

# Tulsa's Historic Neighborhood Series: Tracy Park



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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 820009707.

### TRACY PARK HISTORY

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 that was reduced in size by demolition necessary for the construction of the southeast interchange of the Inner Dispersal Loop.

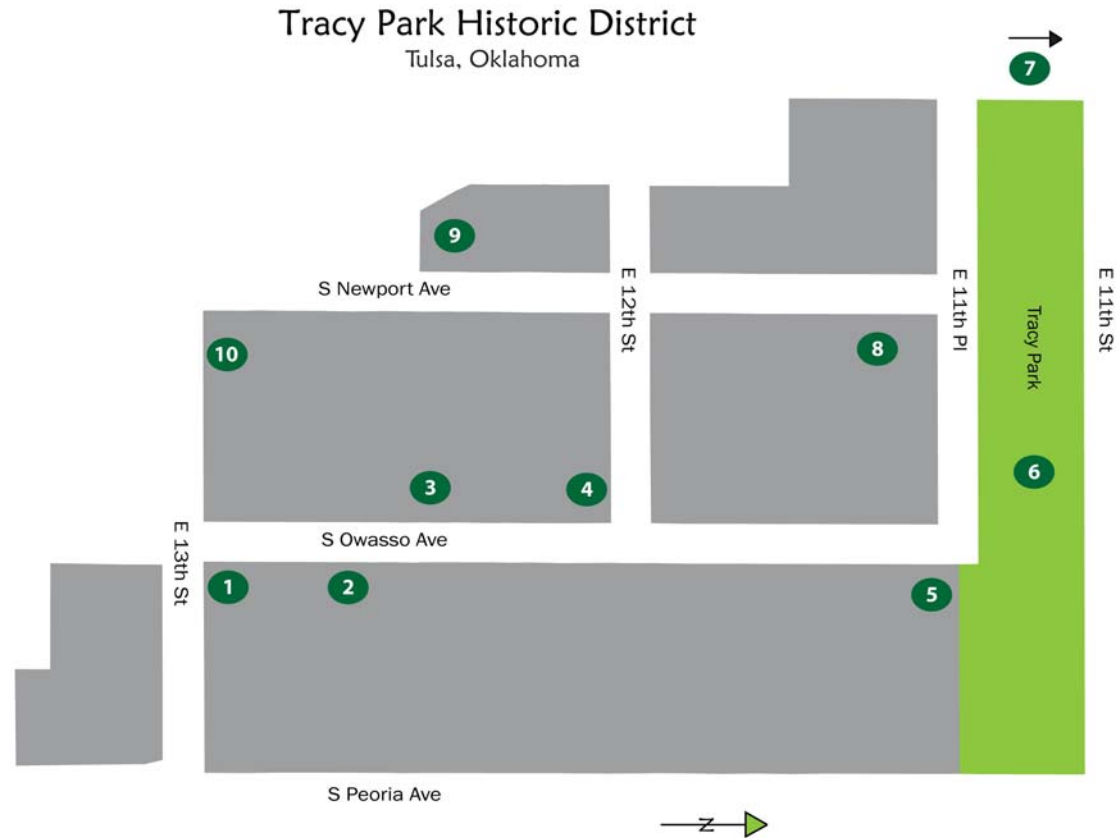
The deed restrictions controlling construction in the Ridgewood subdivision required two-story housing and building setbacks for all homes south of West 12<sup>th</sup> Street. These restrictions were designed to attract "permanent residents" to create an area where, according to a neighborhood spokesperson quoted in the Tulsa World, "birds of a feather would flock together." In part, it was these restrictions which helped to produce the neighborhood scale that has unified Tracy Park's architectural styles.

The neighborhood's strong physical and visual boundaries set it apart and have contributed to its unique neighborhood identity. Primarily residential in character, the 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. Defined by its mixture of architectural styles, the neighborhood conveys a sense of historical and architectural cohesiveness as expressed in the eclectic style found in many 1920s development.



### Take a walk through historic Tracy Park!

- 1. 1245 South Owasso Avenue
- 2. 1231 South Owasso Avenue
- 3. 1220 South Owasso Avenue
- 4. 1204 East 12<sup>th</sup> Street
- 5. 1119 South Owasso Avenue
- 6. Tracy Park
- 7. Oaklawn Cemetery
- 8. 1123 South Newport Avenue
- 9. 1218 South Newport Avenue
- 10. 1245 South Newport Avenue



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## McMichael House 1245 South Owasso Avenue

(Map Location #1)

Originally owned by Mrs. Jennie McMichael this two-and-a-half story, brick Federal style home was built in 1921. A lovely entry foyer and grand staircase are oriented toward the home's door facing 13<sup>th</sup> Street, which is believed to have been the home's front entry door for many years, rather than its current front entry off of Owasso Avenue. The home's back and side yards are beautifully landscaped with urns of flowering annuals, fountains, and benches. As a result, this house has been featured nationally on Home and Garden Television and also locally with television personality Karen Keith.





## O'Bannon House 1231 South Owasso Avenue

(Map Location #2)

Built in 1929 by Walter A. and Sue F. O'Bannon, this Spanish Eclectic style stucco home was the O'Bannon's second home in Tracy Park. O'Bannon and his wife resided at 1132 South Norfolk Avenue five years prior. The house's multi-level tile roof and covered porch with arched openings is enhanced by its support of carved spiral columns. In addition to the porch and its adornments, the home's casement windows and a heavy wood entry door all exemplify the home's Spanish style. Additionally, the wrought iron cantilevered balconies and decorative tile vents add further interest to this lovely home.





## Bayer House

### 1220 South Owasso Avenue

(Map Location #3)

This stucco-clad English Tudor Revival style home was built in 1922, and originally was owned by Lloyd and Cora F. Bayer, who resided in the home until 1958. The home's steeply-pitched roof and equally steeply-pitched front gables, along with its tall chimney with decorative chimney pots, make the home an imposing feature on the block. The home's paired narrow casement windows with multi-paned glazing and decorative half-timbering on the front-facing entry gable over the heavy board-and-batten door are all reminiscent of the home's English Tudor Revival style.





## Rogers House 1204 East 12<sup>th</sup> Street

(Map Location #4)

This lovely Dutch Colonial Revival style home was built in 1924 for its original owners, Reginald D. and Mary Rogers. While the home's steeply-pitched medieval roof pitch and wood cladding are features prominent within the Dutch Colonial style, the dormers, porch, and flared eaves are 18<sup>th</sup>-century style modifications. Further style evolution is apparent in the home's wide-end overhang of the gambrel roof, which is a 19<sup>th</sup>-century development of the style.





## Robinson House

### 1119 South Owasso Avenue

(Map Location #5)

Adah Robinson, a well-respected University of Tulsa art professor and local designer, with the help of architects Bruce Goff and Joseph Koberling, built her home and studio overlooking Tracy Park and the Tulsa skyline. Constructed in 1927, this unique hollow-tile and stucco Art Deco home features leaded glass windows and terrazzo floors to compliment its contemporary design. However, one of the home's most interesting aspects is its two-story living room, which has an open balcony that runs the length of the room and a sunken conversation pit with a fireplace.





## Tracy Park 1134 South Peoria Avenue

(Map Location #6)

Located on the southwest corner of the 11<sup>th</sup> Street and South Peoria Avenue intersection, the 3.34 acres of land that comprise Tracy Park were purchased from Nola Childers Tracy on March 27, 1918. A picnic shelter was built for Tracy Park in 1954, and numerous improvements were made in 1979, including the installation of an irrigation system, spray pool, lighted tennis courts, and another garden with a fountain. The park remains one of the most used parks in the city with its facilities and commanding view of the downtown Tulsa skyline.





## Oaklawn Cemetery

### West 11<sup>th</sup> Street and Peoria Avenue

(Map Location #7)

Directly across 11<sup>th</sup> Street from Tracy Park is the Oaklawn Cemetery. On December 18, 1905, Oaklawn was approved as the official city cemetery by the City of Tulsa. Joe Star, a Civil War veteran buried in here in 1878, is reported to occupy the oldest known grave in Oaklawn. Known as “Potters’ Field”, a large section of the cemetery was set aside for the city’s poor. When the Tulsa Cemetery (located at the intersection of West 2<sup>nd</sup> Street and South Frisco Avenue) was discounted, physical remains removed from its graves were transferred for burial at Oaklawn and Rose Hill Cemeteries.





## Webb House

### 1123 South Newport Avenue

(Map Location #8)

Built in 1923 for its original owners, William B. and Dollie M. Webb, this wood-clad Craftsman bungalow was the dominant style for small homes built throughout the country during the first two decades of the twentieth century. The home's full-width front porch, exposed rafter tails and knee braces, and full-height brick porch supports with sloping sides are all elements representative of the architectural style.





## Buchner House

### 1218 South Newport Avenue

(Map Location #9)

This Colonial Revival, or Federal style, home, built in 1925, was originally owned by Charles E. and Irene Buchner. The simple and symmetrical wood-clad house is adorned with large multi-paned windows with decorative shutters. The home's most prominent feature is its front door, accentuated by a decorative crown supported by slender columns to create an entry porch.





## Cox House 1245 South Newport Avenue

(Map Location #10)

Originally owned by Theodore and Bessie W. Cox, this brick Colonial Revival, or Federal style, home was built in 1921. Cox, a real estate investor, was also one of the original developers of the Tracy Park addition along with R.W. Castle (who resided at 1235 South Newport Avenue) and S.W. Parrish. The home's side sleeping porch, which serves as another point of entry, adds charm to the beautiful home on its well-manicured corner lot. With its side-gabled roof, Adamesque-style entry, and three pedimented dormers, this home is a striking example of one of the most popular building traditions of its period.



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