties to assure they are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Provide fortified buildings for critical public facilities and vulnerable populations, including children; offer training and incentives to encourage people of means to build stronger structures in new and retrofit building projects. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify and protect people, structures, and critical infrastructure that are vulnerable to high winds, with emphasis on critical facilities. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Identify needs for and implement additional emergency operations plans and services to expand safety in dangerous windstorms, including Community Emergency Response Team training. Assist cultural and historic properties with emergency response plans to protect unique resources.
Objective 6.	**Natural Resource Protection.** Take advantage of opportunities for high-wind programs and policies that reduce negative environmental impacts. Examples include sustainable programs for debris management and recycling, and fortified construction with environmentally friendly materials.

Tornado	
GOAL: ***To reduce injuries and loss of life; trauma; damage to property, equipment and infrastructure; community disruption; and economic, environmental and other losses caused by tornadoes.***	
Objective 1.	**Public Information & Education.** Improve public awareness of tornado hazards, in general and in specific high-risk situations; and give people knowledge about measures they can use to protect themselves, their property, and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive tornado damage protection needs.
Objective 2.	**Preventive Measures.** Prevent or reduce tornado losses by strengthening buildings and by publicizing, training, and creating market options for fortified new construction, retrofits, code changes and code-plus innovations. Evaluate preventive measures which protect historic and cultural properties to assure they are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Provide safe tornado shelters, SafeRooms, and fortified buildings for vulnerable populations, including children; offer training and incentives to encourage people of means to include shelters and SafeRooms in new and retrofit building projects. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify and protect people, structures, and critical infrastructure that are vulnerable to tornado hazards, with emphasis on critical facilities. Choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Identify the needs for and implement additional emergency operations plans and services to expand tornado safety, including Community Emergency Response Team training. Assist cultural and historic properties with emergency response plans to protect unique resources.
Objective 6.	**Natural Resource Protection.** Take advantage of opportunities for tornado programs and policies that reduce negative environmental impacts. Examples include sustainable programs for debris management and recycling, and fortified construction with environmentally friendly materials.

Hail	
GOAL: ***To reduce the high costs of property and infrastructure damage caused by Hailstorms.***	
Objective 1.	**Public Information and Education.** Improve public awareness of Hailstorm hazards and measures by which people can protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for severe hail events.

Hail	
Objective 2.	**Preventive Measures**. Identify the costs and the benefits of loss-prevention ordinances, such as building codes, with consideration for uncalculated benefits such as employee downtime or loss of city services. Evaluate and assure that preventive hail damage measures for historic and cultural properties are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects**. Identify costs and benefits of loss-prevention programs, such as covered vehicle parking, with consideration for uncalculated benefits such as averting response delays and business losses. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify, fund, and implement projects to protect people and public and private property from losses in hail events, including critical infrastructure such as utilities or public vehicles. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services**. Establish or expand emergency services protocols that adequately address response scenarios in the event of severe hail events. Assess risk and possible response plans to protect historic and cultural properties in the event of severe hail damage.
Objective 6.	**Natural Resource Protection**. Ensure that Hail mitigation policies have no negative impacts and, whenever possible, provide positive enhancements to the environment. Encourage homeowners, for example, to use Class 4 roofing made of recycled materials.

Lightning	
GOAL: ***To reduce injuries, loss of life, and damage to property, equipment and infrastructure caused by Lightning strikes.***	
Objective 1.	**Public Information & Education.** Improve public awareness of Lightning hazards and measures by which people can protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for lightning.
Objective 2.	**Preventive Measures.** Identify the costs and the benefits of loss-prevention programs, such as whole building surge protection, with consideration for uncalculated benefits such as data or work productivity loss. Evaluate and assure that preventive lightning measures for historic and cultural properties are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects**. Provide for necessary construction, renovation, retrofitting or refurbishment of city infrastructure to protect vulnerable populations from the effects of lightning strikes. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.

Lightning	
Objective 4.	**Property Protection**. Identify ways to protect structures, infrastructure, and critical facilities and their occupants from damage caused by lightning strikes. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services**. Establish or expand emergency services protocols that adequately address response scenarios in the event of incidents with the possibility of severe lightning. Assess historic and cultural properties to determine appropriate response plans to incidents of severe lightning.
Objective 6.	**Natural Resource Protection**. Ensure that lightning damage mitigation policies have no negative impacts and, whenever possible, provide positive enhancements to the environment.

Flood	
GOAL: ***To reduce injuries and loss of life; trauma; damage to property, equipment and infrastructure; community disruption; and economic, environmental, and other losses caused by floods and flash floods.***	
Objective 1.	**Public Information & Education.** Improve public awareness of flood and flash flood hazards in general and at specific high-risk locations; and give people knowledge about measures they can use to protect themselves, their property and their community. For at-risk historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive flood protection needs.
Objective 2.	**Preventive Measures.** Expand mapping, regulations, and loss-prevention programs in areas with high risks and catastrophic potential, such as local portions of multi-jurisdictional riverine floodways and floodplains where additional safety considerations are warranted because Tulsa does not have jurisdiction to regulate upstream and downstream runoff, blockages, or other actions that can affect Tulsans' safety. Evaluate preventive measures which protect historic and cultural properties to assure they are appropriate to protect their significance and integrity.
Objective 3.	**Structural Projects.** Obtain funding for and implement projects that can reduce flood and drainage hazards, with consideration for comprehensive solutions in accord with watershed-wide management plans. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify and protect people, structures, critical facilities, and critical infrastructure that are vulnerable to flood and flash flood hazards. Choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.

Flood	
Objective 5.	**Emergency Services.** Identify the needs and implement additional emergency operations plans and services for areas at high risk of flooding, including additional prediction and forecasting capability, emergency alerts, and evacuation plans. Assist cultural and historic properties with emergency response plans to protect unique resources in flooding events.
Objective 6.	**Natural Resource Protection.** Protect and enhance natural floodplain and stormwater resources by adopting and implementing sustainable flood-management policies that have few or no negative impacts and have positive environmental effects whenever possible.

Dam and Levee Break	
GOAL: ***To reduce injuries and loss of life; trauma; damage to property, equipment, critical facilities, and infrastructure; community disruption; and economic, environmental, and other losses caused by partial or total dam and levee failures.***	
Objective 1.	**Public information & education**. Improve public awareness of dam and levee break hazards, in general and at specific high-risk locations; and give people knowledge about measures they can use to protect themselves, their property, and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve distinctive protection needs if located in an area of harm from a dam or levee break.
Objective 2.	**Preventive measures.** Expand mapping, regulations, and loss-prevention programs in areas with high risks, including extension of flood insurance regulations behind high-risk levees; updated risk mapping downstream of high-risk dams; and pre-disaster evacuation and hazard-mitigation programs. Reduce potential for damage to extant historic and cultural properties with strategies appropriate to preserving their significance and integrity.
Objective 3.	**Structural projects.** Analyze safety of existing high-risk dams and levees, including maintenance programs and funding; and implement highest-priority measures to strengthen the structures and reduce risks.
Objective 4.	**Property protection measures.** Identify and protect people, structures, critical facilities, and critical infrastructure that are vulnerable to dam and levee break hazards. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 5.	**Emergency services.** Identify needs for and implement additional emergency operations plans and services in areas at high risk from dam and levee breaks, including additional prediction and forecasting capability, emergency alerts, and evacuation plans. Assist cultural and historic properties determine appropriate response plans to protect unique resources in the event of a dam or levee break.
Objective 6.	**Natural resource protection.** Protect and enhance natural resources by adopting and implementing sustainable dam and levee break policies that have few or no negative impacts and have positive environmental effects whenever possible. Include analysis of downstream impacts on environment and wildlife in dam and levee planning.

Expansive Soil	
GOAL: To reduce the damage and economic losses caused by expansive soils on property and local infrastructure.	
Objective 1.	**Public Information & Education.** Improve public awareness of expansive-soil hazards, with both general and site-specific information, and provide knowledge about available measures by which people can protect their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve distinctive protection problems in expansive soil areas.
Objective 2.	**Preventive Measures.** Avoid expansive-soils locations, whenever possible. Explore options for loss-mitigation from expansive soils, including building codes and code-plus options. Examine expansive soils before building critical facilities and infrastructure. Reduce potential for damage to extant historic and cultural properties with strategies appropriate to preserving their significance and integrity.
Objective 3.	**Structural Projects.** Identify and implement measures to reduce or avert expansive-soils damages and losses to structures and infrastructure, with emphasis on critical facilities and utilities. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection.** Identify and protect resources and critical infrastructure that are vulnerable to expansive soils. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services.** Survey emergency and critical facilities for potential expansive-soil problems; repair and retrofit as needed; and consider soils when building emergency facilities. Assist cultural and historic properties determine appropriate response plans to protect unique resources in areas with expansive soils.
Objective 6.	**Natural Resource Protection.** Protect and enhance natural resources by adopting and implementing sustainable expansive-soils policies that have few or no negative impacts and have positive environmental effects whenever possible.

Wildfire	
GOAL: ***To reduce injuries, loss of life, and damage to property, equipment and infrastructure caused by Wildfires.***	
Objective 1.	**Public Information & Education.** Improve public awareness of Wildfire hazards and measures by which people can protect themselves, their property and their community. For historic and cultural properties, provide appropriate guidance and approved standard references that may help solve their distinctive protection needs for wildfires.
Objective 2.	**Preventive Measures.** Identify and protect populations, structures, and critical infrastructure that are vulnerable to Wildfires. Reduce potential for damage to extant historic and cultural properties with strategies appropriate to preserving their significance and integrity.

Wildfire	
Objective 3.	**Structural Projects**. Include wildfire considerations in landscaping, public park, and other properties that would fall into wildland-urban interface or other areas of wildfire risk. Include infrastructure improvements that support effective firefighting. Special consideration should be given to historic and cultural properties to prevent actions that would create adverse effects to integrity.
Objective 4.	**Property Protection**. Implement building materials and techniques in retrofitting or in new construction to minimize the risk to public property caused by earthquakes. Evaluate vulnerable historic and cultural properties and choose mitigation measures that will increase protection yet maintain the integrity of cultural and historic properties.
Objective 5.	**Emergency Services**. Establish or expand emergency services protocols that adequately address response scenarios in wildfire events. Assist cultural and historic properties determine appropriate response plans to protect unique resources in wildfire events.
Objective 6.	**Natural Resource Protection.** Ensure that Wildfire mitigation policies have no negative impacts and, whenever possible, provide positive enhancements to the environment.

Chapter 9: Action Plan- Mitigation Measures

This Annex identifies those high priority actions to achieve the Community's mitigation goals identified as affecting Cultural Resources and Historic Properties, the lead agency responsible for implementation of each action item, an anticipated time schedule, estimated cost, and identification of possible funding resources.

Table 9-1: Measures per Hazard

Hazard	Measures Addressing	Hazard	Measures Addressing
Floods	8	Expansive Soil	3
Tornadoes	9	Wildfires	6
High Wind Events	9	Earthquakes	8
Lightning	6	Dam/Levee Failures	9
Hail	6	HazMat, Fixed Site	8
Winter Storms	6	Transportation	8
Urban Fires	8		

Table 9-2: Prioritized Mitigation Measures

Hazard:	**Flood, Tornado, High Winds, Lightning, Hail, Winter Storm, Urban Fire, Wildfire, Earthquake, Hazardous Materials, Dam Failure, Transportation Hazards**
1.	**Develop a Historic/Cultural Emergency Response Team working in coordination with Emergency Management and under the authority of appropriate local/Tribal organizations.**
Lead:	Tulsa Area Emergency Management Agency (TAEMA)
Time Schedule:	1 Year
Estimated Cost:	To be determined.
Source of Funding:	HMGP funding, internal institutional budgets.
Work Product/ Expected Outcome:	To create an Emergency Response Team composed of subject matter experts in art/artifact curation and rehab and historic property issues. This team will develop MOU's with various organizations such as University Art departments and other sources of volunteers, and will define and develop emergency operating procedures, protocols and chains of command as appropriate.

Hazard:	**Flood, Tornado, High Winds, Lightning, Hail, Winter Storm, Urban Fire, Wildfire, Earthquake, Hazardous Materials, Dam Break, Transportation Hazards**
2.	**Develop an Historic/Cultural Property and Resources Annex to the EOP.**
Lead:	Tulsa Area Emergency Management Agency in cooperation with Tulsa Partners, Inc.
Time Schedule:	6 months
Estimated Cost:	$7,000
Source of Funding:	HMGP, PDM
Work Product/ Expected Outcome:	Develop an Annex to the Tulsa City/County Emergency Operations Plan that incorporates a liaison to the EOC during disasters as needed, communications with appropriate agencies, and supports the formation and operation of the Response Team identified in Measure #1 above.
Hazard:	**Flood, Tornado, High Wind, Lightning, Hail, Winter Storm, Expansive Soil, Urban Fire, Wildfire, Earthquake, Hazardous Materials, Dam Break, Transportation Hazards**
3.	**Build community partnerships involving local government leaders, civic, business and volunteer groups (esp. organizations associated with cultural facilities or historic preservation) to work together to mitigate natural and man-made hazards.**
Lead:	City of Tulsa Public Works in coordination with Historic Preservation Staff in City Planning Department
Time Schedule:	Ongoing
Estimated Cost:	Minimal
Source of Funding:	Existing Budget
Work Product/ Expected Outcome:	The Advisory Group that provided guidance on the development of the Annex will continue to meet, and will review how other partners in the community can be brought into the process as needs are identified.
Hazard:	**Flood, Tornado, High Wind, Lightning, Hail, Winter Storm, Wildfire, Hazardous Materials, Dam Break, Transportation Hazards**
4.	**Supply NOAA All-Hazard Radios to all local historic and cultural buildings and organizations and identify personnel who will monitor them.**
Lead:	National Weather Service, Tulsa Forecast Office
Time Schedule:	6 months

Estimated Cost:	$1,000
Source of Funding:	
Work Product/ Expected Outcome:	While all government buildings and schools that are open to the public have NOAA All-Hazard Radios under the StormReady certification program, many private organizations, including private libraries, museums, and so on, do not. Warning for incoming weather events would aid in these organizations being better prepared to assist in the response to the event.
Hazard: **5.**	**Flood, Tornado, High Wind, Lightning, Hail, Winter Storm, Urban Fire, Wildfire, Earthquake, Hazardous Materials, Dam Break, Transportation Hazards** **Copy (digitally and/or on other appropriate media) and/or securely archive vital records, and community or historic documents, many of which are stored in vulnerable locations, such as Government building basements, warehouses, or historic properties. Include protocols to maintain a secure backup for all digital media.**
Lead:	Museum Curators
Time Schedule:	2 years
Estimated Cost:	To be determined
Source of Funding:	Local
Work Product/ Expected Outcome:	Secured and backed-up archival materials in the event of a disaster
Hazard: **6.**	**Flood, Tornado, High Wind, Lightning, Hail, Winter Storm, Expansive Soil, Urban Fire, Wildfire, Earthquake, Hazardous Materials, Dam Break, Transportation Hazards** **Identify historic properties which are not on the National Registry of Historic Places, but which have otherwise been identified as potential registry applicants, or which have strong local significance. Add these sites to the Historic/Cultural Properties and Resources Appendix.**
Lead:	City of Tulsa Public Works, working with Historic Preservation Staff in City Planning Department
Time Schedule:	2 years
Estimated Cost:	$50,000
Source of Funding:	HMGP, NCPTT
Work Product/ Expected Outcome:	Eligibility surveys to determine potentially eligible properties, similar to the FEMA 106 eligibility, will be carried out in stages.

Hazard: **7.**	**Tornado, High Wind, Earthquakes** **Using a Technical Advisory team – including an engineer, architect, architectural historian or other preservation professional, and other necessary members – inspect cultural/historic properties for tornado, wind and earthquake vulnerability.**
Lead:	City of Tulsa Public Works, in conjunction with Tulsa Area Emergency Management Agency.
Time Schedule:	2 years
Estimated Cost:	
Source of Funding:	
Work Product/ Expected Outcome:	Looking at the 12 highest priority Historical Properties in the City of Tulsa, as identified by the Advisory Group, assemble a team that can provide expert evaluations of vulnerabilities and structural/non-structural measures to address those vulnerabilities.
Hazard: **8.**	**Urban Fire** **Install "document/computer friendly" fire suppression systems for cultural and other facilities where archival records and significant documents are stored.**
Lead:	Tulsa Fire Department
Time Schedule:	2 years
Estimated Cost:	
Source of Funding:	HMGP
Work Product/ Expected Outcome:	Water can have devastating effects on archival documents and artwork. Alternative methods of fire suppression, including foam, Carbon Dioxide, and misting systems, have been developed that can substantially reduce those adverse effects. The facilities with sensitive materials need to be identified, and the locations within those facilities where the materials are stored need to be evaluated for potential replacement of the water-based fire suppression systems.
Hazard: **9.**	**Flood, Urban fire** **Identify and develop MOU's with companies with commercial freezers or freezer trucks that can be used to protect vital archival records, books and artwork exposed to water.**
Lead:	Tulsa Area Emergency Management Agency, working in conjunction with the Advisory Group.
Time Schedule:	6 months
Estimated Cost:	Minimal

Source of Funding:	N/A
Work Product/ Expected Outcome:	When archival documents have been exposed to water – whether through flooding, plumbing malfunctions, fire suppression, or other sources – the most effective response is to immediately freeze the documents until they can be transported to a site where rehab efforts can be instituted. Identifying companies with large commercial freezers or freezer trucks and creating a template MOU that can be used by participating organizations to build partnerships will streamline the process of getting documents to a freezer or bringing freezer capabilities to the disaster site.
Hazard: **10.**	**Transportation Hazards, Hazardous Materials** **Research and develop protocols for protection and rehabilitation of sensitive archival materials following exposure to potential hazardous chemicals.**
Lead:	University of Tulsa McFarlin Library
Time Schedule:	1 year
Estimated Cost:	
Source of Funding:	
Work Product/ Expected Outcome:	The effect of hazardous chemicals on sensitive archival documents and artwork has not been fully researched. In order to mitigate against chemical damage to archival materials from a tanker spill or other hazmat incident, the effects of specific chemicals need to be better understood, and protocols then developed for protection and response.
Hazard: **11.**	**Floods, Tornadoes, High Wind, Lightning, Hail, Winter Storms, Expansive Soil, Urban Fire, Wildfire, Earthquake, Dam Break** **Develop public Information & Education programs and provide materials about construction methods and mitigation measures that protect a building's roof, all outside openings, and the building envelope for overall structural resistance.**
Lead:	Tulsa Area Emergency Management Agency working with Tulsa Partners, Inc.
Time Schedule:	2 years
Estimated Cost:	$100,000
Source of Funding:	

Work Product/ Expected Outcome:	Research and develop a booklet identifying measures by which homeowners and building managers for historic properties can "harden" their property while maintaining the historic integrity of the structure. Such a booklet would incorporate, although not be limited to, such items as: • Wind resistance techniques such as adhesives or roof-to-wall straps or sill-plate bolts that will enhance the complete building envelope against high winds; • Evaluation of various "wet" or "dry" floodproofing techniques for structures at risk of flooding. Information on the use of various sealers and how they can adversely affect old masonry; • Landscaping techniques that can reduce risk from wildfires, structure fires, or expansive soils. These techniques could incorporate information on xeriscaping, increased drainage, and sloping areas next to a structure; • Investigation of the use of fire-resistant materials in historic properties; • Information on surge protection and lightning protection, which can mitigate against electrical and lightning caused fires.
Hazard: **12.**	**Tornado, High Wind, Earthquakes** **When replaced, install break resistant glass in government offices, public schools, historic and cultural resources, and other critical facilities. Research will need to be done to ensure that historical integrity is maintained by using window systems consistent with the original look of the structure.**
Lead:	City of Tulsa Public Works
Time Schedule:	Ongoing
Estimated Cost:	
Source of Funding:	
Work Product/ Expected Outcome:	Replacing external windows with impact-resistant window systems, while expensive, can protect the windows from being penetrated by wind-driven projectiles during tornado and high-wind events. Once a window is broken during a storm, the facility is open to continuing wind and water damage. In the case of Historic properties, special consideration needs to be taken to ensure that the historical integrity of the structure is maintained while enhancing security of the building.

Hazard: **13.**	**Dam Failure** **Identify historic properties, archeological sites, burial grounds, and other sites of high cultural or historic significance that are in dam failure inundation area. Include in a list of sites that are of above-average significance that may be incorporated in BCA's (Benefit-Cost Analyses) for prioritizing structural projects.**
Lead:	City of Tulsa Public Works in conjunction with the Historic Preservation Staff in City Planning Department.
Time Schedule:	
Estimated Cost:	
Source of Funding:	
Work Product/ Expected Outcome:	This could be done with a lower cost "windshield survey" to assess tentative FEMA 106 eligibility.
Hazard: **14.**	**Hazardous Materials, Transportation Hazards, Dam Failure** **Educate archeological teams on the hazards for each of the currently active archeological sites, and the appropriate actions to take in case of an incident.**
Lead:	State Archeological Officer
Time Schedule:	Ongoing
Estimated Cost:	Minimal
Source of Funding:	
Work Product/ Expected Outcome:	
Hazard: **15.**	**Flood, Expansive Soil, Wildfire, Hazardous Materials, Dam Break, Transportation Hazards** **Survey districts and properties that may be eligible for the National Register of Historic Places and identify vulnerabilities to site-specific hazards.**
Lead:	
Time Schedule:	
Estimated Cost:	
Source of Funding:	
Work Product/ Expected Outcome:	

Table 9-3: Prioritized Measures that modify existing Mitigation Measures from Chapter 6 – Action Plan

16.	**Construct or install lightning rods (or other strike termination devices) for protection of Critical Facilities.**
Measure from Chapter 6	
Additional considerations	Care will need to be taken to maintain historic integrity.
Work Product/ Expected Outcome:	
Additional Resources:	
17.	**Designate individuals at Community recreation facilities, community festivals, and schools that are educated in storm spotting and safety, who have the authority to take proper action. If possible, these individuals should carry a handheld NOAA All-hazards Radio.**
Measure from Chapter 6	
Additional considerations	
Work Product/ Expected Outcome:	
Additional Resources:	
18.	**Implement structural and non-structural flood mitigation measures for flood-prone properties, as recommended in the Flood Mitigation Assistance and City-wide Master Drainage Plan.**
Measure from Chapter 6	
Additional considerations	Care must be taken to maintain the historical integrity of appropriate structures.
Work Product/ Expected Outcome:	
Additional Resources:	

19.	**Protect historical structures by constructing barriers such as levees, berms, or floodwalls to stop floodwater from entering the building, as opposed to acquisition or relocation.**
Measure from Chapter 6	
Additional considerations	The intrinsic value of an historic property may be greater than its assessed value of structure and contents. This "cultural value" to the community needs to be taken into account in the development of any Benefit-Cost Analysis (BCA).
Work Product/ Expected Outcome:	
Additional Resources:	
20.	**Inform residents who refuse to vacate the floodplain of floodproofing and flood mitigation alternatives, such as elevation of structure or utilities, diking, etc.**
Measure from Chapter 6	
Additional considerations	
Work Product/ Expected Outcome:	
Additional Resources:	
21.	**Review the possible critical structural "snow load" thresholds on flat-roofed community or critical facilities**
Additional considerations	Determine whether this has been a factor for historical properties in the past. If so, there are protocols that can determine acceptable "snow loads" for the structure. Potential mitigation measures that could take place on a property by property basis could then be developed.
22.	**Identify a residential subdivision or neighborhood with a high "level of concern" from Wildfire that would be willing to implement a "model" Firewise program, acting as a demonstration project for the larger community.**
Additional considerations	There are several Historic Districts that may be at risk of wildfires or grassfires. Working with neighborhood associations, identify a housing district that would be willing to begin the process of Firewise certification, making the neighborhoods safer from the threat of Oklahoma's ongoing wildfires.

23.	Provide hail-resistant measures/materials to protect existing infrastructure improvements for cultural/historic resources.
Additional considerations	While impact-resistant Class 4 shingles have been proven to reduce dramatically the effect of hailstorms on roofs, many Class 4 roofing materials are not compatible with maintaining Historic integrity. Further research is needed in order to identify alternative materials that could be used with Historic integrity in mind.
24.	**Install "check valves" in sewer traps to prevent flood water from backing up into building drains.**
Additional considerations	Frequently sewers, both sanitary and storm, backing up inside a structure is a source of additional damage during flooding events. On a case-by-case basis, it needs to be determined if this is a need, and if so, what types of automatic check valves would be appropriate for the designated structures. In addition, the potential for this type of flood damage to affect highly valuable collections and archived documents needs to be explored.