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



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FOR THE INDIAN NATION COUNCIL OF GOVERNMENTS
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ABSTRACT

The survey of the Maple Heights Addition in Tulsa, Tulsa County, Oklahoma, was conducted between October 2022 and January 2023. The Maple Heights Addition is located in the Maple Ridge Historic Residential District listed in the National Register of Historic Places in 1983 and within the North Maple Ridge Historic Overlay District. This survey is the third survey to update the 1983 National Register of Historic Places nomination. The Maple Heights Addition retains a high degree of integrity with several contributing historic resources and little alterations or new construction. The survey follows documentation requirements as outlined in the "Oklahoma Architectural/Historic Survey Requirements" by the Oklahoma State Historic Preservation Office, as well as the completion of a historic context for both additions.[1]

[1] Oklahoma State Historic Preservation Office, "Oklahoma Architectural/Historic Survey Requirements," accessed April 1, 2021 https://www.okhistory.org/shpo/surveyrequirements.htm.

INTRODUCTION

The Maple Heights Addition is the third phase and fourth subdivision to be re-surveyed within the Maple Ridge Historic Residential District to assess the integrity of its resources as contributing or non-contributing to the historic district. The Maple Heights Addition was platted in 1916 by John Kramer and his wife, and it comprises four small city blocks that exemplify early 20th-century architectural diversity and excellent integrity.

The Maple Ridge Historic Residential District started on open Indian Territory prairie then became a residential suburb on the edge of city limits. The subdivisions that make up the historic district were designed for wealthy oil and bank magnates and their families in the early 20th century. During the 1960s and 1970s, a neighborhood association was formed to preserve the historic neighborhood against unwanted zoning applications and the proposed Riverside Expressway. Lastly, during the final decades of the 20th century and into the 21st century, the historic district has remained a thriving mid-town neighborhood.

The first documentation of the Maple Ridge Historic Residential District was in the 1980 "Tulsa Historic Preservation Plan Report" produced by the Tulsa Preservation Commission. The Maple Ridge area outlined in the plan report was larger than the current historic district boundary. The boundary in the plan report followed the Midland Valley Trail and extended to the Arkansas River from West 21st Street to West 31st Street. The Maple Ridge Historic Residential District was listed in the National Register of Historic Places in 1983 after the report was completed using its present-day boundary. The western section that was included in the historic preservation plan but removed in the final National Register nomination later became the Riverside Historic District (NRIS 04000937) in 2005.[2]

Under the City of Tulsa's zoning ordinance, City Council approved the northern portion of the Maple Ridge Historic Residential District as the North Maple Ridge Historic Overlay District on April 12, 1993.[3] The overlay district and the design guidelines created for the historic overlay district requires property owners to receive a Historic Preservation Permit before altering,

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

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

constructing, or demolishing their property.[4] The overlay district is roughly bounded by East 21st Street to the south, South Cincinnati Avenue to the west, East 15th Street to the north, and portions of South Peoria Avenue to the east. All or portions of the South Side Addition, South Side 2nd Addition, Maple Ridge Addition, Maple Heights Addition, and the Morningside Addition were adopted into the overlay designation.

The purpose of this survey is to reevaluate the Maple Heights Addition as part of the Maple Ridge Historic Residential District. The survey reviewed existing documentation and resources as presented in the research design, conducted fieldwork, and prepared a final report with a bibliography. The results of the survey include an assessment of each resource within the Maple Heights Addition and whether the resource contributes or does not contribute to the Maple Ridge Historic Residential District.

[4] The name "Certificate of Appropriateness" was changed in 2016 when Tulsa adopted a new zoning ordinance. The name was changed to "Historic Preservation Permit."

RESEARCH DESIGN

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

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

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

For the 37 surveyed resources, architectural styles were selected based on "National Register Data Categories for Architectural Classification" in *National Register Bulletin 16A: How to Complete the National Register Form* and based on *A Field Guide to American Houses* by Virginia Savage McAlester.

Accompanying maps include the survey area and its relation to the Maple Ridge Historic Residential District and the North Maple Ridge Historic Overlay District. Other maps identified in "Oklahoma Architectural/Historic Survey Requirements" were included in the report. This includes maps showing the contributing and non-contributing properties of the Maple Heights Addition. Grayscale copies were used within the report. A summary and maps of the contributing and non-contributing resources have been provided showing the results of all the re-surveyed additions from 2021-2023.

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



Figure 1: East 20th Street Streetscape

PROJECT OBJECTIVES

The goals for the survey of the Maple Heights Addition, in Tulsa, Tulsa County, Oklahoma:

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

AREA SURVEYED

The Maple Heights Addition is located in Tulsa, Tulsa County, Oklahoma. The survey area is bounded by East 17th Place to the north, South Peoria Avenue to the east, East 21st Street to the south, and South Owasso Avenue to the west. The survey area is located along the east edge in the center of the Maple Ridge Historic Residential District and the southeast corner of the North Maple Ridge Historic Overlay District.

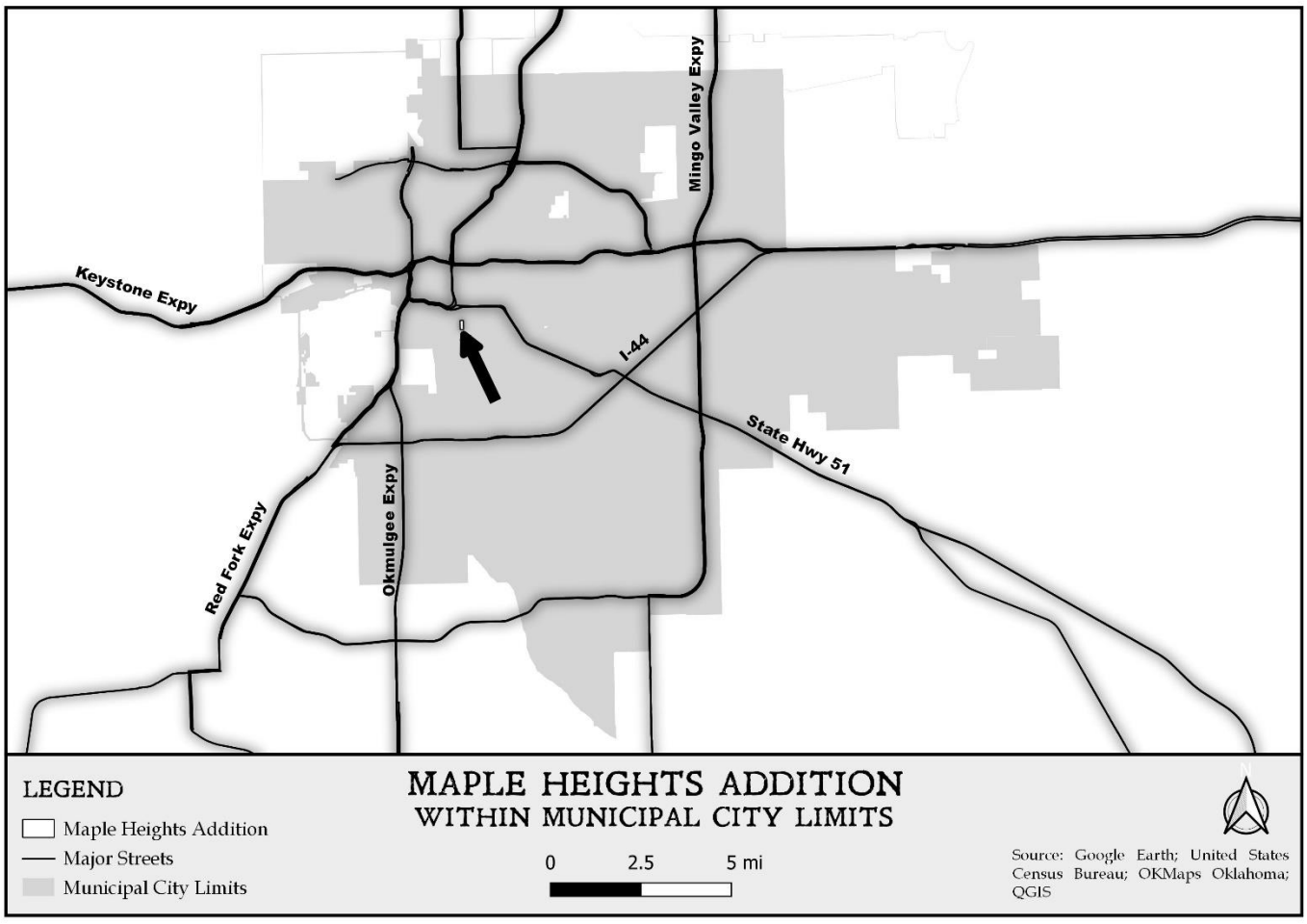
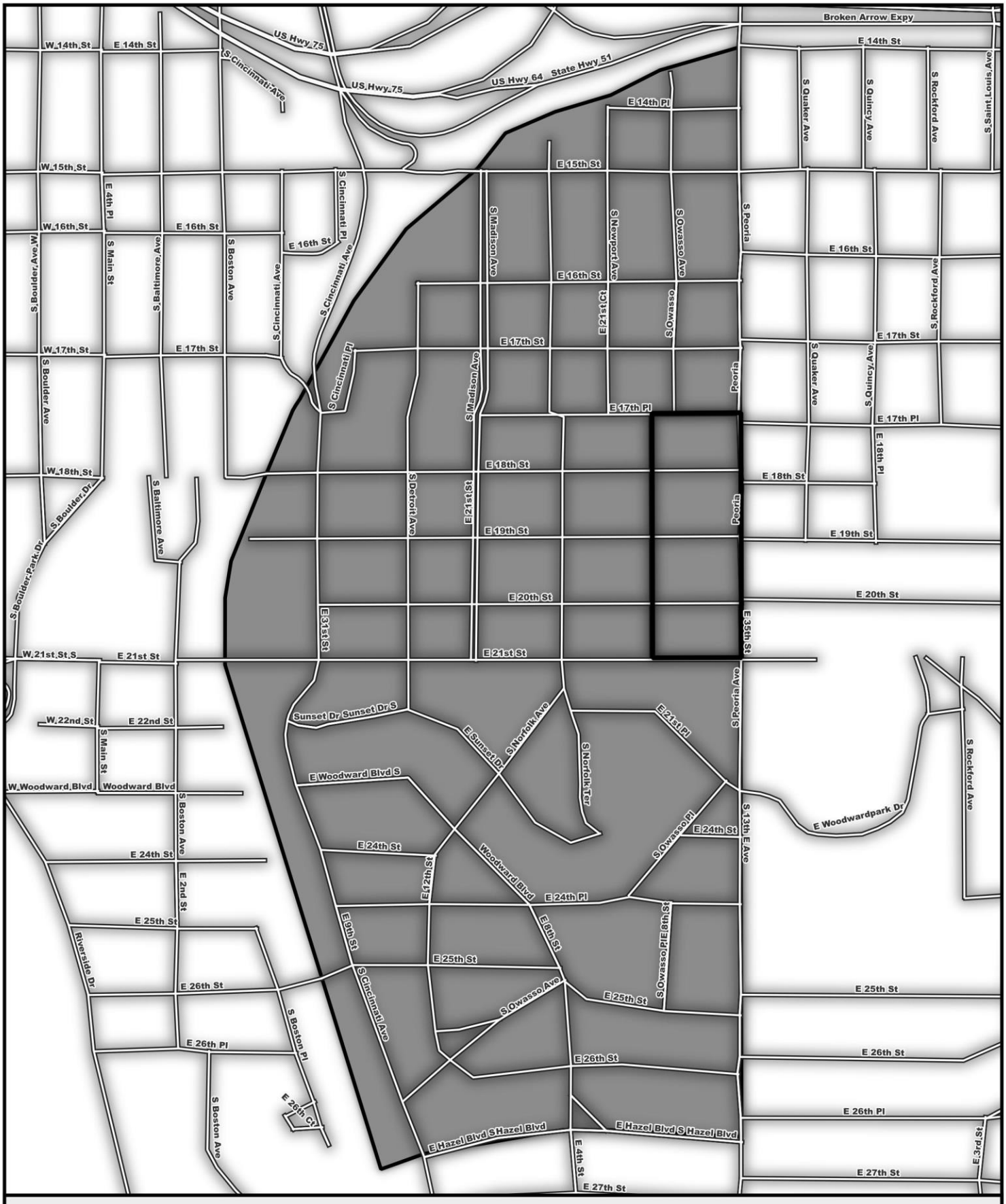


Figure 2: Map; Maple Heights Addition within Municipal City Limits



MAPLE HEIGHTS ADDITION

MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

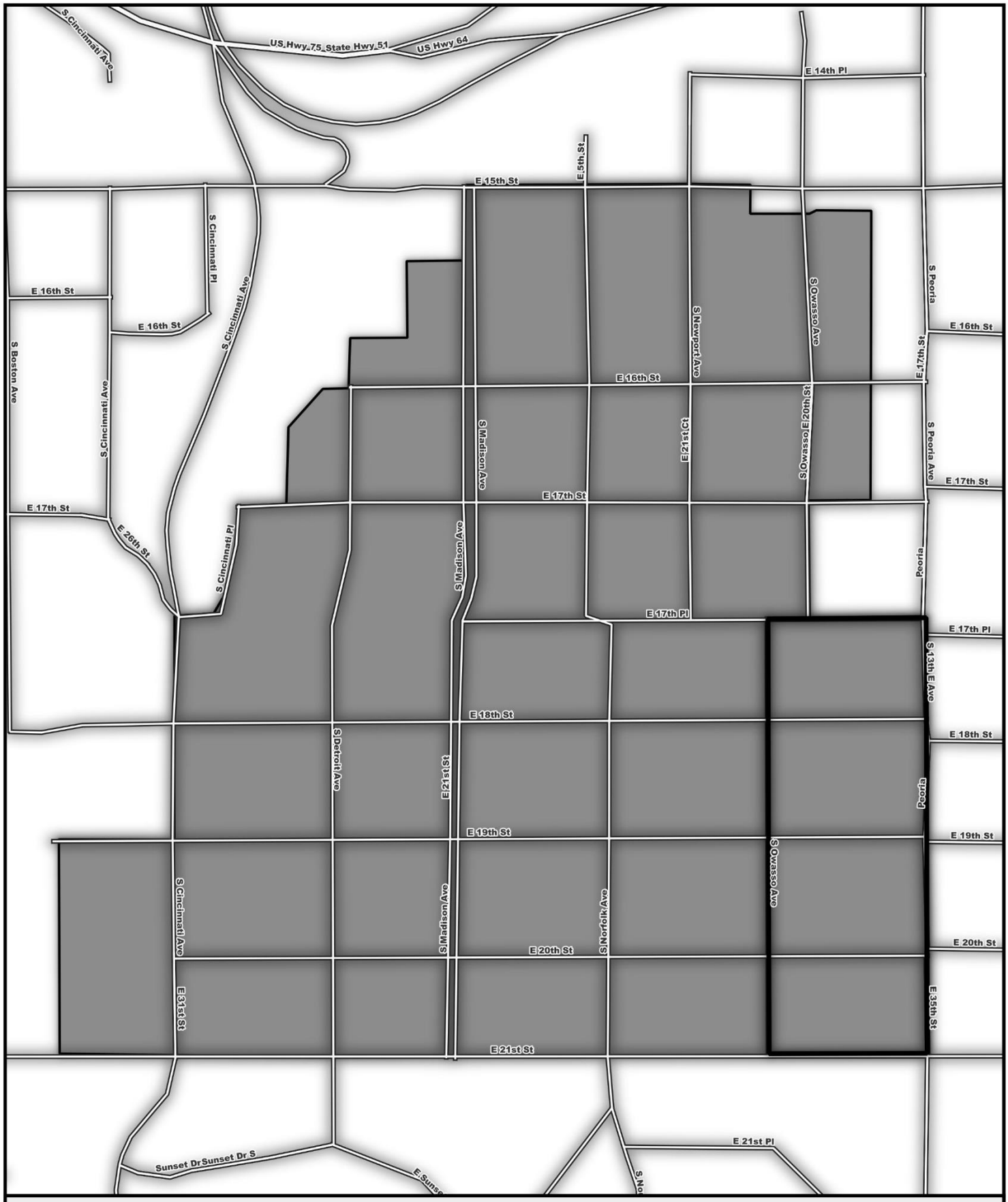
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LEGEND

- Boundary
- Streets
- Maple Ridge Historic Residential District

0 400 800 ft

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



MAPLE HEIGHTS ADDITION

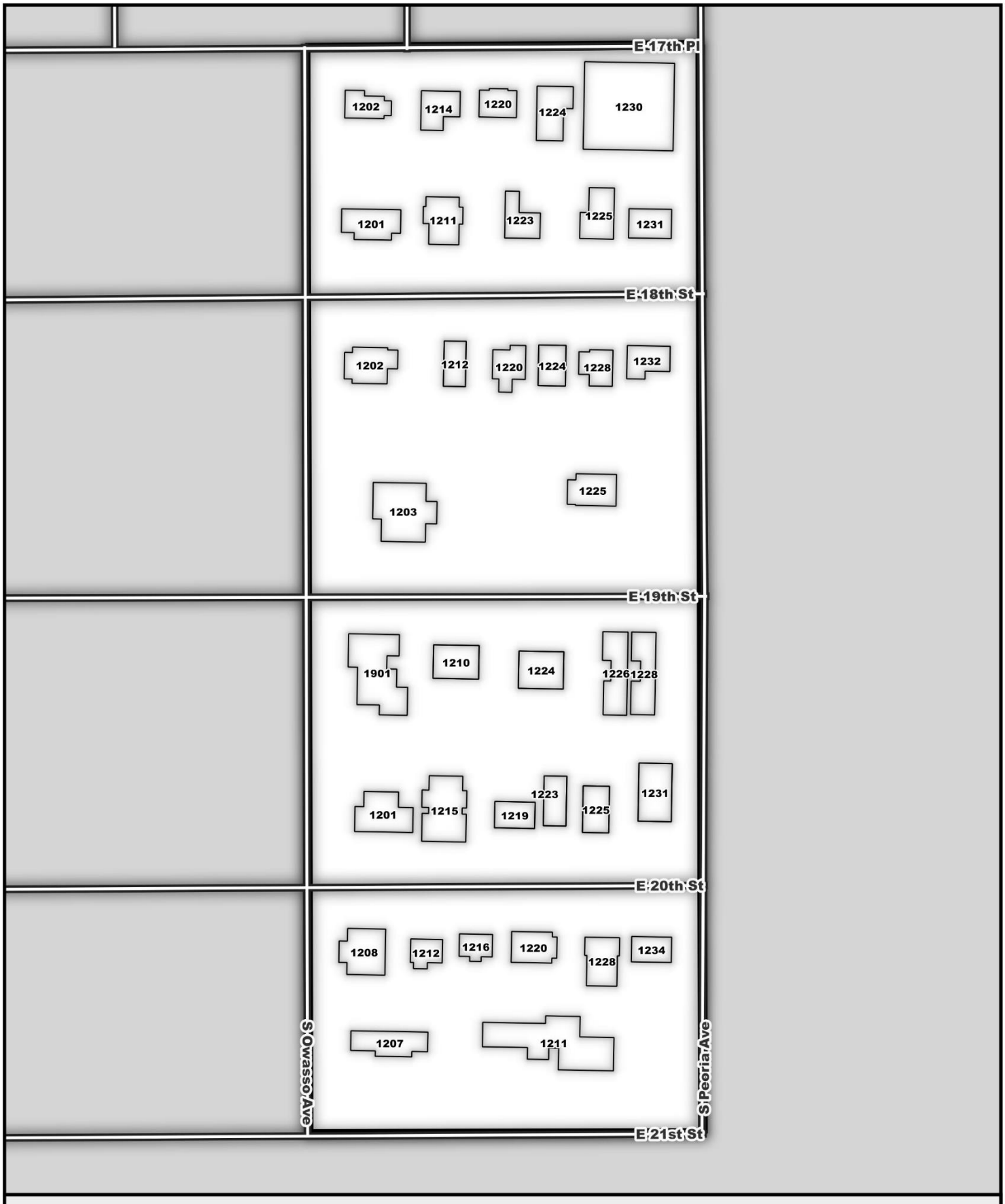
NORTH MAPLE RIDGE HISTORIC OVERLAY DISTRICT

LEGEND

- Boundary
- Streets
- North Maple Ridge Historic Overlay District

0 200 400 ft

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



MAPLE HEIGHTS ADDITION

MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

LEGEND

- Boundary
- Building Footprints
- Streets

0 200 400 ft

N

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

METHODOLOGY

The survey of the Maple Heights Addition was conducted by Kristin Dyer, consultant, for the Indian Nation Council of Governments. Fieldwork and research were completed between October 2022 and January 2023. The initial preparation for the survey included creating an Excel database and inputting each property within the survey boundary. The properties and their addresses were cross-checked against the records of the Tulsa County Assessor. In addition, the Tulsa County Assessor was used as a source for the legal descriptions. Additional information was gathered through the Geography Information Systems (GIS) databases, archival resources at the Tulsa City-County Library Special Collections, and accessing online archival databases with relevant information.

Geographic Information Systems and Aerial Maps

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

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

Fieldwork

Fieldwork and on-site research were conducted October 21-22, 2022. During the fieldwork, 36 buildings and one site were identified and photographed. At least two (2) elevation photographs have been provided for each property; in addition, more photographs were taken due to the dense landscaping around many of the buildings or for larger buildings. Several detached accessory structures or garages were visible from the public right-of-way and were photographed. Streetscape photographs were taken intermittently on each street where a contiguous group of houses was visible.

Archival Resources

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

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

City Directories were the resource used to determine the estimated date of construction for the Maple Heights Addition. City Directories were accessed at the Tulsa City-County Library and on Ancestry.com.

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

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

The 1961 "Tulsa Metropolitan Area Expressway System" is a planning document that provided a history of the expressway and Tulsa's early transportation system. This resource is excellent for the aerial imagery of the location of each expressway and the rationale behind each location. The potential impact of the Riverside Expressway system on the Maple Heights Addition was minimal; however, it affected the center and east area of the Maple Ridge Historic Residential District.

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

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

HISTORIC CONTEXT

Residential Development in Tulsa

Tulsa's residential development began nine years before the fledging settlement of "Tulsa" was created. Lewis Perryman was a local rancher and owned a house that was used for several public needs before permanent structures were built. It was the local post office, shelter for travelers, and the area orphanage. The Perryman's "White House" was located approximately three miles southeast of present-day downtown.[5]

Other residential and commercial uses were housed in the tent city. There was a boarding house, doctor's office, and general store. When the San Franciso (Frisco) Railroad arrived in 1882, it paved the path for more permanent settlement. It brought materials, new residents and their families, industry, and a new energy that would be Tulsey Town's catalyst for its growth.[6] The area farmers raised cattle that could be transported by train to sell, and there was a steady customer base that allowed merchants to prosper and replace their tents with small shacks.[7]

Tulsa was incorporated in 1898. The local population would explode for a few reasons. After Congress passed the Curtis Act in 1901, which terminated all tribal governments and tribal property, most of the land would be deeded to the citizens of their respective nations–in Tulsa's case, the Creek and Cherokee Nations.[8] To purchase land, it was required for the townsite to be surveyed, platted, and appraised. The Original Plat of Tulsa was completed by brothers, Gus and Dan Patton, on December 11, 1901. It was approved by the United State Department of the Interior in April 1902.[9]

When oil was discovered in 1901 and 1905, the population grew as entrepreneurs, investors, bank magnates, laborers, and their families flooded into Tulsa to capitalize on the oil industry

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

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

[7] Goble, 36-38.

[8] Ambler, Rosin, & Ottesen, 27.

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

and its black gold. In 1901, the population was 1,390 and by 1904, the population had outgrown the original platted townsite of Tulsa. By the 1910 Census, the population was 18,182.[10]

Tulsa residences evolved from tents to simple wood shacks along with their commercial counterparts. As the shacks were replaced with larger wood-framed structures, Victorian architectural styles were chosen. Based on early 20th-century residential photographs in the Beryl Ford Collection, late 19th-century and early 20th-century houses were wood-framed, one- to two-stories, and had large porches. Folk Victorian and Colonial Revival architecture was found in several photographs of the collection, while larger residences were distinctively Queen Anne.[11]



Figure 6: Example of an early Tulsa residence. Edward Koonce residence c. 1910 located on southwest corner of 1st St. and Phoenix St. Source: Beryl Ford Collection

Residents who could not afford to construct their own homes faced another difficulty. There was a lack of other types of residential units to meet the growing population. The populace created an outcry for rooming houses, rentals, hotels, and single-family residences. Those who could not find or afford accommodations found themselves living in tents, shacks, and sheds. In the *Tulsa Democrat* local interest page from 1904 stated, "People want to move here and there are no houses to rent…the man with money cannot find no safer investment than building houses to rent."[12] Another article from 1917 stated, "One of Tulsa's greatest needs is more residence property… I am confident that the only reason for the high room rent is the demand for rooms."[13] There was an opportunity to expand Tulsa beyond its city limits and provide neighborhoods in the "country" where they would have access through rail and automobiles. Tulsa began to expand in all directions.

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

[11] Beryl Ford Collection, Tulsa City-County Library. https://digitalcollections.tulsalibrary.org/digital/collection/p15020coll1/search/searchterm/residence/page/6 (accessed December 5, 2022).

[12] "Of Local Interest," *Tulsa Democrat,* April 29, 1904.

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

Maple Heights Addition

The Maple Heights Addition was platted by John T. Kramer and his wife, Amelia, in 1916, and it was located on the edge of the city limits. Kramer was an Indiana native and agriculturalist, and he purchased 75 acres in Tulsa to farm. The farm was located on the open prairie south of Tulsa. However, Tulsa's ever-growing population and bulging city limits made their way to his farm by the early 1910s.

Other housing additions were being constructed closer to the Arkansas River, but vacant lots were filling, and new residential areas were in demand. Local real estate salesman Grant Stebbins and his partner purchased 60 acres from John Kramer to construct more subdivisions of grand residences.[14] The Morningside, Maple Ridge, and Maple Park Additions were platted.

The Kramers retained the last 15 acres of their farm for a short period, until it became the Maple Heights Addition. After the Maple Park Addition was platted in March 1916 in May 1916, two months after the Maple Park Addition was platted.

The plat for the Maple Heights Addition comprised of four blocks and extended the five east-west streets to Pearl Avenue (currently Peoria Avenue), and it extended Owasso Avenue from Buena Vista Street (currently East 17th Place) to East 21st Street. The plat created 32 large buildable lots of similar sizes. The interior lots were approximately between 12,500 square feet and 15,000 square feet. The lots facing South Peoria Avenue were slightly larger and ranged from 16,030 square feet to 19,288

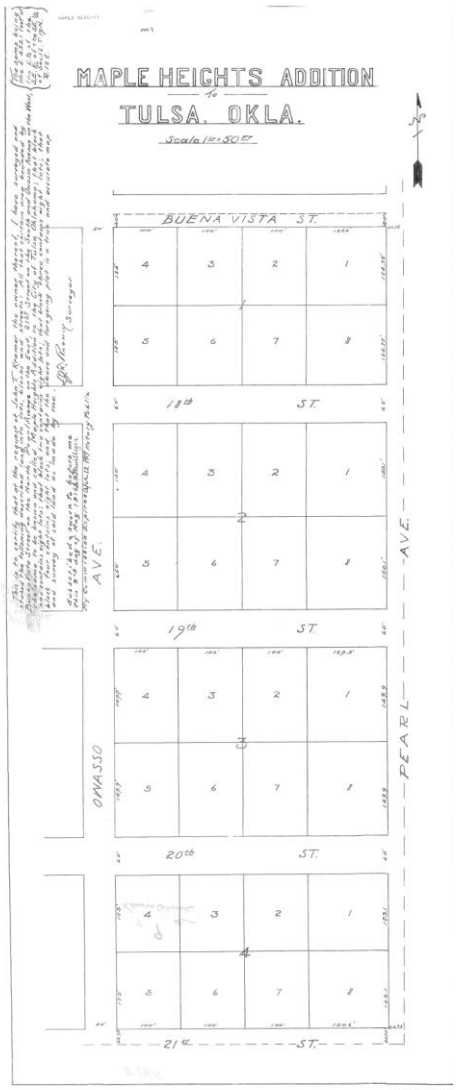


Figure 7: Plat of the Maple Heights Addition. 1916.

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

square feet.[15] City Council accepted the new plat, and the land was annexed into Tulsa City Limits on May 23, 1916.[16]



Figure 8: McDonnell's Irish Castle
Source: Tulsa City-County Library

Although there were 32 buildable lots when the Maple Heights Addition was platted, there are blocks where only two houses were built. The north side of East 21st Street was constructed with two notable houses. McDonnell's Irish Castle was designed by John Vincent McDonnell, the original owner, based on an Irish cottage McDonnell and his wife visited.[17] 1211 East 21st Street next door to McDonnell's Irish Castle is a Spanish Colonial Revival that was constructed in 1922 by architect Reginald D. Johnson. Johnson was a residential architect from southern California, and the house reflects the style of that area.[18]

Other notable houses include the Herman Appleton Mansion at 1225 East 19th Street, which exemplifies notable classical designs and a high standard of craftsmanship. The Bernard Capps House at 1211 East 18th Street was designed by architect Noble B. Fleming.

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

The early consideration to make the Maple Ridge neighborhood a historic district started in the 1960s as part of the opposition to the Riverside Expressway. The Riverside Expressway was part of a plan to create a network of expressways that could accommodate larger volumes of traffic throughout Tulsa. [19]

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[15] The median lot size for a new single-family house in 2019 was 8,177 according to the National Association of Home Builders, https://www.nahb.org/blog/2020/10/median-single-family-lot-size-hits-record-low/ (accessed December 27, 2022).

[16] "ORDINANCE NO. 1520," *Morning Tulsa World*, June 23, 1916.

[17] John Brooks Walton, 87-88.

[18] "Curb Appeal: 1211 E. 21st St." *Tulsa People*. July 2004. Tulsa City-County Library Vertical Files.

[19] Associated Expressway Engineers, Inc, "Tulsa Metropolitan Area Expressway System," (Report: Oklahoma State Highway Department, 1961), 3-4.



LEGEND

Maple Heights Addition

MAPLE HEIGHTS ADDITION

WITH THE 1939 SANBORN FIRE INSURANCE MAP

N

0 100 200 ft

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

The center of the expressways was the Inner Dispersal Loop (IDL), which would receive the largest volume of traffic and redisperse traffic to other areas of the city. The planned highway, which would have greatly impacted the Maple Ridge Historic Residential District was launched from the IDL and moved southernly through the Midland Valley Railroad right-of-way until it reached the eastern edge of the Arkansas River. It continued south until it connected with what is present-day U.S. Highway 169.[20]

The Maple Ridge Neighborhood Association was formed in 1964 as a group of residents who represented the area regarding zoning issues, neighborhood events, and commercial encroachment. The neighborhood association opposed the Riverside Expressway and the loss of numerous historic buildings that would have to be demolished or removed for the expressway. The Maple Heights Addition would not have lost any historic resources since the expressway was proposed on the west side of the historic district.

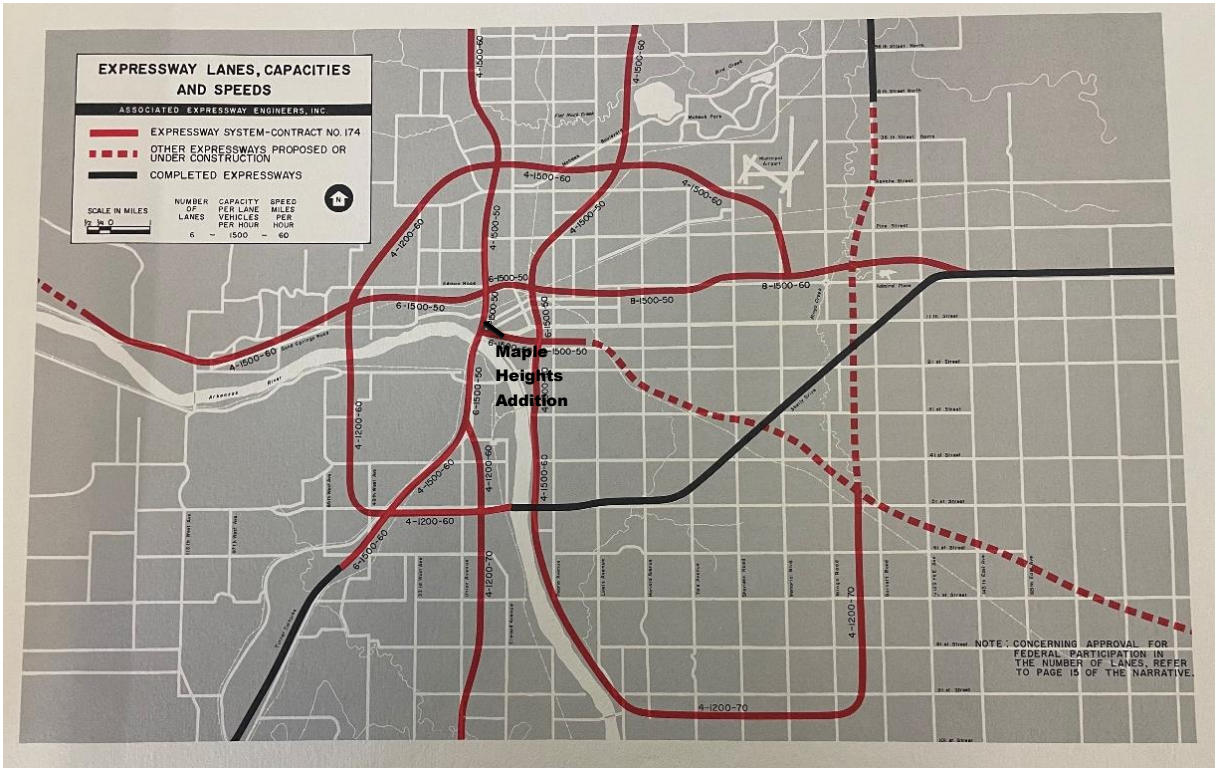


Figure 10: Map; Tulsa Metropolitan Area Expressway System report

[20] Ibid.

The Maple Ridge Neighborhood Association proposed a historic district to be bounded by East 15th Street to the north, South Peoria Avenue to the east, East 31st Street to the south, and Cincinnati Place to the west. The city's preservation office lost its federal funding in the early 1970s, and the office was closed. The partially completed nomination for the Maple Ridge Historic District was later lost.[21] The National Register nomination for the Maple Ridge Historic Residential District started again in the 1980s, and several neighborhood residents and the staff from the Oklahoma State Historic Preservation Office completed the nomination and submitted a draft in early 1983.[22]

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

Overview and Setting of the Maple Heights Addition



Figure 11: East 19th Street streetscape

The Maple Heights Addition is located on the southeast corner of the Maple Ridge Historic Overlay District and is adjacent to South Peoria Avenue and the Swan Lake Historic District to the east. South Peoria Avenue is a major thoroughfare to midtown and downtown Tulsa, and the sidewalks that line Maple Heights Addition are narrow and abut the road. The interior roads of the Maple Heights Addition are typical sizes of city streets with sidewalks on both sides. There are wide grass strips between the road and the sidewalk. The sidewalks are lined with mature trees, retaining walls, fences, and landscaping. The landscaping on many of the properties is dense enough to create a sense of privacy and obstruct the street view of the houses. The Maple Heights Addition is platted using the traditional grid system, and it features similar-sized blocks at the Maple Ridge Addition to the west.

[21] Katherine Foran, "Birth, death and rebirth," *Tulsa Tribune,* September 26, 1983.
[22] Ibid.

RESULTS

Number of Resources Surveyed

The survey boundary includes the original Maple Heights Addition platted in 1916. There are 37 individual properties including 36 primary buildings and one garden. Based on the available Sanborn Fire Insurance Maps, the survey area has lost only one historic structure since its creation.

Criteria for Designation to the National Register of Historic Places

The purpose of this survey is to identify the contributing and non-contributing status of each property in the Maple Heights Addition within the Maple Ridge Historic Residential District. The National Register nomination counted approximately 700 properties within the boundary, and 44 were individually identified within the nomination. Out of the 37 surveyed properties, two properties were constructed after the historic district's listing in 1983.

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

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

D. That have yielded, or may be likely to yield, information important to prehistory or history.[23]

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

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

For historic districts, the majority of the resources must possess integrity, and the relationship between the resources must be unchanged since its period of significance. Incompatible new construction and heavy alterations may impact a historic district's sense or "feeling and association" of the environment. A resource of a historic district cannot contribute if it has substantially altered design, workmanship, materials, or setting or does not show the historic association of the district.[24]

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

[24] Ibid, 46.

ARCHITECTURAL STYLES

Architectural styles in the Maple Heights Addition include popular architectural styles during the first half of the 20th century. Colonial Revival and Tudor Revival make up half the subdivision. Other architectural styles found in Maple Heights Addition are also found throughout Maple Ridge Historic Residential District: Prairie School, Craftsman Bungalow, Classical Revival, and Italian Renaissance Revival. All the properties found in the survey area were single-family residential properties. 1230 East 17th Place is not included in the totals since it is a site.

ARCHITECTURAL STYLES

STYLE	TOTAL	PERCENTAGE
BUNGALOW CRAFTSMAN	2	6%
COLONIAL REVIVAL	10	28%
CONTEMPORARY	1	3%
ITALIAN RENAISSANCE REVIVAL	4	11%
MISSION/SPANISH COLONIAL REVIVAL	2	5%
NEW TRADITIONAL	2	5%
PRAIRIE SCHOOL	6	17%
TUDOR REVIVAL	9	25%
TOTAL	36	100%

Colonial Revival

There are ten Colonial Revival houses in the Maple Heights Addition, and they are most frequent on East 20th Street. These houses range between one-and-a-half and two-and-a-half stories and include features such as dormers, symmetrical facades, porches, and pediments. In *A Field Guide to American Houses,* there are nine principal subtypes of the Colonial Revival house, and three subtypes are found within the survey. There is only one side gable subtype located at **1234 East 20th Street**. The property located at **1201 East 20th Street** is an excellent example of a Colonial Revival with stucco siding, a symmetrical façade, and accentuated front entrance.



Figure 12: 1234 East 20th Street - Colonial Revival



Figure 13: 1201 East 20th Street - Colonial Revival

Tudor Revival

Within the survey area, there are nine Tudor Revival houses. Characteristics include false-thatched roofs, half-timbering, an asymmetrical design, steeply pitched gables and arched entrances. *A Field Guide to American Houses* identifies seven principal subtypes of Tudor Revival houses and four are represented within this survey. **1210 East 19th Street** is a good example of a Tudor Revival with a false-thatched roof, and **1212 East 20th Street** features parapet gable ends and a roofline. While classified as Tudor Revival as part of this survey, McDonnell's Irish Castle located at **1207 East 21st Street**, was constructed as a replica of an Irish cottage.



Figure 15: 1210 East 19th Street - Tudor Revival



Figure 14: 1212 East 20th Street - Tudor Revival

Italian Renaissance

There are four examples of Italian Renaissance Revival houses within the survey area. These houses are two to two-and-a-half stories and feature hipped roofs and classical porch elements. *A Field Guide to American Houses* identified four principal subtypes, and only one subtype found is the hipped roof with projecting(s). **1201 East 18th Street** features two wings with a small balcony, and **1220 East 17th Place** has a symmetrical façade with a centered gable wing.



Figure 17: 1201 East 18th Street - Italian Renaissance



Figure 16: 1220 East 17th Place - Italian Renaissance

Mission and Spanish Colonial Revival

There is one Mission-style house located at **1211 East 18th Street.** The house has a large gable end, capped with a mission revival pediment and classical motifs. Other features include terra cotta shingles, an asymmetrical façade, open eaves, and a brick exterior. In addition, there is one Spanish Colonial Revival house located at **1211 East 21st Street.** Some of the character-defining features include smooth stucco walls, a terra cotta roof, and an arched entrance.



Figure 19: 1211 East 18th Street – Mission



Figure 18: 1211 East 21st Street - Spanish Colonial Revival

Prairie School

The Maple Heights Addition has six representations of the Prairie School. They are located along East 18th Street and East 20th Street. The Prairie School examples range between two and two-and-a-half stories, and they feature dormers, porches, hipped roofs, and porte-cochères. There are two of the four principal subtypes in the survey area, including the hipped roof, symmetrical, with front entry subtype, and the hipped roof, asymmetrical subtype. **1225 East 20th Street** features a symmetrical façade with a full-width porch. The houses located at **1223 East 18th Street** and **1223 East 20th Street** feature the asymmetrical subtype with off-centered arched entrances and projecting bays.



Figure 21: 1225 East 20th Street – Prairie School



Figure 20: 1223 East 18th Street - Prairie School

Craftsman Bungalow

There are two examples of Craftsman Bungalows in the Maple Heights Addition. This is the lowest percentage of Craftsman Bungalow houses in the re-surveyed subdivision in the Maple Ridge Historic Residential District. In previous surveys of the historic district, the Craftsman Bungalow has been a dominant architectural style. Both houses are two-and-a-half stories with brick exteriors, dormers, and symmetrical facades. **1202 East 17th Place** has a projecting gable end, a shallow entrance, and a side porch. The house at **1225 East 18th Street** has a partial-width porch, gabled dormers, and a mid-century addition.



Figure 23: 1202 East 17th Place - Craftsman Bungalow



Figure 22: 1225 East 18th Street - Craftsman Bungalow

Contemporary

The property located at **1901 South Owasso Avenue** is the only contemporary-style residence in the survey area. It is an excellent example of a contemporary house with its flat roof, expanses of stone walls, and recessed entrance. Instead of an attached carport, this house has a garage located on the side elevation.



Figure 24: 1901 South Owasso Avenue - Contemporary

New Traditional

New Traditional buildings are based on popular architectural styles from the early 20th century. During the 1970s, there was renewed interest in constructing modern examples of historic architectural styles; however, the scale, rhythm, and massing were not always in keeping with their historic counterparts. The Maple Heights Additions has two matching examples of New Traditional Colonial Revival houses located at **1226-1228 East 19th Street**. The houses have attached garages located on the rear, a shared driveway, and feature a "dumbbell" style footprint.



Figure 25: 1226-1228 East 19th Street - New Traditional

CONSTRUCTION DATES

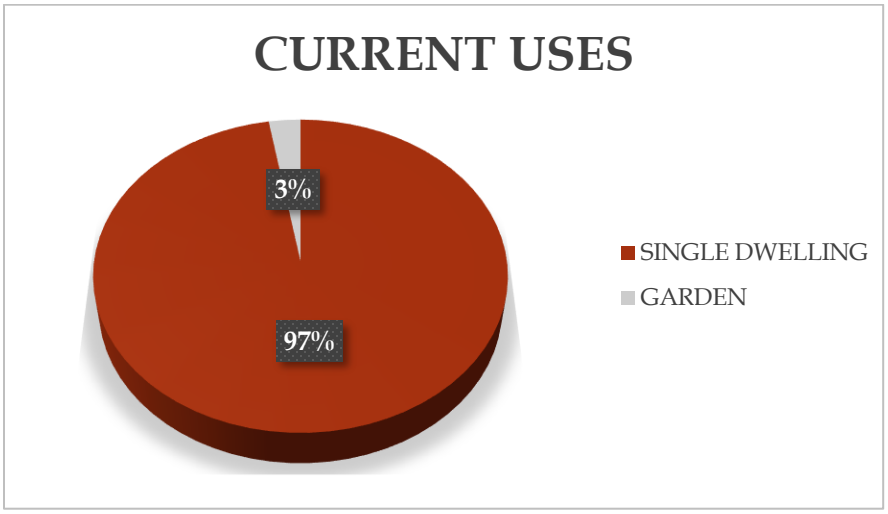
Almost all the properties within the Maple Heights Addition were constructed between 1921 and 1925. A single residence was constructed in 1915, 1918, and 1960. Two matching residences were constructed in 1984.

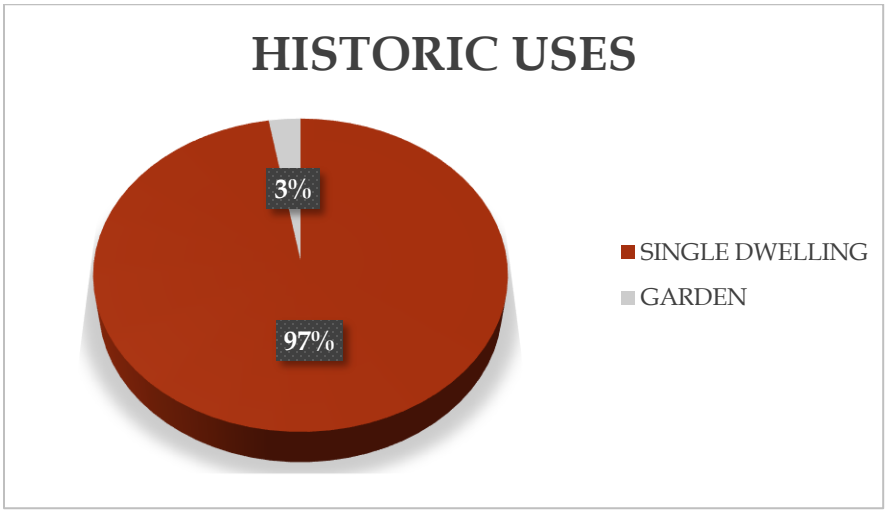
CONSTRUCTION DATE RANGES

YEAR RANGE	PROPERTIES	PERCENTAGE
1910-1915	1	3%
1916-1920	1	3%
1921-1925	31	84%
1926-1930	0	0%
1931-1935	0	0%
1936-1940	0	0%
1941-1945	0	0%
1946-1950	0	0%
1951-1955	0	0%
1956-1960	1	3%
1961-1965	0	0%
1966-1970	0	0%
1971-1975	0	0%
1976-1980	0	0%
POST-1980	3	7%
TOTAL	**37**	**100%**

CURRENT USES

There is no difference between the historic and current uses for the Maple Heights Addition. Based on the results of the survey, the dominant use is single-family residences with 97%.





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

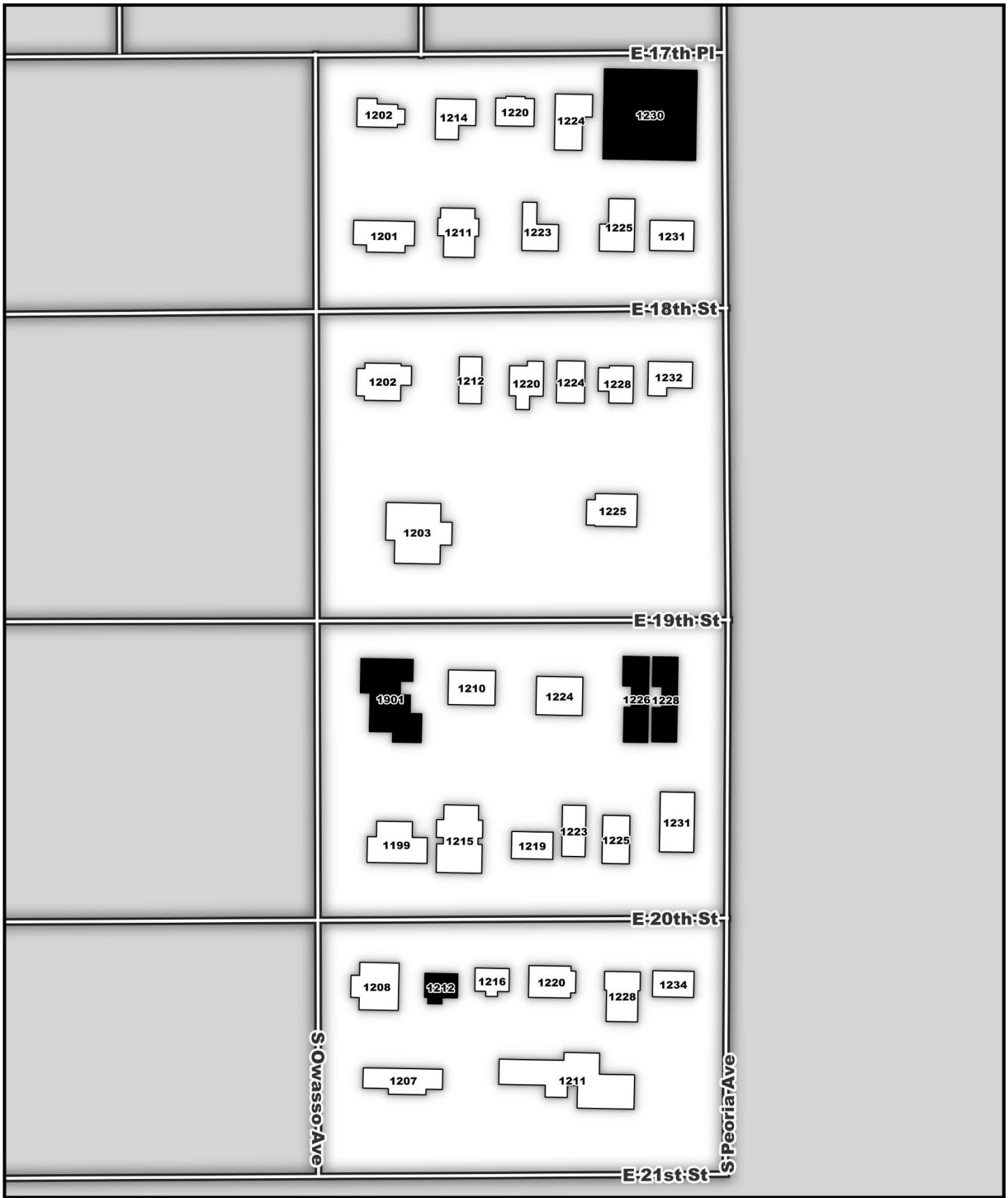
NATIONAL REGISTER ELIGIBILITY

EVALUATION	PROPERTIES	PERCENT
CONTRIBUTING	32	86%
NON-CONTRIBUTING	5	14%
TOTAL	37	100%

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

FULL ADDRESS	STATUS	JUSTIFICATION	BUILT DATE (CIRCA)	ARCHITECTURAL STYLE
1202 EAST 17TH PLACE	C		1922	BUNGALOW CRAFTSMAN
1214 EAST 17TH PLACE	C		1924	COLONIAL REVIVAL
1224 EAST 17TH PLACE	C		1923	COLONIAL REVIVAL
1220 EAST 17TH PLACE	C		1924	ITALIAN RENAISSANCE
1230 EAST 17TH PLACE	NC	LESS THAN 50 YEARS OLD.	2011	NA
1201 EAST 18TH STREET	C		1922	ITALIAN RENAISSANCE
1202 EAST 18TH STREET	C		1924	PRAIRIE SCHOOL
1211 EAST 18TH STREET	C		1915	MISSION
1212 EAST 18TH STREET	C		1924	TUDOR REVIVAL
1220 EAST 18TH STREET	C		1924	TUDOR REVIVAL
1223 EAST 18TH STREET	C		1924	COLONIAL REVIVAL
1224 EAST 18TH STREET	C		1925	PRAIRIE SCHOOL
1225 EAST 18TH STREET	C		1922	BUNGALOW CRAFTSMAN
1228 EAST 18TH STREET	C		1924	TUDOR REVIVAL
1231 EAST 18TH STREET	C		1922	TUDOR REVIVAL

1232 EAST 18TH STREET	C		1923	CLASSICAL REVIVAL
1203 EAST 19TH STREET	C		1922	ITALIAN RENAISSANCE
1210 EAST 19TH STREET	C		1922	TUDOR REVIVAL
1224 EAST 19TH STREET	C		1924	TUDOR REVIVAL
1225 EAST 19TH STREET	C		1918	CLASSICAL REVIVAL
1226 EAST 19TH STREET	NC	LESS THAN 50 YEARS OLD.	1984	NEW TRADITIONAL
1228 EAST 19TH STREET	NC	LESS THAN 50 YEARS OLD.	1984	NEW TRADITIONAL
1201 EAST 20TH STREET	C		1922	COLONIAL REVIVAL
1208 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1212 EAST 20TH STREET	NC	ALTERATIONS TO THE WINDOWS AND FRONT ENTRY.	1924	TUDOR REVIVAL
1215 EAST 20TH STREET	C		1922	COLONIAL REVIVAL
1216 EAST 20TH STREET	C		1925	COLONIAL REVIVAL
1219 EAST 20TH STREET	C		1925	TUDOR REVIVAL
1220 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1223 EAST 20TH STREET	C		1925	PRAIRIE SCHOOL
1225 EAST 20TH STREET	C		1922	PRAIRIE SCHOOL
1228 EAST 20TH STREET	C		1922	COLONIAL REVIVAL
1234 EAST 20TH STREET	C		1924	COLONIAL REVIVAL
1231 EAST 20TH STREET	C		1922	COLONIAL REVIVAL
1207 EAST 21ST STREET	C		1922	TUDOR REVIVAL
1211 EAST 21ST STREET	C		1922	SPANISH COLONIAL REVIVAL
1901 SOUTH OWASSO AVENUE	NC	OUTSIDE THE PERIOD OF SIGNIFICANCE	1960	CONTEMPORARY



LEGEND

Streets

Maple Heights Addition

Building Footprints

CONTRIBUTING

NON-CONTRIBUTING

MAPLE HEIGHTS ADDITION

CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

N

0 100 200 ft

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

SUMMARY PROGRESS OF THE SURVEY OF THE MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

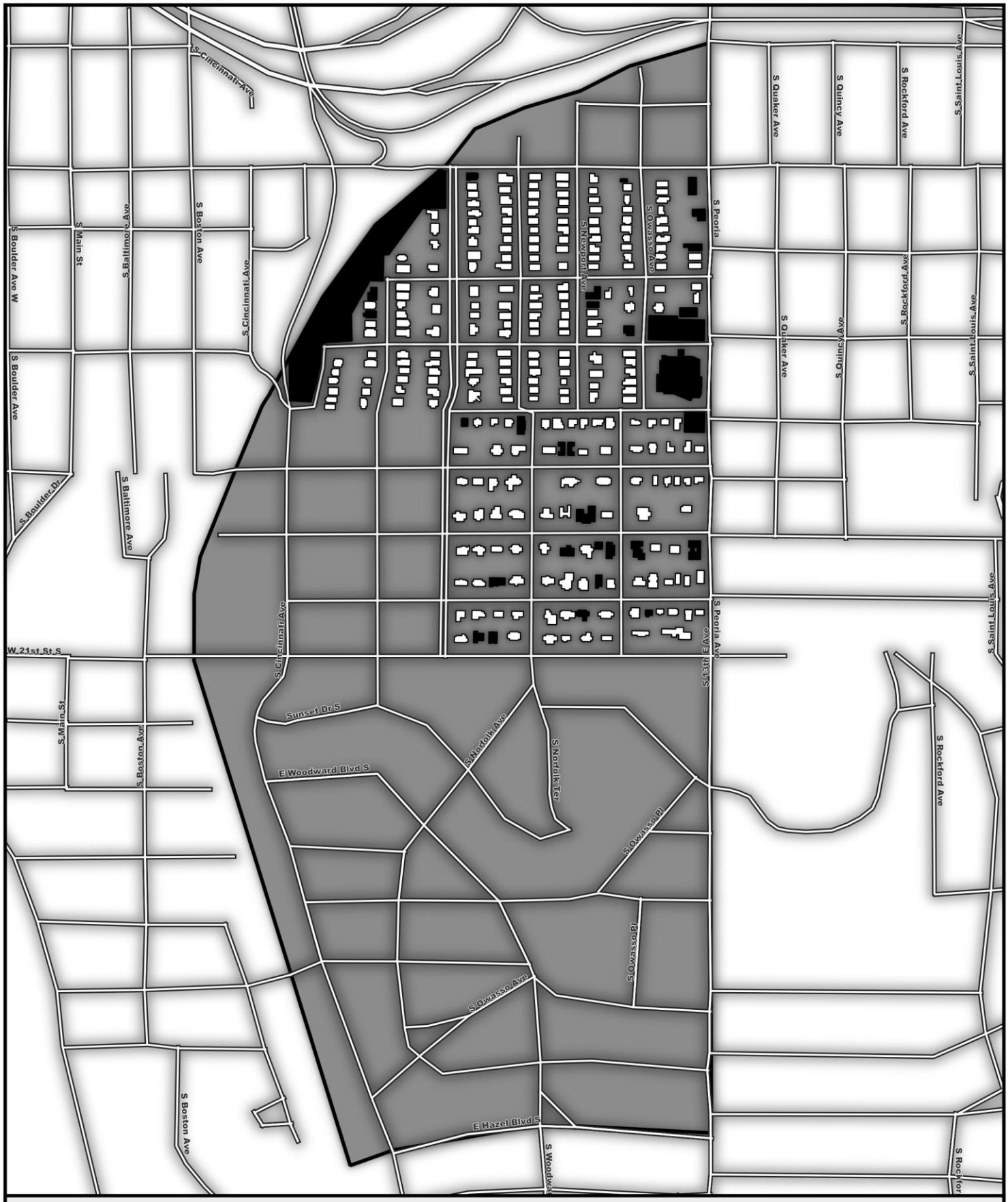
The maps on the following pages indicate the progress thus made in the re-survey of the resources in the Maple Ridge Historic Residential District and the North Maple Ridge Historic Overlay District. At the time of this writing, 294 properties have been documented and photographed.

Based on the results of all three survey phases, the Maple Ridge Historic Residential District retains a high degree of integrity with 263 properties contributing to the significance of the historic district versus 31 non-contributing resources. Many of the non-contributing resources were constructed after the historic district's listing in the National Register of Historic Places or constructed outside the period of significance.

There is a minimal loss of historic resources based on the current historic district boundary. The largest amount of historic resource loss is due to the Inner Dispersal Loop exit and creation of the Maple Park located in the northwest corner of the Maple Ridge Historic Residential District. The properties that were located in the affected area were removed before the historic district's listing in the National Register.

COMBINED NATIONAL REGISTER ELIGIBILITY OF THE MORNINGSIDE, MAPLE RIDGE, MAPLE PARK, & MAPLE HEIGHTS ADDITIONS

EVALUATION	PROPERTIES	PERCENT
CONTRIBUTING	263	89%
NON-CONTRIBUTING	31	11%
TOTAL	294	100%



CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

LEGEND

- Streets
- Building Footprints
  - CONTRIBUTING
  - NON-CONTRIBUTING
  - Maple Ridge Historic Residential District

0 400 800 ft

N

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



LEGEND

- Subdivisions
- Streets
- Maple Ridge Historic Residential District

SUBDIVISIONS

MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT

N

0 400 800 ft

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

ANNOTATED BIBLIOGRAPHY

Ancestry.com. *Tulsa City Directories, 1909-1935* [database online]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanborn Map Company. "Sanborn Fire Insurance Map from Tulsa, Tulsa County, Oklahoma." 1939 and 1962. Library of Congress. Accessed April 1, 2020. https://www.loc.gov/collections/sanborn-maps/?fa=location:oklahoma%7Clocation:tulsa+county%7Clocation:tulsa.

This resource provides information regarding the built environment of Maple Heights Addition.

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

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

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

This resource was used to identify alteration dates and materials within the Maple Heights Addition.

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

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

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

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

"Vertical Files". Tulsa City-County Library.

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

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

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

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

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

Tulsa Democrat. Various articles. 1915-1925.

Tulsa Morning Times. Various articles. 1915-1925.

Tulsa Tribune. Various articles. 1915-1925.

Tulsa Weekly Democrat. Various articles. 1915-1925.

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