

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Villa Teresa Historic District

Other names/site number: Carmelite Sisters Home & School

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1212, 1216, 1228 and 1300 Classen Drive

City or town: Oklahoma City State: Oklahoma County: Oklahoma

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>1</u>	<u>1</u>	objects
<u>7</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/ Single Dwelling
- DOMESTIC/ Secondary Structure
- EDUCATION/ Schools
- RELIGION/ Church School
- RELIGION/ Church-Related Residence

Current Functions

(Enter categories from instructions.)

- VACANT/ NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS/ Colonial Revival

LATE 19TH & 20TH CENTURY REVIVALS/ Italian Renaissance Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Narrative Description

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

Summary Paragraph

Villa Teresa Historic District celebrates the preservation and evolution of what was originally a neighborhood for Oklahoma City's well-to-do. The district consists of nine contiguous resources: three houses, three accessory buildings, one school building, and two objects. Of these resources, seven are considered contributing and none have been previously listed on the National Register of Historic Places. The district represents two architectural styles associated with the late 19th/early 20th century Revival movements: Colonial Revival and Italian Renaissance Revival. Most contributing resources were constructed during the late 1910s and 1920s, including the Frank and Burdine Anderson House (1300 North Classen Drive), the James and Margaret Anderson House and Apartment/Garage (1228 North Classen Drive), and the Wiley W. Lowrey House and Apartment/Garage (1212 North Classen Drive). In 1933, the Carmelite Sisters purchased the former Anderson house at 1300 Classen and converted it to Villa Teresa School. During subsequent decades, the Sisters acquired the adjacent residences at 1228 and 1212 Classen, constructed a school building at 1216 Classen, and built a convent addition at 1300 Classen. The operation of Villa Teresa School by the Carmelite Sisters ensured the preservation of the district's resources while nearby buildings were demolished or altered beyond recognition.

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Narrative Description

Site and Setting

Villa Teresa Historic District is located on Lots 7-11 in Block 2 of Classen's Marquette Addition to Oklahoma City. It is comprised of four contiguous properties: the Frank and Burdine Anderson House/Villa Teresa Convent (1300 Classen Drive, Lots 7-8), the James and Margaret Anderson House and Apartment/Garage (1228 Classen Drive, Lot 9), Villa Teresa School (1216 Classen Drive, Lot 10), and the Wiley W. Lowrey House and Apartment/Garage (1212 Classen Drive, Lot 11). The district encompasses approximately 2.25 acres. District boundaries are consistent with the findings of Deborah Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase 2* (2010).¹

Block 2 is triangle-shaped and has large, irregularly-shaped lots. The block is bounded by Northwest 13th Street to the north, North Dewey Avenue to the east, and Classen Drive to the southwest. Classen Drive (historically, Classen Boulevard) extends diagonally southeast from the intersection of North Shartel Avenue and Northwest 13th Street to the intersection of North Dewey Avenue and Northwest 11th Street.

A contiguous wrought iron fence with brick piers extends parallel to Classen Drive and directly in front of the properties that were once affiliated with Villa Teresa School. Historic aerial photographs indicate that this fence was built after the period of significance (see Section 11, Pages 14-15) and is therefore considered a non-contributing resource. Tall trees and mature shrubs are located throughout the block. A concrete sidewalk wraps around the entire block. The grade of the block slopes down gradually from the Frank and Burdine Anderson House to the northwest and the southeast.

The district is situated within a mixed residential and commercial area of Oklahoma City known informally as Midtown. The Midtown area is located between the downtown core of Oklahoma City to the south and residential neighborhoods to the north, most notably the Heritage Hills Historic and Architectural District (NRIS #79002006) and Mesta Park Historic District (NRIS #83002102).² A three-story apartment building that was completed in 2018 is located immediately northeast of the district, on Lots 5 and 6 of the same block. Various businesses occupy the buildings that remain on the southeast side of Classen Drive. Medical buildings affiliated with St. Anthony Hospital are located within 0.5 miles south of the district. Maney Historic District (NRIS #79002008) is approximately 0.1 miles to the southwest, at the intersection of North Shartel Avenue and Northwest 11th Street. Midtown Plaza Court (NRIS

¹ The survey concluded that the buildings at 1212, 1216, 1228, and 1300 North Classen Drive were eligible for a potential Villa Teresa Historic District due to their education and architectural significance. See Deborah Dobson-Brown et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase Two* (September 2010), pp. 45-47 and Table 2. Available at www.okhistory.org/shpo/architsurveys/ILSofDowntownOKCPhase2.pdf.

² Midtown itself is bounded by Northwest 4th Street to the south, North Classen Boulevard to the west, Northwest 13th Street to the north, and North Broadway Avenue to the east.

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#80003290) is approximately 0.25 miles to the southeast, at the intersection of Classen Drive and North Walker Avenue.

Five lots on Block 2 were owned historically by the Carmelite Sisters but are located outside of the boundaries of Villa Teresa Historic District. Each lot contained a residence at their time of purchase by the Sisters. However, by 1972, buildings in each lot were demolished to accommodate parking and play areas for Villa Teresa School. Today, the lots do not contain any historic buildings, structures, objects, or sites associated with Villa Teresa Historic District's period of significance (1917-1967).³

The resources within Villa Teresa Historic District retain distinctive qualities associated with the area's original history as an up-scale neighborhood. These qualities were preserved even as the Carmelite Sisters transformed the district into an education institution. Each building retains elements associated with early 20th century Revival architectural styles. Most important, while numerous buildings on this and surrounding blocks were altered or demolished, the contributing resources to this district retain authentic historic integrity through their location, design, setting, materials, workmanship, feeling, and association. Villa Teresa Historic District contains three residences, three accessory buildings, one school building, and one object. Overall, seven out of nine, or 78% of resources are contributing to the district.

Resource Descriptions

The following is a description of each resource within Villa Teresa Historic District. Contributing status is indicated by the building name and address in **bold**. Non-contributing resources are in normal type. Building names and dates of construction derive from the Oklahoma Landmarks Inventory, Deborah Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase 2* (2010), the Oklahoma County Assessor's files, *Polk's Oklahoma City Directory*, and the Sanborn Fire Insurance Maps.

1. **Frank and Burdine Anderson House/Villa Teresa Convent, 1300 Classen Drive (Photos #0001-0003)**. 1917-1918; 1967. Colonial Revival.

The Frank and Burdine Anderson House/Villa Teresa Convent is on Lots 7-8 in Block 2 of Classen's Marquette Addition to Oklahoma City. A 2½-story single-family dwelling (herein, the Anderson residence) and a 3-story, L-shaped addition (herein, the Convent) are on the property.

³ The Carmelite Sisters acquired Lots 3-4 (620 and 624 Northwest 13th Street) in 1936, Lots 13-14 (1315 and 1317 North Dewey Avenue) in 1947, and Lot 12 in 1956. City directories and Sanborn Fire Insurance Maps indicate two residences on Lot 12: a 2-story dwelling at 1204 Classen Drive and a 2-story accessory building at 1211 North Dewey Avenue. Building demolition occurred by 1960 for Lots 3-4, by 1970 for Lots 13-14, and by 1972 for Lot 12. See 1955 Sanborn Fire Insurance Map, Oklahoma City, Vol. 2, Map #175 and *Polk's Oklahoma City Directory* (Kansas City: R. L. Polk & Co., 1936-1972).

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The Anderson house has a steeply-pitched, side-gabled roof with flat, red clay tile and a symmetrical, southwest-facing façade. At each gabled end of the central block, there is a brick chimney with raked cast stone parapets that descend along the roofline. A 2½-story projection is centered on each side elevation (northwest and southeast) of the central block. Each projection has a side-gabled roof lower than the roofline of the central block. A brick chimney with raked cast stone parapets is at the gabled end of each projection. A painted wood entablature is situated below the roofline of the central block and each projection.

A brick sidewalk extends from the main entrance towards Classen Drive. Two brick pedestals with cast stone caps, one to each side of the sidewalk, are situated near the intersection with a concrete, public sidewalk that runs along the northeast side of Classen Drive. A precast concrete planter is set atop each pedestal.

In 1933, the Carmelite Sisters acquired the Anderson residence and converted it into an independent school known locally as Villa Teresa. In 1967, the Sisters built a 3-story, L-shaped Convent addition directly behind the central block of the original Anderson house. The Convent roof is steeply pitched, cross-gabled, and clad in flat red clay tile. The exterior walls are clad in red brick.

Southwest-facing Façade

There are seven front-gabled dormers of equal width and spacing on the facade roof; three on the central block and two on each of the projections. The roof and sidewalls of each dormer are clad in flat red clay tile. Each dormer contains an arched, vinyl-framed, 9/9 hung window.

The main entrance is centered on the first story of the central block, directly below the center roof dormer and a second-story Palladian window with a cast stone surround and a balconette with a wrought iron railing. The entrance is recessed and delineated with a wide cast stone entablature that extends to two engaged brick columns; one on each side of the entrance. Both brick columns have a cast stone cap. There are two cast stone Doric columns inset and slightly in front of the brick columns and the recessed entry. There is an arched transom window above the door, which is flanked by sidelights.

Two wood-framed, 6/6 hung windows are to each side of the main entrance on the central block. An identical number of windows are located on each side of the Palladian window and balconette on the second story. The windows are evenly spaced and vertically aligned. Each window has a brick jack arch lintel and a cast stone subsill.

A set of five wood-framed, 6/6 hung windows are on the second story of the southeast projection. The windows are separated by vertical wood mullions. The windows share a cast stone subsill and the wood entablature below the roofline serves as the lintel. A wood door is centered on the first story of the projection. Two wood-framed, multi-light casement windows are to each side of the door. Each casement sash is two lights wide and four lights

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tall. A set of five wood-framed, multi-light, fixed windows form a transom over the door and casement windows. The transom has a modest, continuous arch that extends from end to end. The windows are separated by vertical wood mullions.

A set of five wood-framed, multi-light casement windows is on the second story of the northwest projection. Each casement sash is two lights wide and four lights tall. The windows are separated by vertical wood mullions and share a cast stone subsill. The wood entablature below the roofline serves as the lintel. There is a wood door near the west end of the projection on the first story. A transom window with a brick jack arch lintel is above the door. A single casement window and a set of two casement windows are to the right of the door. The casement windows are wood-framed, multi-light units and have brick jack arch lintels and cast stone subsills. Each casement sash is two lights wide and four lights tall.

A two-story extension with a shed roof is to the northwest of this projection and is stepped back from the facade by approximately 12 feet. A pair of wood-framed casement windows with a cast stone subsill are on the second story. Each casement sash is two lights wide and four lights tall. One of the casement windows is boarded and contains an in-window air conditioning unit. An opening on the first story contains a wood door with a transom. The transom is three lights wide and two lights tall. The door and transom are flanked by sidelights. Each sidelight contains two lights with a wood panel below.

A terrace (sidewalk) extends nearly the full width of the facade. The stoop directly in front of the main entrance is clad in tile. The remainder of the terrace is comprised of brick. It is three steps above grade at the main entrance. A set of two steps is situated at the northwest end of the terrace and a set of five steps is situated at the southeast end. Each set of steps is framed by brick pedestals with cast stone caps. The southwest edge of the terrace is defined by brick edging. The brick edging, which also serves as a short retaining wall, has a cast stone cap and is topped by a wrought iron railing.

Northwest Side Elevation

Two quarter-round, wood-framed windows with divided panes are at attic level in the gabled end of the northwest projection of the Anderson house. Below these windows is the small, two-story extension with a shed roof. On the second story of the extension, there is a set of four wood-framed, multi-light casement windows. The windows share a continuous cast stone subsill and the wood entablature below the roofline serves as the lintel. Each casement sash is two lights wide and four lights tall. A set of four wood-framed, 2/2 hung windows is on the first story of the extension. A cast stone belt course that extends the full length of the extension serves as a subsill for these windows. There are two window openings to the right of the extension; one on each story of the northwest projection of the Anderson house. Each opening contains a wood-framed, 4/4 hung window with a brick jack arch lintel and a cast stone subsill.

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The Convent comprises the remainder of this elevation. A brick chimney is located at the side gabled end. On each side of the chimney, raked cast stone parapets descend along the roofline. Two quarter-round, wood-framed vents are at attic level in the gabled end, directly below the parapet. To the left of the chimney, a cast stone belt course demarcates the transition between the third and second stories. To the right of the chimney are five window openings of equal width and spacing on the second and third stories. These window openings are centered on the elevation. Two additional window openings are at the south end of the Convent; one on the second story and one on the third story. Each opening contains a metal-framed, 6/6 hung unit with a cast stone subsill and a brick soldier course lintel.

An elongated projection equivalent to the height of 1 story extends nearly the full length of the Convent. Four metal overhead garage doors of equal width and spacing are arranged on the north and center sections of the projection. Each garage door has four sections with three divided lights in the center section. A paneled wood door, which provides pedestrian access to the garage, is located south of the southernmost garage door. To the south of this door is a set of four concrete steps that lead to a covered porch with a flat roof. South of the porch is a set of three metal-framed, 6/6 windows with a cast stone subsill. These windows abut a connection to the Anderson house. South of these windows is a pair of wood-framed, 4/4 hung windows with transoms. A cast stone belt course serves as the subsill for these windows.

Northeast (Back) Elevation

The Convent comprises the entire northeast (back) elevation of the building. On the east 2/3s of the northeast (back) elevation of the Convent, there are six window openings on the third story and five window openings on each of the second and first stories. The openings are equally spaced and the windows on the second and first stories are vertically aligned with a window on the third story. Each opening contains a metal-framed, 6/6 hung unit with a brick soldier course lintel and a cast stone subsill below. On the west 1/3 of the elevation, there is a set of three metal-framed, 6/6 hung windows on each story. The window sets are vertically aligned, and each window set has a brick soldier course lintel and a cast stone subsill. A cast stone belt course extends the full width of the elevation and demarcates the transition between the second and third stories.

Southeast Side Elevation

Two quarter-round, wood-framed windows with divided panes are at attic level in the gabled end of the southeast projection of the Anderson house. Below these windows, on the second story, is a set of six wood-framed, multi-light casement windows with a brick jack arch lintel and a cast stone subsill. The windows extend nearly the full length of the projection and are separated by vertical wood mullions. Each casement sash is two lights wide and four lights tall. An identical set of casement windows is on the first story. A set of six wood-framed, multi-light, fixed windows form a transom over the first-story casement windows. The transom has a modest, continuous arch that extends from end to end.

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The Convent comprises the remainder of this elevation. A brick chimney is located at the side gabled end. On each side of the chimney, raked cast stone parapets descend along the roofline. Two quarter-round, wood-framed vents are located at attic level in the side gabled end, directly below the parapet. A cast stone belt course demarcates the transition between the second and third stories. This belt course also serves as a subsill for the third-story windows.

Three metal-framed, floor-to-ceiling windows are on the second story of the connection between the Anderson house and the Convent. A multi-light (3x3) paneled door is on the first story of the connection. To the left of the door is a metal-framed, 6/6 hung window with vertical wood siding below. The window opening is equal to the height of the door. The window opening and door share a brick jack arch header with a fantailed cast stone key.

All remaining windows on this elevation of the Convent are metal-framed, 6/6 hung units with vertical wood siding below. A brick soldier course with a fantailed cast stone key is above each window. Each window on the first and second stories has a cast stone subsill.

Courtyard

A grass courtyard is located at the intersection of the northeast (back) elevation of the Anderson house and the southeast side elevation of the Convent. The courtyard is approximately four steps above grade and is outlined with brick sidewalks, brick steps, and raised brick edges.

From the courtyard, portions of the northeast (back) elevation of the Anderson house remain exposed. The roof has gabled dormers arranged in a pattern identical to that of the façade. Each dormer contains an arched, wood-framed, multi-light window. One of the dormer windows has been replaced with a fire escape door. The door and the associated metal fire escape staircase/ladder appear to have been installed after the construction of the Convent addition. A set of five wood-framed, multi-light casement windows is visible on the second story of the southeast projection. The windows extend nearly the full length of the projection, are separated by vertical wood mullions, and share a continuous cast stone subsill. The wood entablature below the roofline serves as the lintel. Each casement sash is two lights wide and four lights tall. A wood door is centered on the first story of the projection. The door is four steps above grade. A pair of wood-framed, multi-light casement windows is located to each side of the door. Each casement sash is two lights wide and four lights tall. The windows are separated by vertical wood mullions. A set of five wood-framed, multi-light, fixed windows form a transom over the door and casement windows. The transom has a modest, continuous arch that extends from end to end.

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2. **Grotto, Classen Drive (Photo #0004).** Circa 1947. No Style.

Located near the northeast corner of the Convent, the Grotto is made of unfinished stone, is semicircular in shape, and meant to resemble a small cave. Much of it is covered in ivy. The object is approximately 20 feet wide and 10 feet tall. It has a curved top. A concrete shelf is in the center of the object. This shelf was used for the placement of offerings and religious icons related to the Catholic faith (See Section 11, page 18). A large flowerbed lined in stone extends the full width of the object. Two electrical lights covered by a small cast stone arch are located directly in front of the object and were used to illuminate the cave space.

3. **James and Margaret Anderson House, 1228 Classen Drive (Photos #0005-0007).** 1927-1928. Colonial Revival.

The James and Margaret Anderson House has a steeply-pitched, cross-gabled roof clad in flat red clay tile. There is a painted wood entablature below the roofline. The entablature has a wide, smooth fascia above a dentil molding. The building has a L-shaped footprint. The longest block, herein the central block, extends northwest to southeast and parallels North Classen Drive. The shorter block, herein referred to as the north block, extends southwest to northeast behind the northernmost end of the central block. There is a two-story projection, herein the southeast projection, centered on the southeast side elevation of the central block. The projection has a side gabled roof. The roof line of the projection is set at a lower elevation than the roof line of the central block and the walls are inset from the central block.

A large lawn with tall trees is between the southwest-facing facade of the House and the northeast side of Classen Drive. A wide concrete sidewalk extends from the main entrance. It first intersects with a narrow concrete sidewalk that extends along the full width of the facade. It then extends for approximately 45 feet before intersecting with the public sidewalk that extends along the northeast side of Classen Drive. A metal pole sign that reads "Villa Teresa EST 1933" is near the southeast corner of the site. The sign was installed after 1967. Paved driveways extend along each of the northwest and southeast sides of the House. Both driveways are accessed via Classen Drive, are wide enough for one vehicle, and provide access to a large paved area behind the House. This paved area contains an oblong-shaped, rubber running track. Aerial photographs indicate that the track was installed by 2008.

Southwest-facing Façade

There are three, evenly spaced, front-gabled dormers on the roof of the central block. The roof and side walls of each dormer are clad in flat red clay tile. Each dormer has a single, aluminum-framed 1/1 hung window with a four-light lunette above.

The main entrance is centered on the first story of the central block, directly below the center dormer and a second-story aluminum-framed, 1/1 hung window with narrow sidelights. There is a balconette directly above the entrance. This balconette is supported by a cast stone entablature and framed by a decorative wrought iron railing. A wide architrave is set between

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the entablature and four cast stone columns on each side of the entrance. Two of the columns on each side are engaged, and all the columns have identical Corinthian capitals. The entrance has a paneled wood door flanked by sidelights and a four-light lunette above. The door is six steps above grade.

All windows on the second and first stories of the central block are aluminum-framed, 1/1 hung units with cast stone subsills. There is a brick soldier course with a fantailed cast stone key above each window. The windows are vertically aligned.

A set of three aluminum-framed, 1/1 hung windows is centered on the second story of the southeast projection. Wood mullions separate each window. There is a brick soldier course above and a cast stone subsill below the windows.

A French door with a four-light transom is centered on the first story of the southeast projection. The door is two steps above grade. An aluminum-framed, 1/1 hung window is to each side of the French door. A brick soldier course is below each window. A four-light lunette is above each window and the French door. A brick soldier course is above the lunettes.

A small, 1-story extension is set to the northwest of the central block. The extension has a flat roof with a concrete parapet topped by a wrought iron balustrade. It is set back from the facade by approximately 10 feet and has one aluminum-framed, 1/1 hung window. There is a brick soldier course with a fantailed cast stone key above the window and a cast stone subsill below.

Northwest Side Elevation

The northwest side elevation is comprised of the gabled end of the central block and the northwest side of the north block. A four-light lunette is centered on the gabled end at attic level. It is framed by a brick rowlock course. Five aluminum-framed, 1/1 hung windows are located on the second story; four on the central block and one on the north block. A brick soldier course with a fantailed cast stone key is above each window, and each window has a cast stone subsill.

The 1-story extension is centered on the gabled end of the central block. A set of three aluminum-framed, 1/1 hung windows is centered on the extension. The windows are separated by wood mullions. An arched brick soldier course with a fantailed cast stone key is above the windows, and the windows share a cast stone subsill. An aluminum-framed, 1/1 window is to each side of the extension on the central block. Each window is aligned vertically with a similar window on the second story.

A pair of aluminum-framed, 1/1 hung windows is centered on the first story of the north block. The windows are aligned vertically with a window on the second story. A brick

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soldier course with a fantailed cast stone key is above the windows, and the windows share a cast stone subsill.

Northeast (Back) Elevation

A four-light lunette is centered on the gabled end of the north block at attic level. It is framed by a brick rowlock course. Directly below the lunette, on the second story, is an aluminum-framed, 1/1 hung window. Two aluminum-framed, 1/1 hung windows of equal width and spacing are on the first story. There is a brick soldier course with a fantailed cast stone key above and a cast stone subsill below each of the windows on the first and second stories.

There are two window openings at basement level on the gabled end. They are aligned vertically with a window on the first story. There is a brick soldier course above each of the windows. The openings were boarded at an unknown date.

Two large, aluminum-framed, 1/1 hung windows are on the second story of the central block, near the intersection with the north block. A four-light lunette is above each window. The windows share a brick soldier course lintel and a cast stone subsill. A wood door with a single light is directly below these windows. The door is flanked by divided sidelights, is protected by a green canvas awning, and is one step above grade. To the left of the door is a small, aluminum-framed, 1/1 hung window. A brick soldier course with a fantailed cast stone key is above the window and a cast stone subsill is below.

Four aluminum-framed, 1/1 hung windows of equal width and spacing are located near the east end of the central block; two on each story. The windows are vertically aligned. Each window has a cast stone subsill. A brick soldier course with a fantailed cast stone key is above each window.

A set of three aluminum-framed, 1/1 hung windows is on the second story of the southeast projection. Wood mullions separate the windows. The windows share a brick soldier course lintel and a cast stone subsill. A half-light, paneled wood door with a narrow, four-light transom is centered on the first story. The door is two steps above grade. There is an aluminum-framed, 1/1 hung window to each side of the door. A brick soldier course is below each window. A four-light lunette is above each window as well as the door. A brick soldier course is above the lunettes.

Southeast Side Elevation

There are two aluminum-framed, 1/1 hung windows of equal width and spacing on the second story of the north block. A brick soldier course with a fantailed cast stone key is above each window and a cast stone subsill is below each window. A multi-light (3x3) wood panel door with an aluminum screen door is on the first story, near the intersection with the central block. The door is one step above grade. Two aluminum-framed, 1/1 hung windows of equal width and spacing are to the right of the door. Each window has a cast stone subsill.

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A brick soldier course with a fantailed cast stone key is above the door, and each window has a cast stone subsill. The door and windows are partially obscured by a green canvas awning that extends the full length of the north block. One window is at basement level and is aligned vertically with the northernmost first-story window.

A four-light lunette is centered on the gabled end of the southeast projection at attic level. A set of four aluminum-framed, 1/1 hung windows is centered on the second story. A wood mullion separates each window. There is a continuous brick soldier course above and a continuous cast stone subsill below the windows. A set of four aluminum-framed, 1/1 hung windows is centered on the first story. A wood mullion separates each window and a continuous brick soldier course extends below the windows. A four-light lunette is above each window. There is a brick soldier course above the lunettes.

There are two window openings to each side of the southeast projection on the central block; one on each of the first and second stories. Each opening contains an aluminum-framed, 1/1 hung unit. A brick soldier course with a fantailed cast stone key is above and a cast stone subsill is below each window. The windows are vertically aligned.

4. **James and Margaret Anderson Apartment/Garage, 1228 Classen Drive (Photo #0008).**
1927-1928. Colonial Revival.

The Apartment/Garage is set near the northeast corner of Lot 9. Historically an autohouse/dwelling, the building is 1 story in height with a finished attic. It is clad in red brick and has a steeply-pitched, front-gabled roof with flat red clay tile.

The Carmelite Sisters acquired the Apartment/Garage along with the James and Margaret Anderson House in 1940. Sanborn maps from 1949, 1950, and 1955 indicate that the building remained an autohouse/dwelling. By 1984, the Carmelite Sisters utilized the building for classroom space (see Section 11, Page 20).

Southwest-facing Facade

A set of two wood-framed, 6/1 hung windows is centered at attic level on the southwest-facing façade. These windows are divided by a vertical wood mullion and share a rowlock brick subsill. A small, rectangular metal vent is above the windows.

The original garage door openings for the autohouse are identified by the limits of two soldier brick courses on the first story. Both openings are infilled with similar-colored brick.

A multi-light (3x3), paneled door is centered on the first story. A wood-framed, 4/1 hung window with a soldier brick lintel and a rowlock brick subsill is to the right of the door. A wood-framed, 6/1 hung window is to the left of the door.

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Northwest Side Elevation

A multi-light (3x3), paneled door is near the north end of this elevation. Two wood-framed, 6/1 hung windows of equal width and spacing are to the right of the door. A brick soldier course is located above the door and each window opening. Each window has a rowlock brick subsill.

Northeast (Back) Elevation

A center chimney penetrates the roof at the back elevation. There are two wood-framed, 6/1 hung windows centered at attic level. Each window has a soldier brick lintel and a rowlock brick subsill. There are two window openings on the first story; one near each end of the elevation. Each opening contains a wood-framed, 6/1 hung window with a soldier brick lintel and rowlock brick subsill.

Southeast Side Elevation

There are three wood-framed, hung windows on this elevation. Two of the windows are 6/1 units. The other is a 4/1 unit. Each window has a soldier brick lintel and a rowlock brick subsill.

5. **Villa Teresa School, 1216 Classen Drive (Photo #0009).** 1951; 2001. Colonial Revival.

Villa Teresa School is a two-story building clad in red brick. It has a steeply-pitched, cross-gabled roof with a flat section at the very top. The visible portions of the roof are clad in flat red clay tile. There is a painted metal entablature below the roofline. The entablature has a wide, smooth fascia and extends around most of the building.

The central block extends northwest to southeast and parallels North Classen Drive. A brick chimney is located at each gabled end. Both chimneys are set atop an elevated, raked cast stone parapet cap that descends along the roofline. The north block, which is the largest of the two blocks, extends southwest to northeast from the full length of the northeast (back) elevation of the central block. The walls are inset from the central block.

In 2001, a one-story addition with a flat roof was added to the northeast (back) elevation of the north block. Herein referred to as the addition, this feature wraps around to the northwest side elevation of the north block. It is clad in red brick.

Southwest-facing Façade

There are three evenly spaced, front-gabled dormers on the roof. The dormers have flat red clay tile roofs and aluminum siding. Each dormer contains a single, aluminum-framed, 1/1 hung window.

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The primary entrance is centered on the first story and is situated directly below the center dormer and one aluminum-framed, 1/1 hung window on the second story. The entrance is slightly recessed, topped by a wide cast stone entablature, and flanked by two cast stone pilasters on each side. A balconette with a decorative wrought iron railing is set atop the entablature. The front entrance contains a pair of paneled wood doors. Each door is topped by a rectangular transom window.

On the second and first stories, there is a set of five aluminum-framed, 1/1 hung windows on each side of the primary entrance. The windows are vertically aligned. There is a continuous cast stone subsill located below each set of windows.

Northwest Side Elevation

A rectangular, metal attic vent is centered in the gabled end of the central block. One aluminum-framed, 1/1 hung window is centered on the second story, directly below the attic vent. Three aluminum-framed, 1/1 hung windows of equal width and spacing are located on the first story. Each window opening has a cast stone subsill.

The roofline of the north block steps back three times along this elevation. Immediately to the north of the central block, there is a set of five aluminum-framed, 1/1 hung windows. The windows share a continuous cast stone subsill and the entablature at the roofline serves as the lintel. On the first story, there is a set of three aluminum-framed, 1/1 hung windows located directly below and to the right of the second-story windows. A continuous cast stone subsill is located below this set of windows. There are four other window openings on the northwest side elevation of the north block. They are arranged in no specific pattern. Each of these window openings contain a single, aluminum-framed, 1/1 hung unit and has a cast stone subsill. In addition, there are two metal louvers located on this elevation. Each metal louver has a cast stone subsill.

The northernmost end of the elevation contains the northwest side elevation of the addition. There are two pairs of aluminum-framed, 1/1 hung windows of equal width and spacing located on the first story. There is a continuous cast stone subsill located below each set of windows.

Northeast (Back) Elevation

There is a single, aluminum-framed, 1/1 hung window with a cast stone subsill centered on the second story of the gabled end of the north block. The first story of the north block is obscured by the addition.

There is a pair of metal doors with single, vertical glass lights near the center of the first story of the addition. The doors are topped by a single, rectangular transom. This entrance is uncovered. A pair of aluminum-framed, 1/1 hung windows with a continuous cast stone subsill is located to the right of the doors.

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Southeast Side Elevation

The fenestration pattern of the southeast side elevation of the central block is identical to that of the northwest elevation.

There are four sets of three window openings of equal width and spacing located on the second story of the north block. Each opening contains an aluminum-framed, 1/1 hung unit. A continuous cast stone subsill is located beneath each set of windows. The entablature at the roofline serves as the lintel for each set of windows.

There is half-light, wood panel door centered on the first story of the north block. The entrance is slightly recessed and protected by a green canvas awning. Two sets of three window openings of equal width and spacing are located to the left of the door. Each opening contains an aluminum-framed, 1/1 hung unit. Each set of windows has a continuous cast stone subsill and is vertically aligned with a set of windows on the second story. A long, narrow one-story projection with a hipped roof is located to the right of the door. There are five window openings of equal width and spacing on the projection. Each opening contains an aluminum-framed, 1/1 hung unit with a cast stone subsill.

On the first story of the addition, which is located at the northernmost end of the elevation, there is a small, rectangular, metal louver and two horizontal casement windows with cast stone subsills.

6. Metal Accessory Building, 1212 North Classen Drive (Photo #0011). Circa 1971. No Style.

This non-contributing, rectangular-shaped metal storage building has a northwest-facing façade and a front-gabled, low-pitched metal roof. There is a single metal door centered on the façade. A metal-framed, 1/1 hung window is located on each side of the door. There are two metal-framed, 1/1 hung windows on the northwest side elevation. There are no openings on the remaining elevations. This building is noncontributing due to age.

7. **Wiley W. Lowrey House, 1212 Classen Drive (Photos #0010, #0012).** 1922. Italian Renaissance Revival.

This two-story building has a brick foundation and stucco walls. It has a hipped roof with a flat section at the very top. The visible portions of the roof are clad in flat green tile. The roof is low-pitched with wide boxed eaves and soffits. There is a cast stone belt course on all sides of the building that demarcates the first story from the brick foundation. The brick foundation is visible on all elevations except for on the façade, where it is covered by a brick terrace that extends the full length of the elevation. The terrace has a red brick foundation and cast stone edging. It is four steps above grade at the main entrance. A set of three steps with wrought iron railings is situated at the northwest end of the terrace.

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Southwest-facing Façade

The main entrance is centered on the first story, directly below a pair of wood-framed, 1/1 hung windows separated by a vertical wood mullion on the second story. The entrance is framed by a Palladian portico with three stucco columns on each side. The front door is multi-paneled wood, is flanked by sidelights, and topped with a lunette window. On each side of the portico is a pair of window openings separated by a vertical wood mullion on both the second and first stories. Each opening contains a wood-framed, 1/1 hung window. The window pairs are vertically aligned.

A two-story porte-cochère is located on the westernmost end of the façade. A set of three wood-framed, 1/1 hung windows is centered above the porte-cochère on the second story. The porte-cochère access is framed by a large arched opening that faces southwest. The opening is framed by stucco-clad piers.

Northwest Side Elevation

The porte-cochère covers the southern half of this elevation. Two pairs of wood-framed, 1/1 hung windows are located on the second story above the porte-cochère. Two narrow, arched openings framed by stucco-clad piers are located at ground level. A wood door that provides access to the building is located under the porte-cochère.

On the northern half of the elevation, there is a pair of wood-framed, 1/1 hung windows on the second and first stories. These windows are vertically aligned. There is an additional wood-framed, 1/1 hung window located on the second story above the intersection of the porte-cochère and the main building.

Northeast (Back) Elevation

A metal slab door is centered on the second story of the elevation. It is located at the top of a metal, single run staircase that is adjacent and parallel to the building. Two wood-framed, 1/1 hung windows of equal width and spacing are arranged on each side of the door.

Two entrances are located on the first story. There is a metal slab door with a single, square light at the center of the elevation. A multi-light wood door is located at the easternmost end of the elevation. This door is paired with a single, wood-framed 1/1 hung window and each is topped with a rectangular transom. Both entrances have concrete steps and landings. The landings and steps have stucco and brick sidewalls capped with cast stone. A pair of wood-framed, 1/1 hung windows is located between the two entrances. A set of four, wood-framed, 1/1 hung windows is located to the west of the center entrance. The windows are separated by wood mullions. A smaller, wood-framed, 1/1 hung window is located between the set of four windows and the center entrance.

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The back elevation of the porte-cochère is located on the westernmost end of the elevation. The fenestration pattern on the second story above the porte-cochère and the arched opening below are identical to that of the façade.

Southeast Side Elevation

The fenestration pattern on the southeast side elevation is symmetrical. At the northernmost end of the elevation, there is a pair of window openings separated by a vertical wood mullion on the second and first stories. At the center of the elevation, there are two narrow window openings of equal width and spacing on the second and first stories. At the southernmost end of the elevation, there are two window openings of equal width and spacing on the second and first stories. The window openings are vertically aligned and each opening contains a wood-framed, 1/1 hung unit.

There are three, divided light, wood-framed basement windows of equal width and spacing located on this elevation. Each basement window aligns vertically with a window located on the first story.

8. **Wiley W. Lowrey Apartment/Garage, 1212 Classen Drive (Photo #0011).** 1922. Italian Renaissance Revival.

A two-story apartment/garage is directly behind the Lowrey House. It has a brick foundation and stucco walls. It has a hipped roof clad in green composition shingles. The roof is low-pitched with wide boxed eaves and soffits. There are two brick chimneys on the roof: one near the northeast (back) elevation and another on the center ridgeline.

Oklahoma City directories listed the apartment until 1942. Sanborn maps from 1949, 1950, and 1955 indicate the building as an autohouse/dwelling. The Carmelite Sisters acquired the apartment/garage along with the Lowrey House in 1970.

Southwest-facing Façade

Four pairs of wood-framed, 1/1 hung windows are arranged symmetrically on the second story. Each pair of windows is separated by a wood mullion. Two large wood panel garage doors are located on the first story. Each door panel is comprised of eight divided lights near the top and three vertical panels below.

Northwest Side Elevation

A wood-framed, 1/1 hung window is centered on the second story.

The wall face of a lean-to addition to the back of the building aligns with the northernmost face of the elevation. There is a slab door centered on the lean-to wall.

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Northeast (Back) Elevation

There are three lean-to additions, each with a shed roof, on the northeast (back) elevation. The dates of construction for the additions are unknown. One addition encloses the original open staircase to the second floor. This addition is clad with horizontal clapboards. The second addition is attached to the back of the staircase. The second story of this addition is clad with horizontal clapboards and the first story is stucco. The third addition, which is located on the westernmost end of the elevation, is one-story in height and clad in stucco. There is a wood door on the northwest elevation of the stair enclosure. A single, wood-framed, 1/1 hung window is located near the western end of the elevation on the second story.

Southeast Side Elevation

There are four window openings of equal width and spacing on this elevation; two on each story. The window openings are vertically aligned. On the second story, there is a wood-framed, 1/1 hung unit and a square casement unit. Two wood-framed, 6/1 hung units are located on the first story.

9. Wrought Iron Fence. Post 1967.

A contiguous wrought iron fence with brick piers extends parallel to Classen Drive and directly in front of the properties that were once affiliated with Villa Teresa School. Paired pedestrian gates occur at the sidewalks leading up to the various residential structures. Larger paired and single vehicular gates occur at the various driveways. Historic aerial photographs indicate that this fence was built after the period of significance (see Section 11, Pages 14-15) and is therefore considered a non-contributing resource.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
EDUCATION
ARCHITECTURE

Period of Significance

1917-1967

Significant Dates

1917
1922
1928
1951
1967

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

CHARLES LESTER MONNOT, ARCHITECT
REYNOLDS AND MORRISON, ARCHITECTS
J. J. CONSTRUCTION COMPANY, BUILDER

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Villa Teresa Historic District is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance for Community Planning and Development and Education. The district is also eligible under Criterion C at the local level of significance for Architecture. The period of significance begins in 1917, when Frank and Burdine Anderson built a large, Colonial Revival style mansion on Lots 7-8 (1300 Classen Drive). The construction of several other grand homes along Classen Drive soon followed, most notably an Italian Renaissance Revival style house owned by Wiley W. Lowrey at 1212 Classen Drive and a Colonial Revival style house owned by James and Margaret Anderson at 1228 Classen Drive. In 1933, the purchase of the former Anderson residence at 1300 Classen by the Carmelite Sisters marked the establishment of Villa Teresa School. As the school population grew, the Sisters acquired the adjacent buildings at 1228 and 1212 North Classen and constructed a new school building at 1216 North Classen. Criteria Consideration A is also applicable because it was owned by a religious institution and was used as a religious facility during the period of significance. The period of significance ends in 1967, when the Sisters completed construction of a Convent addition to the Anderson house at 1300 Classen.

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

Historic Context

Originally a tent village that appeared almost overnight following the 1889 Land Run, Oklahoma City grew quickly to become a vibrant commercial center on the southern Great Plains. The city of Oklahoma City was formally incorporated on July 15, 1890. At that time, the city had approximately 4,000 residents. By the end of the decade, an agricultural boom and the completion of five railroad lines to and from town limits transformed it into a commercial hub. Gaining the state capital in June 1910, along with its associated governmental functions, enabled the city to become the political center of Oklahoma. The discovery of oil in and around the city limits by 1930 further cemented Oklahoma City's economic and political importance to the state.⁴ The combination of positive economic prospects and easy rail transportation brought thousands of people to Oklahoma City during the late nineteenth and early twentieth centuries.

Community Planning and Development Significance

A steady increase in population prompted demands for housing throughout the city. Such demands, in turn, created opportunities for real estate speculation and development for several individuals, most notably Anton Classen. After arriving in Oklahoma during the 1889 Land Run, Classen lived in Guthrie and in Edmond before receiving an appointment to the General Land

⁴ Linda D. Wilson, "Oklahoma City," *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org.

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Office in Oklahoma City.⁵ Classen's relocation to Oklahoma City enabled him to become involved in land speculation and, by 1898, he owned more than 200 acres of undeveloped land north and west of downtown. In 1900, he platted his first addition to Oklahoma City, called Classen's Highland Parked. By 1903, he platted two more: Classen's Marquette Addition (southwest of Highland Parked) and the West Highland Parked Addition (west of Highland Parked).⁶

Classen enticed prospective buyers by marketing his additions as premier, exclusive building locations for the city's elite. For example, his additions often featured large lots and wide streets. Among the most notable avenues was North Classen Drive (historically, Classen Boulevard), which originates at the intersection of Northwest 10th Street and North Walker Avenue and extends northwest in a diagonal manner through the heart of Classen's Marquette Addition. Block 2 of the Marquette Addition, which is triangular-shaped features irregularly-sized lots, is located on the northeast side of Classen Drive between North Dewey and North Shartel avenues. A disciple of the "City Beautiful" movement, Anton Classen also operated under the premise "that cities could be beautiful as well as functional."⁷ To that end, Classen planted numerous trees within his additions. This effort prompted the *Daily Oklahoman* to refer to Classen as "doing more perhaps than any other individual to beautify Oklahoma City...."⁸

Only the wealthiest of residents relocated to Classen's additions and to neighboring additions at first. In 1903, Charles Colcord built a large mansion at 421 Northwest 13th Street, in the center of his Colcord Heights Addition. Colcord sold adjacent lots to other prominent citizens, including to Anton Classen himself, who built a house at 433 Northwest 13th Street.⁹ By 1904, Henry Overholser, who was among the "founding fathers of Oklahoma City," completed his own mansion, the extravagant Overholser House (NRIS #70000536), at 405 Northwest 15th Street in Classen's Highland Parked Addition.¹⁰

Classen's real estate became more appealing and more accessible when Anton Classen teamed with John W. Shartel to build and operate the Metropolitan Railway Company. This interurban rail system, which changed its name to the Oklahoma Railway Company in 1904, effectively linked Oklahoma City's downtown with its growing suburban areas. Classen was a principal shareholder in the company, which enabled him to guide the location of rail lines and stations throughout his additions. One rail line extended along Northwest 13th Street, immediately north

⁵ For background information on Classen, see Linda D. Wilson, "Anton H. Classen," *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org.

⁶ Bob L. Blackburn, *Heritage Hills: Preservation of a Historic Neighborhood* (Oklahoma City: Heritage Hills Historical Preservation, Inc., 1990), 6-7. Also see Plat of Classen's Highland Parked Addition to Oklahoma City, Oklahoma County, Oklahoma Territory, August 16, 1900; Plat of Classen's Marquette Addition to Oklahoma City, O.T., May 19, 1902; and Plat of Classen's West Highland Parked Addition to Oklahoma City, O.T., March 2, 1903, Oklahoma County Clerk, Oklahoma City.

⁷ Dobson-Brown et al., *Intensive Level Survey of Downtown: Phase Two*, 22.

⁸ "Marquette," *Daily Oklahoman*, May 13, 1902, 2.

⁹ Blackburn, *Heritage Hills*, 9.

¹⁰ Dianna Everett, "Overholser, Henry (1846-1915)" *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=OV003>, accessed February 28, 2019.

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of Block 2. Another streetcar route was located southwest of Block 2 on North Walker Avenue. The location of these and other routes enabled Classen to sell lots that were located “within a block of the streetcar.”¹¹ One early advertisement emphasized that all of Classen’s additions, including Classen’s Marquette, were “served by the Metropolitan Street Railway” company.¹² As Blackburn notes, streetcar access became “a positive selling tool” for Classen and other real estate promoters as they sought to draw more prospective residents away from downtown Oklahoma City.¹³

Rather than build prefabricated houses, which was the preferred strategy of competitor Gilbert Apple Nichols, Classen continued to promote his lots as ideal construction sites for well-to-do homebuilders. For example, in December 1919, as Nichols started to promote “Nichols-built homes” in present-day Heritage Hills Historic and Architectural District (NRIS #79002006) and Mesta Park Historic District (NRIS #83002102), Classen’s company continued to advertise itself as possessing “[t]he very best in building sites” in some of the most exclusive areas of Oklahoma City. The same advertisement went on publicize the appeal of those houses already constructed on adjacent lots by noting their proximity to key amenities such as paved streets, streetcar stations, schools, and churches.¹⁴ Because of his methods, Classen’s additions tended to develop slowly, but ultimately encouraged the relocation of many prominent individuals and families to northwest Oklahoma City.

Frank and Burdine Anderson were the first individuals to build a house in Block 2 of Classen’s Marquette Addition. The couple had married in Mississippi in 1895 and, in 1900, they relocated to Oklahoma City. In August 1904, Anderson founded Anderson, Clayton, and Company with the help of his brother, Monroe Dunaway (M. D.) Anderson, and his brother-in-law, William Lockhart Clayton. The company found tremendous success in the cotton trade and, although the company’s headquarters moved to Houston, Texas, in 1916, Frank and Burdine remained in Oklahoma City. On May 4, 1917, Burdine Anderson purchased Lot 7 in Block 2.¹⁵ On May 14, Henry G. Snyder purchased Lot 8 and, the next day, transferred the lot to Anderson.¹⁶ By 1918, the couple completed a large, two-and-a-half-story, Colonial Revival style house at 1300 Classen Drive. Construction cost an estimated \$150,000. By 1922, the Anderson residence featured three accessory buildings in addition to the main house, including a two-story garage/apartment

¹¹ “Bargains For a Few Days,” *Daily Oklahoman*, April 19, 1903, 6.

¹² Advertisement, The Classen Co., *Daily Oklahoman*, June 25, 1903, 6.

¹³ Blackburn, *Heritage Hills*, 8 and Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase 2*, 19. The Oklahoma Railway Company operated in Oklahoma City until 1947. See Albert McRill, *And Satan Came Also: An Inside Story of a City’s Social and Political History*, ed. Larry Johnson (1955; reprint, Oklahoma City: Full Circle Press, 2013), 100. Also see Wilson, “Anton H. Classen” and Mignon Sims and Larry O’Dell, “Interurbans,” *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org.

¹⁴ Advertisement, *Daily Oklahoman*, December 30, 1919, 10. For more on how Nichols’ strategy contrasted from Classen’s see Blackburn, *Heritage Hills*, 18-20. Also see Linda D. Wilson, “Nichols, Gilbert Apple (1876-1950),” *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=NI003>, accessed March 1, 2019.

¹⁵ Deed to Burdine Anderson, Oklahoma County Clerk, Book 192, Page 460. Burdine “Dessie” (Clayton) Anderson was born in Verona, Mississippi, in 1873.

¹⁶ Deed to Henry G. Snyder, Oklahoma County Clerk, Book 180, Page 520.

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building located in the northwest corner of the property. Frank Anderson died in 1924, but Burdine and her son, James E. Anderson, would remain in the house until 1928, when Burdine moved to Houston.¹⁷

More luxurious homes owned by wealthy businessmen or their family members soon followed. Among these businessmen was Wiley W. Lowrey. Born in Mississippi in 1878, Lowrey started his business career in eastern Oklahoma by establishing a mercantile in the small town of LeFlore. In 1917, he formed the American Indian Oil and Gas Company in the nearby town of Poteau. The company operated as many as eight natural gas wells in the area and at one point was valued as high as \$1 million before dissolving in 1921.¹⁸ Lowrey also financed the construction of several buildings in downtown Poteau during the late 1910s and early 1920s.¹⁹ By 1925, Lowrey relocated to a two-story, Italian Renaissance Revival style house with a detached, two-story apartment/garage located on Lot 11 (1212 North Classen Drive). Originally built in 1922 for H. L. and Irene Berry, Lowrey occupied the house until his death in 1944. He engaged in several business ventures throughout Oklahoma City. For example, according to the *Daily Oklahoman*, he was “active in developing the first parking meter company” in Oklahoma City.²⁰ Lowrey also maintained real estate ventures in Poteau, the most notable of which was converting a three-story business building into the Hotel Lowrey in 1932.²¹

¹⁷ 1922 Sanborn Fire Insurance Map, Oklahoma City, Vol. 2, Map #175. Also see “Catholic Sisters, Attorney Buy Anderson Homes on Classen,” *Daily Oklahoman*, April 22, 1933, 13. Anderson, Clayton and Company remained a profitable enterprise well into the mid-20th century. According to the *Handbook of Texas Online*, Fortune magazine called Anderson, Clayton and Company “the largest buyer, seller, storer, and shipper of raw cotton in the world” in 1945, the year in which the company went public. Profits from the initial public offering enabled the M.D. Anderson Foundation, led by Monroe, to purchase land for the construction of the Texas Medical Center in Houston. The Center includes the University of Texas M.D. Anderson Cancer Center. See Thomas D. Anderson, “Anderson, Clayton, and Company,” *Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/dia01> (accessed November 5, 2018); idem., “Anderson, Monroe Dunaway,” *ibid.*, <https://tshaonline.org/handbook/online/articles/fan09> (accessed November 5, 2018); Leon Jaworski, “M. D. Anderson Foundation,” *ibid.*, <https://tshaonline.org/handbook/online/articles/vrm01> (accessed November 5, 2018); and “Texas Medical Center,” *ibid.*, <https://tshaonline.org/handbook/online/articles/kct23> (accessed November 5, 2018). Also see “Who was M.D. Anderson?” M.D. Anderson Cancer Institute, <https://www.mdanderson.org/about-md-anderson/facts-history/who-was-md-anderson.html> (accessed November 2017).

¹⁸ Bruce A. Wells, “American Indian Oil & Gas Company,” American Oil & Gas Historical Society, <https://aoghs.org/stocks/american-indian-oil-gas-company/>, 2018, accessed February 27, 2019.

¹⁹ In July 1918, Lowrey announced that he had arranged to build “fifty residence and business houses” in Poteau, ten of which were already under construction. See “Poteau Enjoying Industrial Boom,” *Daily Oklahoman*, July 7, 1918, 1B.

²⁰ “W.W. Lowrey, Pioneer, Dead,” *The Daily Oklahoman*, April 3, 1944. *The Encyclopedia of Oklahoma History and Culture* credits Carl C. Magee for conceptualizing the parking meter. Magee arrived in Oklahoma City in 1927 and was appointed to the Chamber of Commerce’s Traffic Committee in 1932. Dianna Everett, “Parking Meter,” *The Encyclopedia of Oklahoma History and Culture*, accessed December 4, 2018, www.okhistory.org. Also see Polk Directory, Oklahoma City, 1925.

²¹ “Poteau Gets New Hotel,” *Daily Oklahoman*, September 22, 1931, 10 and “New Poteau Hotel Opened,” *Daily Oklahoman*, May 31, 1932, 2. The Hotel Lowrey remained in operation until the mid-1960s. In 2008, the building became the home of the LeFlore County Historical Society. See LeFlore County Historical Society, “Hotel Lowrey,” <https://leflorecountymuseum.org/history-of-hotel-lowrey>, 2019, accessed February 27, 2019.

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In 1928, a two-story, Colonial Revival style house with a detached, one-story garage was constructed on Lot 9 (1228 North Classen Drive), immediately southeast of the Frank and Burdine Anderson residence. This house was built for their son, James, and his wife, Margaret, after Burdine relocated to Houston. The couple remained in the house for only a short time. By 1931, James Anderson moved to Houston to practice law. Nonetheless, newspaper articles from the 1930s show that the couple visited Oklahoma City several times to see family and friends.²²

Architectural Significance

The Frank and Burdine Anderson residence, James and Margaret Anderson residence, and the Wiley W. Lowrey residence are among the most distinct and elaborate houses in northwest Oklahoma City. In addition, they reflect how large, luxurious suburban homes for wealthy elites were a priority within the architecture profession and construction industry during the early twentieth century. For example, the Frank and Burdine Anderson residence stands out as an extravagant adaption of the Colonial Revival architectural style. The building features a prominent, side-gabled projection on the northwest and southeast sides of the central block. In addition to increasing the square footage of the interior, this adaption conveys the appearance of the house having distinct northwest and southeast “wings”. The James and Margaret Anderson features a similar adaption (albeit smaller in scale) with a side-gabled projection on the southeast side of the central block.²³

All three residences also display a high quality in materials and workmanship. Each house has a tile roof, and the main entrance to each house is recessed slightly and delineated by columns. The entrance to the Frank and Burdine Anderson residence is the most elaborate of the three, with a wide cast stone entablature topped by a wrought iron balconette and supported by two engaged brick columns and two cast stone Doric columns. The main entrance to the Lowrey residence is framed by a Palladian portico with three stucco-clad columns to each side. Such attention to materials and detail was also conveyed in the interior of each home through the incorporation of wood and tile floors, plaster ceiling and wall finishes, and other touches such as wood built-ins and French doors.

By the time of the construction of the James and Margaret Anderson residence in 1928, all but three lots in Block 2 of Classen’s Marquette Addition were developed. All but one of the developed lots contained a dwelling at least two stories in height.²⁴ These large homes stood out from development in neighboring blocks, which contained single-family dwellings or duplexes/apartment buildings that varied in size and were one-to-two stories in height.

²² For example, see “Dixie Payne’s Diary,” *Daily Oklahoman*, December 28, 1937, 6. A series of articles from late 1936 and early 1937 indicate that Anderson lost his license to practice law in Oklahoma. At one point, he was required to appear before a district judge after having filed suits on behalf of clients in Oklahoma without possessing a license to practice in the state. See “Texan Faces Bar Citation,” *Daily Oklahoman*, December 25, 1936.

²³ Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York: Alfred A. Knopf, 2015), 410.

²⁴ The lone exception was located on Lot 3 (620 Northwest 13th Street), which was one-and-a-half-stories in height. In addition, eight of the developed lots contained detached garages, while another had a one-story garage attached to the main house. 1922 Sanborn Map.

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Meanwhile, Plaza Court (completed in 1927, NRIS #80003290), located to the southwest at the intersection of Classen Drive and North Walker Avenue, provided a central shopping center for residents.²⁵ The construction of Plaza Court and other commercial amenities, combined with a steady increase in population density throughout northwest Oklahoma City during the 1920s, enabled the “pretentious” Frank and Burdine Anderson residence and its neighbors in Block 2 to symbolize an idyllic, suburban landscape in an otherwise bustling, congested urban neighborhood.²⁶

Education Significance

In 1916, Father Eduardo Solero of the Roman Catholic Order of Discalced Carmelites arrived in southeastern Oklahoma after fleeing from religious persecution in northern Mexico. Solero soon recruited four teachers from the eastern United States, including Marie Loretta Cavanaugh, to establish an Indian school at a mission in the town of Gowen. By 1920, this small group of Carmelite Sisters oversaw a Catholic school in nearby Hartshorne that enrolled over 200 students. Shortly thereafter, the Sisters relocated to Oklahoma City, where Spanish-speaking Carmelite priests were serving a growing Mexican American population at Little Flower Catholic Church. In 1928, Bishop Francis Clement Kelley formally established the Carmelite Sisters of St. Thérèse. Marie Cavanaugh was selected their superior and assumed the religious name of Mother Agnes Teresa. According to the *Oklahoman*, the Carmelite Sisters have “the distinction of being the only [religious order] formed by the Oklahoma Roman Catholic entity that eventually evolved into the Archdiocese of Oklahoma City.”²⁷

In April 1933, as the Great Depression expanded its grip on Oklahoma, the Carmelite Sisters moved to Block 2 of Classen’s Marquette Addition by purchasing the spacious Anderson family mansion at 1300 Classen for \$40,000.²⁸ The building had been vacant since Burdine Anderson moved to Houston in 1928. Instead of demolishing the building, the Carmelite Sisters converted it to educational and residential uses by establishing an independent school and convent.

²⁵ See National Register of Historic Places, “Plaza Court, Oklahoma City, Oklahoma County, Oklahoma” (NRIS #80003290), available at <http://nr2.shpo.okstate.edu/pdfs/80003290.pdf>.

²⁶ The reference to the Anderson residence as “pretentious” is from “Catholic Sisters, Attorney Buy Anderson Homes on Classen”. See also Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, 1980), 231-232.

²⁷ Carla Hinton, “Carmelite Sisters Set to Mark 100th Anniversary in Oklahoma City,” NewsOK, July 16, 2017, www.newsok.com, accessed November 12, 2018. For an overview of the Carmelite Sisters in Oklahoma and in the Southwest, see “Our Founder and History,” Carmelite Sisters of St. Thérèse of the Infant Jesus, <https://oksister.com/our-founder-and-history>, accessed November 12, 2018, and National Register of Historic Places, “Our Lady of Mount Carmel and St. Therese Church, San Antonio, Bexar County, Texas,” NRIS# 98000843, available at <https://atlas.thc.state.tx.us/NR/pdfs/98000843/98000843.pdf>. For more information on the Catholic Church in Oklahoma, see James D. White, “Catholic Church,” *The Encyclopedia of Oklahoma History and Culture*, www.okhistory.org, accessed November 12, 2018.

²⁸ “Catholic Sisters, Attorney Buy Anderson Homes on Classen”. According to the newspaper, an attorney named F. E. Anderson purchased the former James Anderson residence at 1228 Classen Boulevard for \$20,000.

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The new school opened in the fall of 1933 and its initial focus was on a kindergarten program.²⁹ Although kindergarten programs existed in every major city in the country by this time, most offered only half-day programs, which limited opportunities for socialization among children and hindered interactions between parents and teachers.³⁰ Cognizant of the benefits of prolonged interaction between children and teachers, Villa Teresa School (as it was known) offered a full-day kindergarten program—the first of its kind in Oklahoma City.³¹

The kindergarten program became so popular that parents soon requested that Villa Teresa offer additional grades. In response to this demand, the Sisters added a new grade each successive school year and increased the amount of space within the convent for educational purposes. By 1941, the school was staffed by eight Sisters and offered classes to girls and boys from kindergarten through the eighth grade. In addition to academic and spiritual instruction, students received training in dance, drama, music, and French.³²

To accommodate a growing number of students, the Carmelite Sisters expanded the boundaries of Villa Teresa School by purchasing adjacent lots in Block 2 and On December 31, 1940, the Sisters purchased the former James Anderson residence at 1228 Classen. The building was bought for \$20,000 by an attorney named A. E. Pearson in 1933, but it had been vacant since 1939. The Sisters promptly converted it to a nursery for two-year-old children and below.³³ On March 29, 1944, the Sisters purchased Lot 10, which was the last undeveloped lot on the block.³⁴ In 1947, the Sisters acquired Lots 13 and 14 (1315 and 1317 North Dewey Avenue, respectively) and, in 1956, they purchased Lot 12 (1204 Classen).³⁵ All three lots contained dwellings at the time of purchase. In August 1970, the Sisters acquired the former Wiley Lowrey residence at 1212 Classen (Lot 11) and converted it into a pre-school.³⁶ Aerial photographs indicate that the dwellings on lots 12, 13, and 14 remained standing up to 1967. At some point thereafter, however, those buildings were demolished to make room for parking and outdoor activities.

In 1951, the Sisters embarked on a \$145,000 project to construct a dedicated school building on Lot 10 (1216 Classen).³⁷ They commissioned prominent local architect Charles Lester Monnot to design the building, known officially as Villa Teresa School. A devout Catholic, Monnot had

²⁹ “Carmelite Sisters to Open HQ in City Today,” *The Daily Oklahoman*, June 23, 1933.

³⁰ Christine More Muelle, “The History of Kindergarten to the United States,”

<http://digitalcommons.fiu.edu/cgi/viewcontent.cgi?article=1110&context=sferc>, accessed November 2017.

³¹ Steve Gust, “Carmelite Sisters of St. Therese of the Infant Jesus celebrating 100 years,” *Sooner Catholic*, July 6 2017, <http://www.archokc.org/past-issues/2017folder/1629-sooner-catholic-7-9-17/file>, accessed November 2017.

³² “Carmelites to Open School Wednesday,” *The Daily Oklahoman*, August 31, 1941. Also see Gust, “Carmelite Sisters.”

³³ Warranty Deed from Savings and Loan Association to Carmelite Sisters, Oklahoma County Clerk, Book 571, Page 83 and “Carmelites to Open School Wednesday.”

³⁴ Warranty Deed from Margaret Anderson to Carmelite Sisters, Oklahoma County Clerk, Book 629, Page 44.

³⁵ Warranty Deed to the Carmelite Sisters, Oklahoma County Clerk, Book 953, Page 641; Warranty Deed for Lot Twelve, Oklahoma County Clerk, Book 2038, Page 280.

³⁶ Warranty Deed from Lowrey to the Carmelite Sisters, Oklahoma County Clerk, Book 3949, Page 1393. Since Lowrey’s death in 1944, the property at 1212 Classen had remained within the Lowrey family until it was sold to the Sisters.

³⁷ “Study to Start at New School,” *The Daily Oklahoman*, August 13, 1951.

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designed several churches in Oklahoma and Texas, including the Cathedral of Our Lady of Perpetual Help (1924) and the Little Flower Catholic Church (1927) in Oklahoma City.³⁸ The interior of Villa Teresa's new school building accommodated up to 225 students was modern in every respect. The building's exterior was designed in the Colonial Revival style. Much like its neighbors at 1228 and 1300 Classen, Villa Teresa School featured red brick veneer exterior walls, a side gabled roof with front gabled dormers, and a façade with cast stone columns and an entablature framing the front entrance. Such characteristics ensured a uniform appearance across all the buildings then owned by the Carmelite Sisters.

Subsequent additions to the Villa Teresa campus continued to emphasize a unified appearance across the individual school buildings. In 1966-1967, local architecture firm Reynolds and Morrison designed a large addition to the former Frank and Burdine Anderson residence, which was now known as Villa Teresa Convent (1300 Classen). Built by J. J. Cook Construction Company, the addition is three stories in height plus a full basement. The spacious basement contained a recreation room, hobby room, mechanical room, and additional storage. The first story featured a cafeteria, additional living space, and a library. The second and third stories provided space for eighteen bedrooms, which made it possible for all the Sisters to reside in the same building.³⁹

By the late twentieth century, up to thirty Sisters actively served at Villa Teresa School.⁴⁰ Nevertheless, the school still required additional space even though it only offered instruction through the fourth grade by the end of the 1980s. For example, in September 1989, the Sisters purchased a medical clinic located at 522 Northwest 13th Street (no longer extant) and converted the 6,000-square-foot building to classroom and storage space.⁴¹ The Carmelite Sisters announced the closing of Villa Teresa School in 2012, citing rising costs for health insurance and salaries as well as mounting expenses for building repairs and renovations. At the time of the school's closure, Villa Teresa served approximately 230 children between the ages of 2 and 10.⁴²

³⁸ One of Monnot's most famous designs is Our Lady of Mount Carmel and St. Thérèse Church (now Basilica of the National Shrine of the Little Flower) in San Antonio, Texas, which was dedicated in 1931 and placed on the National Register of Historic Places in 1998 (NRIS# 98000843). For background on Monnot's work, see National Register of Historic Places, "Our Lady of Mount Carmel"; Mary Jo Nelson, "City Architect's Cathedral Saluted: Historic Church a Monument to Designer's Talent, Caring," *Oklahoman*, May 10, 1992, www.newsok.com, accessed September 7, 2018; The Cathedral of Our Lady of Perpetual Help, "History of Our Lady's Cathedral," <http://www.cathedralokc.org/history>, accessed November 12, 2018; and James D. White, "Little Flower Catholic Church," *The Encyclopedia of Oklahoma History and Culture*, www.okhistory.org, accessed November 12, 2018.

³⁹ "Notice, Addition to the Villa Teresa Convent, 1300 Classen Drive," September 26, 1966, Villa Teresa Construction Archives. The firm Reynolds and Morrison was associated with the design and construction of the Oklahoma Center for Continuing Education on the campus of the University of Oklahoma between 1961 and 1964. See National Register of Historic Places, "Oklahoma Center for Continuing Education Historic District" (NRIS# 11000334), available at <http://nr2.shpo.okstate.edu/QueryResult.aspx?id=11000334>, accessed November 12, 2018.

⁴⁰ Hinton, "Carmelite Sisters Set to Mark 100th Anniversary."

⁴¹ "Villa Teresa School Buys Clinic Building," *The Daily Oklahoman*, September 30, 1989.

⁴² Juliana Keeping, "Villa Teresa Catholic School in Oklahoma City will close in July," NewsOk, March 9, 2012, www.newsok.com (accessed November 2017).

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Conclusion

The architectural and historic significance of Villa Teresa Historic District has been recognized by city officials and surveyors since the mid-1990s. In 1996, the Frank and Burdine Anderson House/Villa Teresa Convent was identified as a contributing resource to a Classen's Marquette Historic District proposed by John Calhoun.⁴³ Although Calhoun completed his survey, email correspondence with the Oklahoma City Planning Department and the State Historic Preservation Office indicates that a survey report and a historic district nomination were never written or completed.⁴⁴

In 2010, Phase 2 of the Downtown Oklahoma City Intensive Level Survey concluded that the buildings at 1212, 1216, 1228, and 1300 Classen Drive were eligible for a potential Villa Teresa Historic District due to their education and architectural significance. Except for a small handful of properties located in Maney Historic District (NRIS #79002008), the survey did not identify another set of eligible, contiguous resources representing the first generation of suburban, single-family growth in Classen's Marquette Addition. More important, the survey did not identify another set of eligible, contiguous resources that reflect the evolution of the area from a suburban, residential district to an urban, mixed use neighborhood.⁴⁵ Most first-generation resources in Classen's Marquette Addition have been altered significantly or demolished altogether. In stark contrast, the contiguous resources within Villa Teresa Historic District appear virtually untouched. These picturesque, early twentieth century Revival style buildings provide the backdrop to a historically significant and an architecturally distinct area in the heart of Oklahoma City.

⁴³ Oklahoma Landmarks Inventory, "Villa Teresa Convent, 1300 Classen Drive, Oklahoma City, Oklahoma County, Oklahoma," Object ID# 45519, accessed November 26, 2018, http://oli_shpo.okstate.edu/query_result.aspx?id=45519&psc=P. This appears to be the only resource in the Inventory that is associated with a Classen's Marquette Historic District.

⁴⁴ David Chunn, email message to author, November 13 and November 16, 2018.

⁴⁵ Dobson-Brown, et al., *Oklahoma City Intensive Level Survey of Downtown: Phase 2*, 45-47. See also National Register of Historic Places, "Maney Historic District, Oklahoma City, Oklahoma County, Oklahoma," NRIS #79002008, available at http://nr2_shpo.okstate.edu/pdfs/79002008.pdf.

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Wells, Bruce A. "American Indian Oil & Gas Company." American Oil & Gas Historical Society. Accessed February 27, 2019. <https://aoghs.org/stocks/american-indian-oil-gas-company/>. 2018.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 2.25 MOL

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.481635 | Longitude: -97.524404 |
| 2. Latitude: 35.481997 | Longitude: -97.523966 |
| 3. Latitude: 35.481041 | Longitude: -97.522773 |
| 4. Latitude: 35.480632 | Longitude: -97.523252 |

Verbal Boundary Description (Describe the boundaries of the property.)

All of Lots 7-11 in Block 2 of Classen's Marquette Addition to Oklahoma City, Oklahoma.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary contains all extant resources from the period of significance and builds upon findings and recommendations from previous surveyors, most notably Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase 2* (2010). The first residences within the district (Lots 7-8, 9, and 11) were built between 1917 and 1928. After their arrival in 1933, the Carmelite Sisters converted preexisting dwellings in Lots 7-8, 9, and 11 to educational uses and constructed a school building in Lot 10. Lots 3-4 and 12-14 were also purchased by the Sisters and contained dwellings at their time of purchase. However, these dwellings have been torn down and the lots do not contain any historic buildings, structures, or objects related to the district's period of significance.

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11. Form Prepared By

name/title: Catherine Montgomery AIA, President; Matthew Pearce, Ph.D., Historian
organization: Preservation and Design Studio, PLLC
street & number: 616 Northwest 21st Street
city or town: Oklahoma City state: Oklahoma zip code: 73103-1861
e-mail cm@PandDStudio.com
telephone: 405-601-6814
date: 09/27/2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Villa Teresa Historic District
City or Vicinity: Oklahoma City
County: Oklahoma County State: Oklahoma
Photographer: A. Allen; J. Meacham; Preservation and Design Studio, PLLC
Date Photographed: December 2017, October 2018, November 2018

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

Number	Subject	Direction
0001	Street view, 1300 North Classen Drive in foreground	East
0002	Façade, Frank and Burdine Anderson residence, 1300 North Classen Drive	Northeast
0003	Convent addition, 1300 North Classen Drive	North
0004	Grotto	Northeast
0005	Street view, 1228 North Classen Drive in foreground	East
0006	Façade, James and Margaret Anderson residence, 1228 North Classen Drive	Northeast
0007	Street view, 1228 and 1300 North Classen Drive	North
0008	Garage, James and Margaret Anderson residence, 1228 North Classen Drive	North
0009	Villa Teresa School, 1216 North Classen Drive	East
0010	Façade, Wiley W. Lowrey residence, 1212 North Classen Drive	Northeast
0011	Garage/Apartment building, Wiley W. Lowrey residence, 1212 North Classen Drive	North
0012	Street view, 1212 North Classen Drive in foreground	North

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
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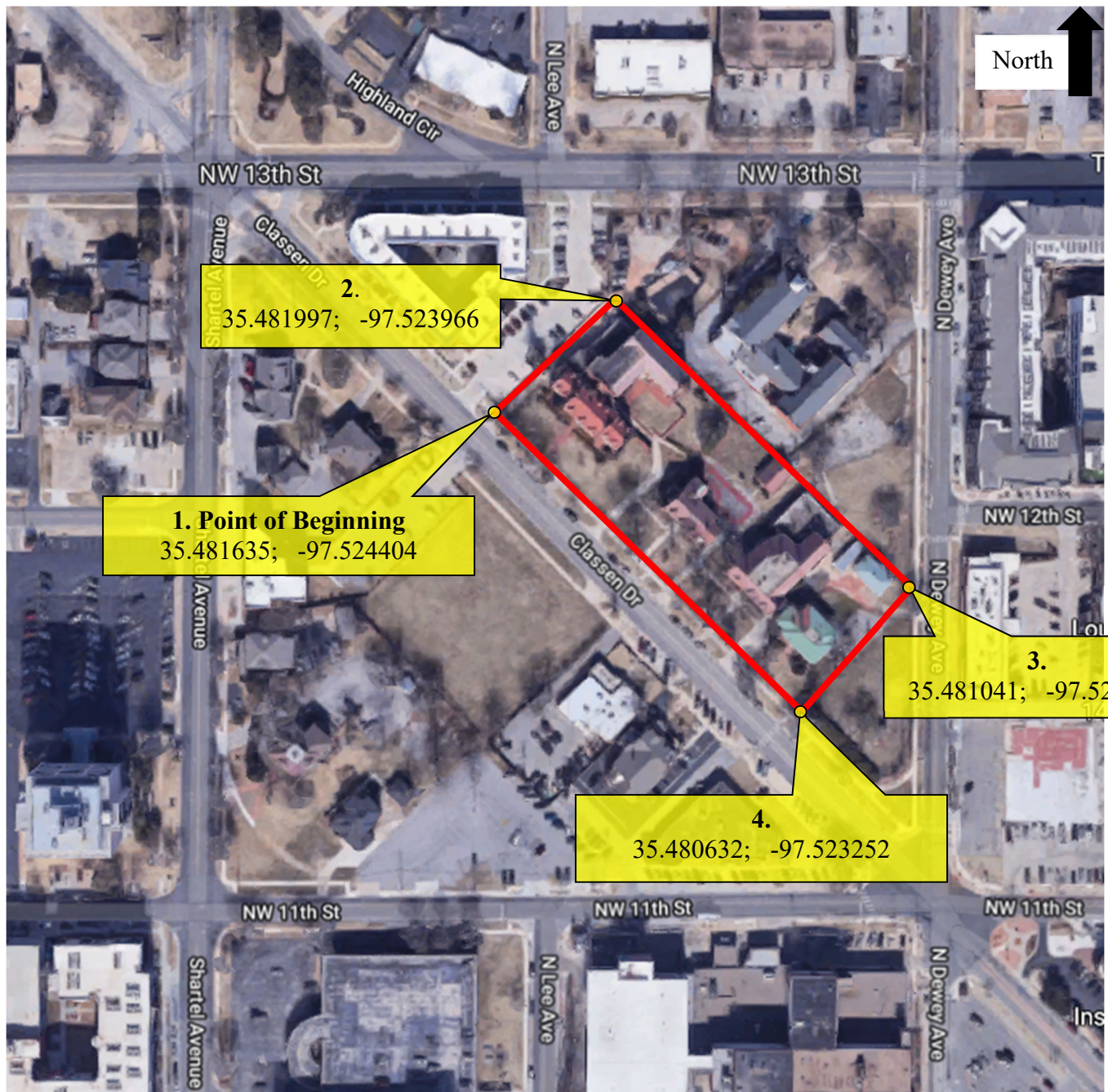
County and State

N/A

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All of Lots 7-11 in Block 2 of Classen's Marquette Addition to Oklahoma City, Oklahoma.

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NORTHWEST 13th STREET

NORTH DEWEY AVENUE

NORTH CLASSEN DRIVE

Historic District Boundary

Key Within the Illustrated District Boundary

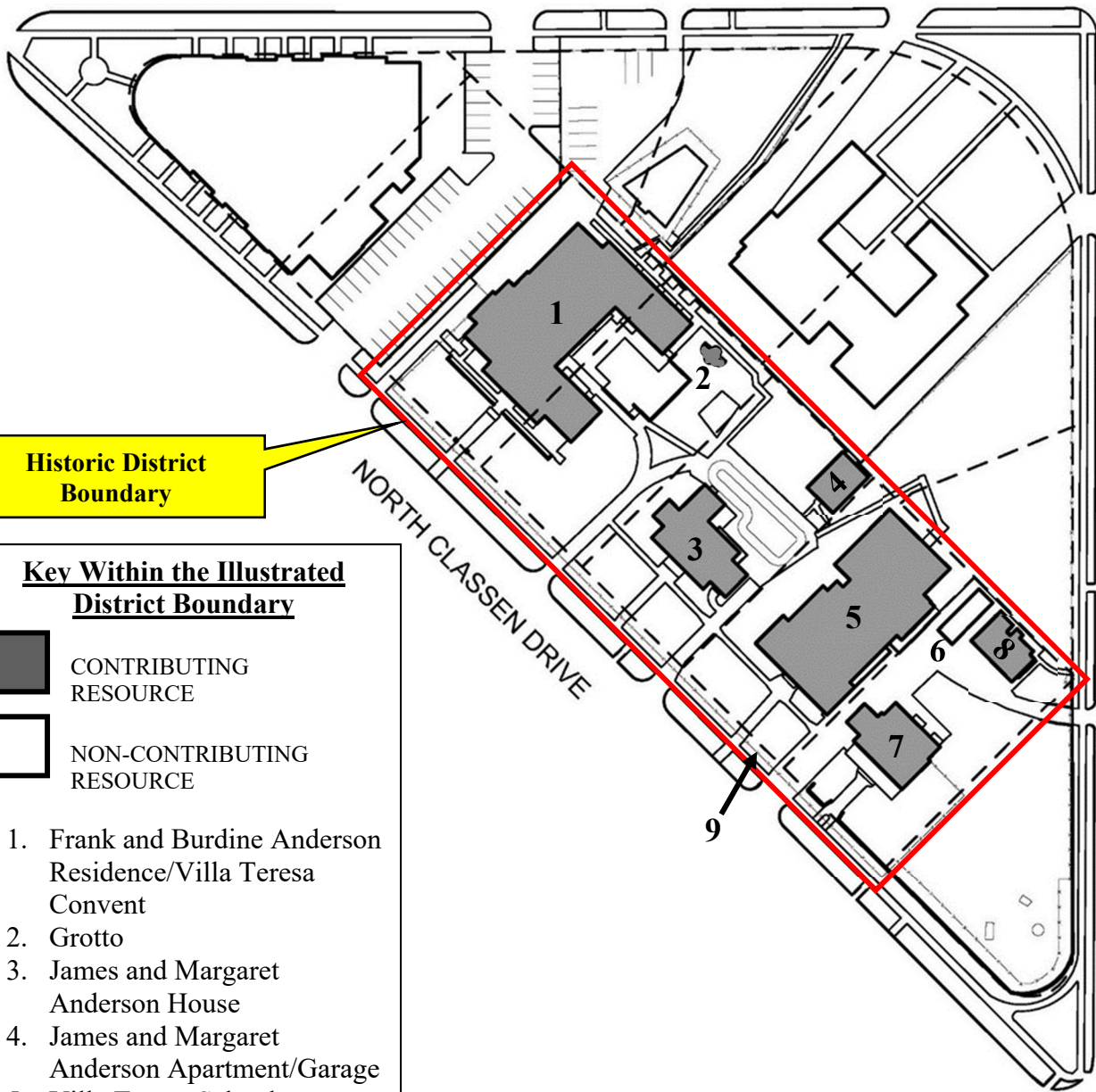


CONTRIBUTING RESOURCE



NON-CONTRIBUTING RESOURCE

1. Frank and Burdine Anderson Residence/Villa Teresa Convent
2. Grotto
3. James and Margaret Anderson House
4. James and Margaret Anderson Apartment/Garage
5. Villa Teresa School
6. Metal Accessory Building
7. Wiley W. Lowrey House
8. Wiley W. Lowrey Apartment/Garage
9. Wrought Iron Fence



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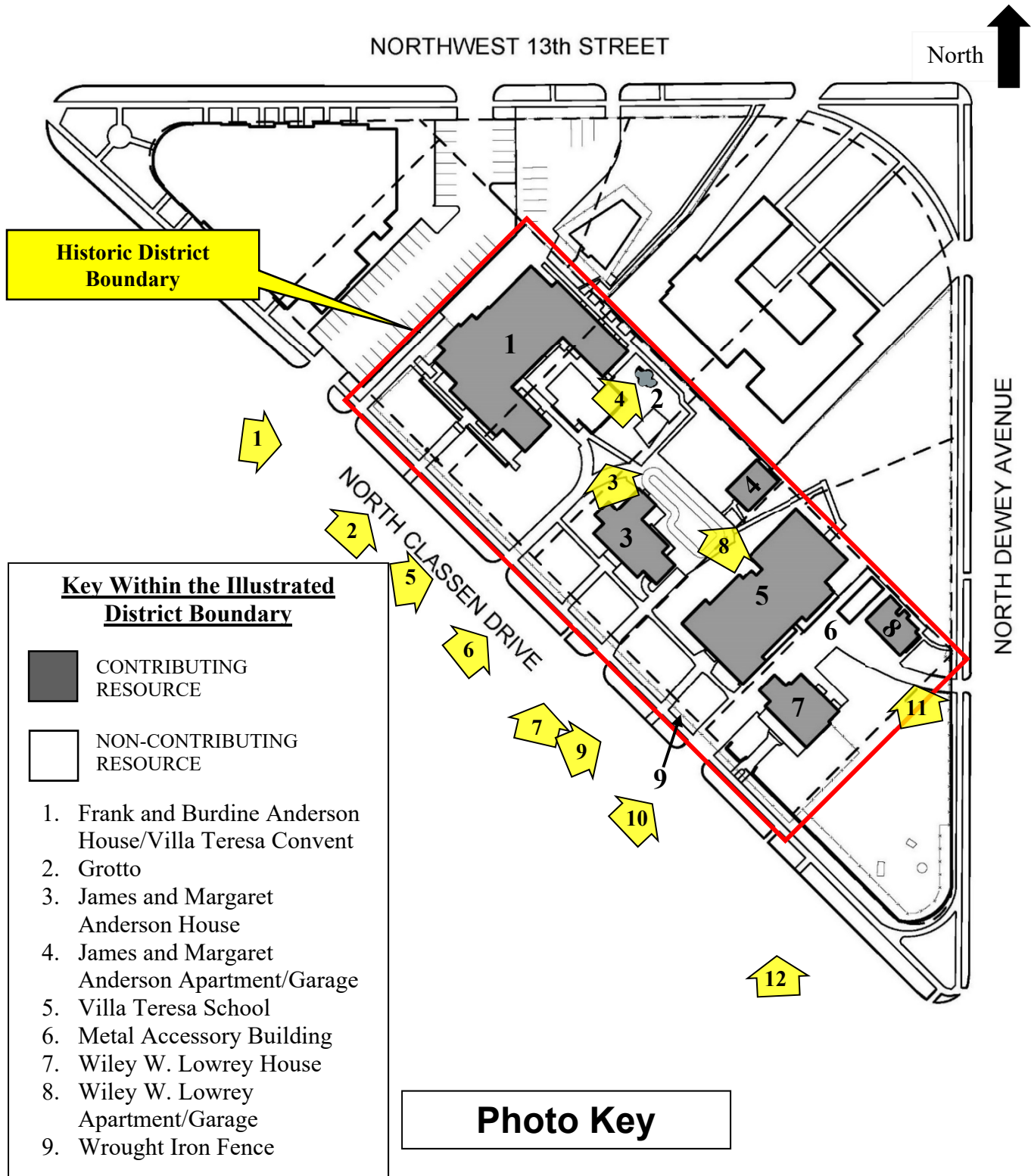
N/A

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Close Up: Aerial
(Google Maps 2017)

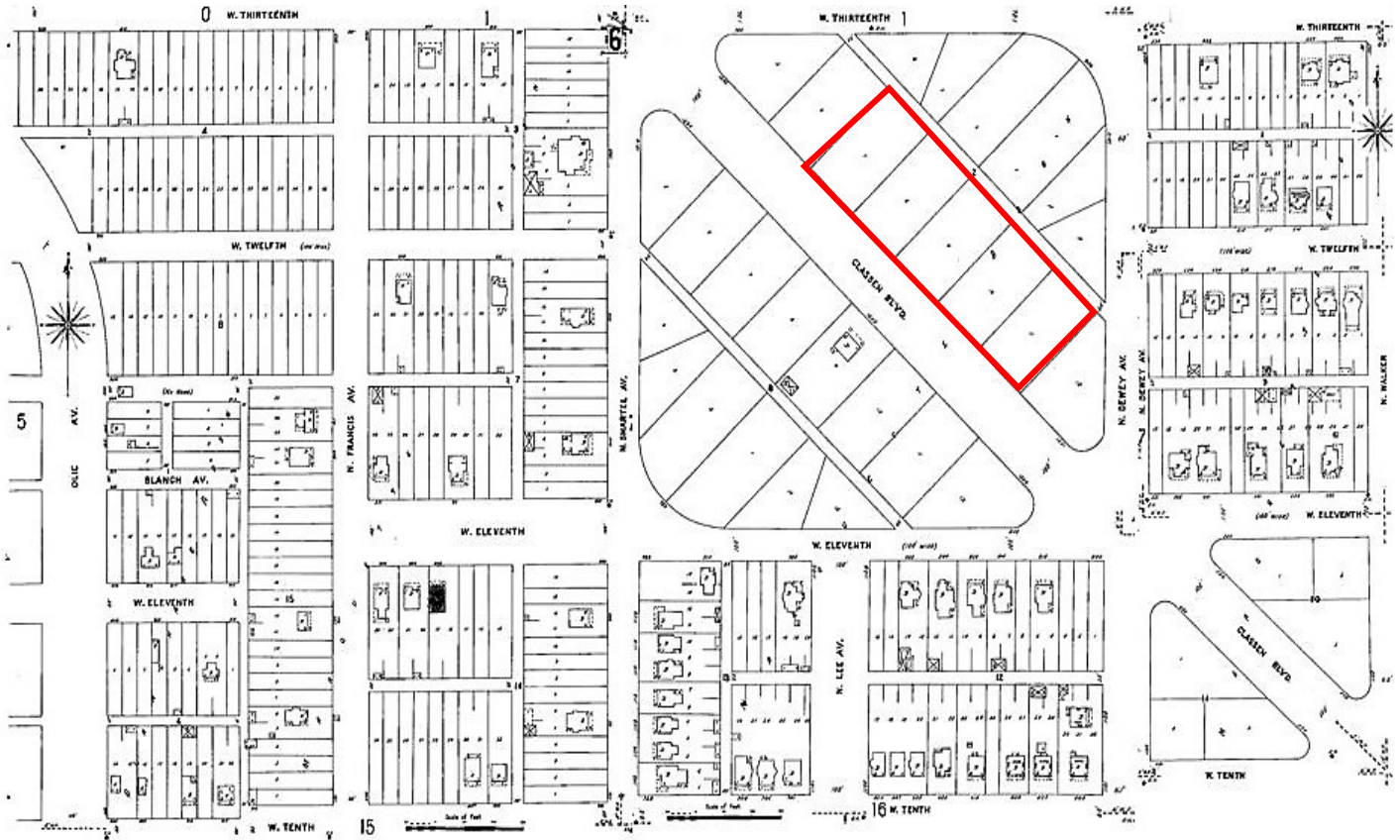
Villa Teresa Historic District is in Lots 7-11 in Block 2 of Classen’s Marquette Addition to Oklahoma City. The early 20th century Revival style buildings provide a distinct historic presence within a contemporary commercial and residential area of Oklahoma City commonly referred to as Midtown. Commons Apartments is northwest of the district and various office buildings are on the north side of Northwest 13th Street. The Edge at Midtown apartment building is east of the district. Miscellaneous office buildings and undeveloped lots border the district to the southwest. Maney Historic District (NRIS #79002008), which includes The Grandison Inn Bed and Breakfast, is southwest of the district at the intersection of Northwest 11th Street and North Shartel Avenue.

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The Big Picture: 1906, Maps #6-8
(Sanborn Fire Insurance Maps)

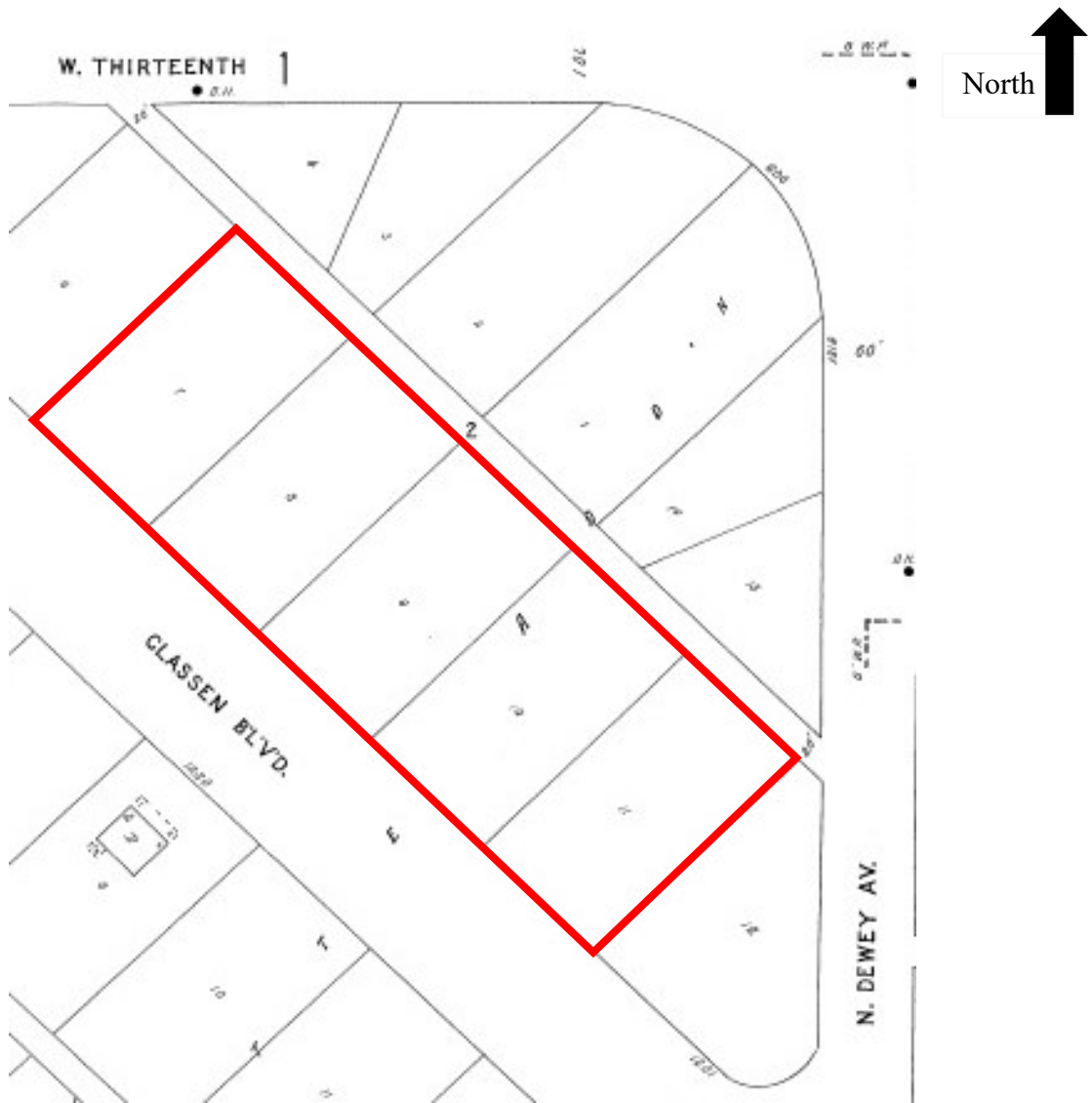
The 1906 Sanborn Map is the earliest edition available before any of the buildings that would become Villa Teresa Historic District were constructed. Classen’s Marquette Addition to Oklahoma City was platted in 1902 and was slow to develop. No buildings are in Block 2 and only one building, a two-story single-family dwelling with a one-story garage in the rear, is southwest of the district in Block 8.

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Close Up: 1906, Map #7
(Sanborn Fire Insurance Maps)

The 1906 Sanborn illustrates the lot lines and an alley parallel with Classen Drive (historically, Classen Boulevard) that define the boundaries of Villa Teresa Historic District.

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The Big Picture: 1922, Vol. 2, Maps #174-176, 222
(Sanborn Fire Insurance Maps)

The 1922 Sanborn map indicates that Classen’s Marquette Addition is almost fully developed with single-family dwellings and apartment buildings. There are several undeveloped lots in Blocks 2 and 8. Blocks 10-11 (southeast of Villa Teresa Historic District) are completely undeveloped except for a filling station in Lot 3 of Block 11.

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Close Up: 1922, Vol. 2, Map #175
(Sanborn Fire Insurance Maps)

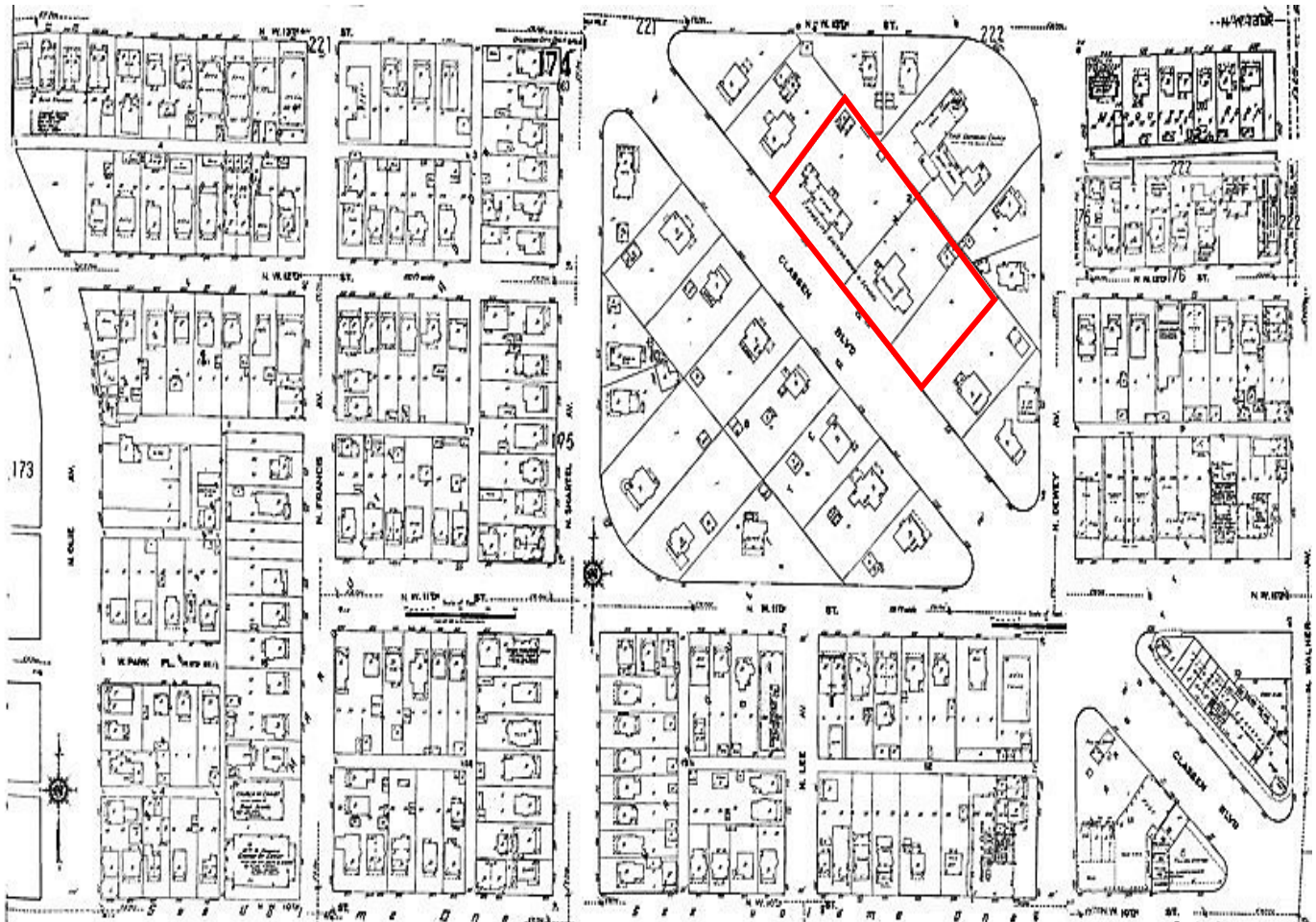
A closer view of the 1922 Sanborn records the Frank and Burdine Anderson House at 1300 Classen (Lots 7-8) as well as the Wiley W. Lowrey House and Apartment/Garage at 1212 Classen (Lot 11). The Anderson House is 2½ stories and extends across Lots 7 and 8. The property includes three accessory buildings. One of the accessory buildings is 2 stories, with an autohouse on the first story and a dwelling on the second story. The Lowrey House is 2 stories with a stucco exterior. The Apartment/Garage is located behind the house and is 2 stories with a stucco exterior. The first story is an autohouse and the second story is a dwelling. The alley in Block 2 has been removed.

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Big Picture: 1949, Vol. 2, Maps #174-176, 222
(Sanborn Fire Insurance Maps)

The 1949 Sanborn map shows that Classen’s Marquette Addition has been fully developed. The addition is primarily residential, containing single-family houses and apartment buildings. The spacious, irregularly-sized lots in Blocks 2 and 8 stand out from the smaller, congested, rectangular lots located throughout the rest of the addition. Plaza Court (NRIS #80003290) in Block 10 provides a central shopping area for residents. The map also shows the initial encroachment of commercial and medical properties in the area. For example, several medical offices, including Oklahoma City General Hospital (501 Northwest 12th Street), are northeast of the district in Blocks 1 and 9.

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Close Up: 1949, Vol. 2, Map #175
(Sanborn Fire Insurance Maps)

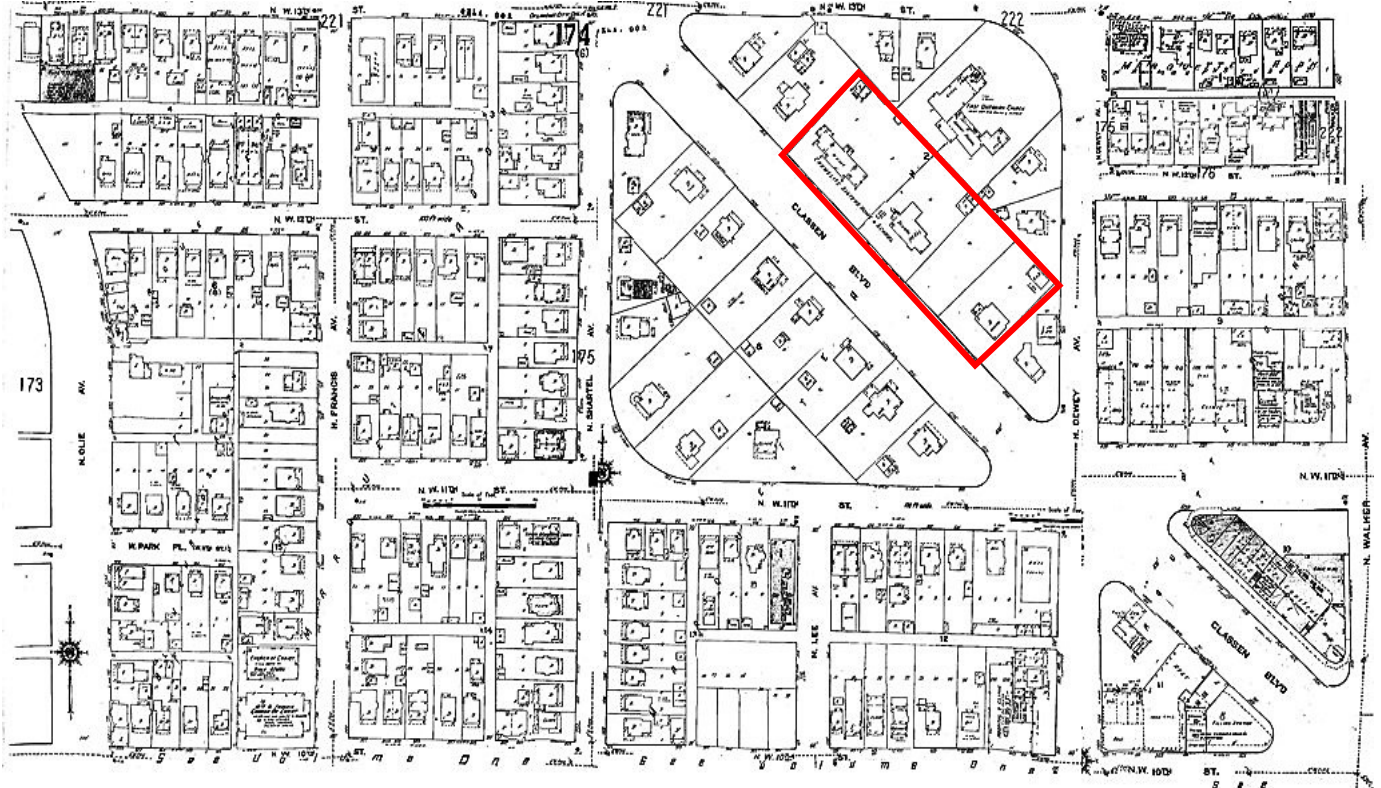
A closer view of the 1949 Sanborn shows that every lot on Block 2 of Classen’s Marquette Addition is developed except for Lot 10. The James and Margaret Anderson House and Apartment/Garage, which were built in 1928, appear in Lot 9. The house is a 2½ story building with a brick veneer exterior and a non-combustible roof. The apartment/garage is in the northeast corner of the lot. It is 1 story in height with a brick veneer exterior and a noncombustible roof is in the northeast corner of the lot. The south half of the building is an autohouse and the north half is a dwelling. In 1949, the buildings at 1300 and 1228 Classen Drive are labeled “Carmelite Sisters Home & School.”

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The Big Picture: 1950, Vol. 2, Maps #174-176, 222
(Sanborn Fire Insurance Maps)

The 1950 edition of the Sanborn map shows that the buildings in the southeast quadrant of Block 13 (intersection of Northwest 10th Street and North Lee Avenue, bottom center) have been demolished.

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Close Up: 1950, Vol. 2, Map #175
(Sanborn Fire Insurance Maps)

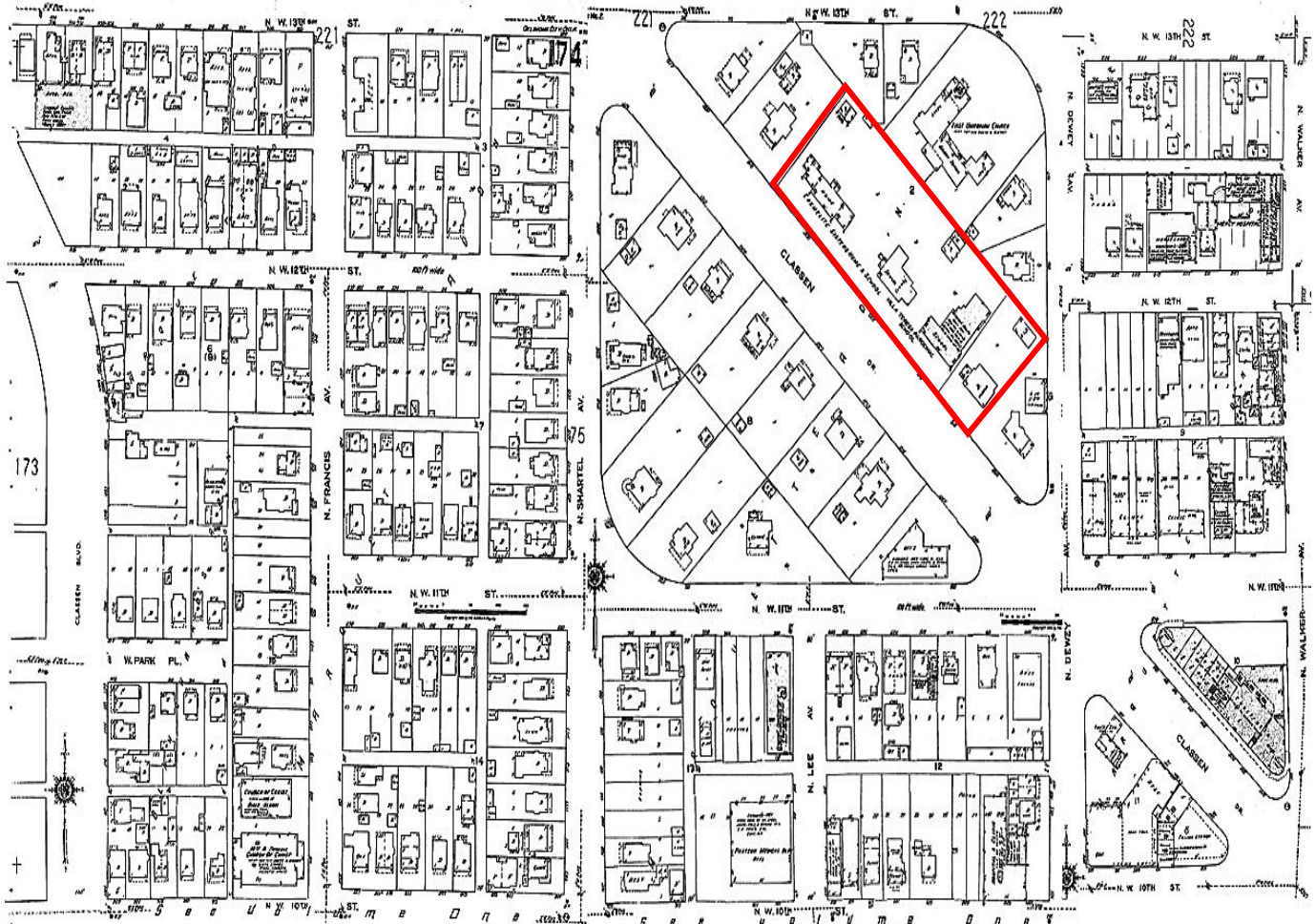
The 1950 edition of the Sanborn map shows Villa Teresa Historic District to be the same as in the previous edition.

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The Big Picture: 1955, Vol. 2, Maps #174-176, 223
(Sanborn Fire Insurance Maps)

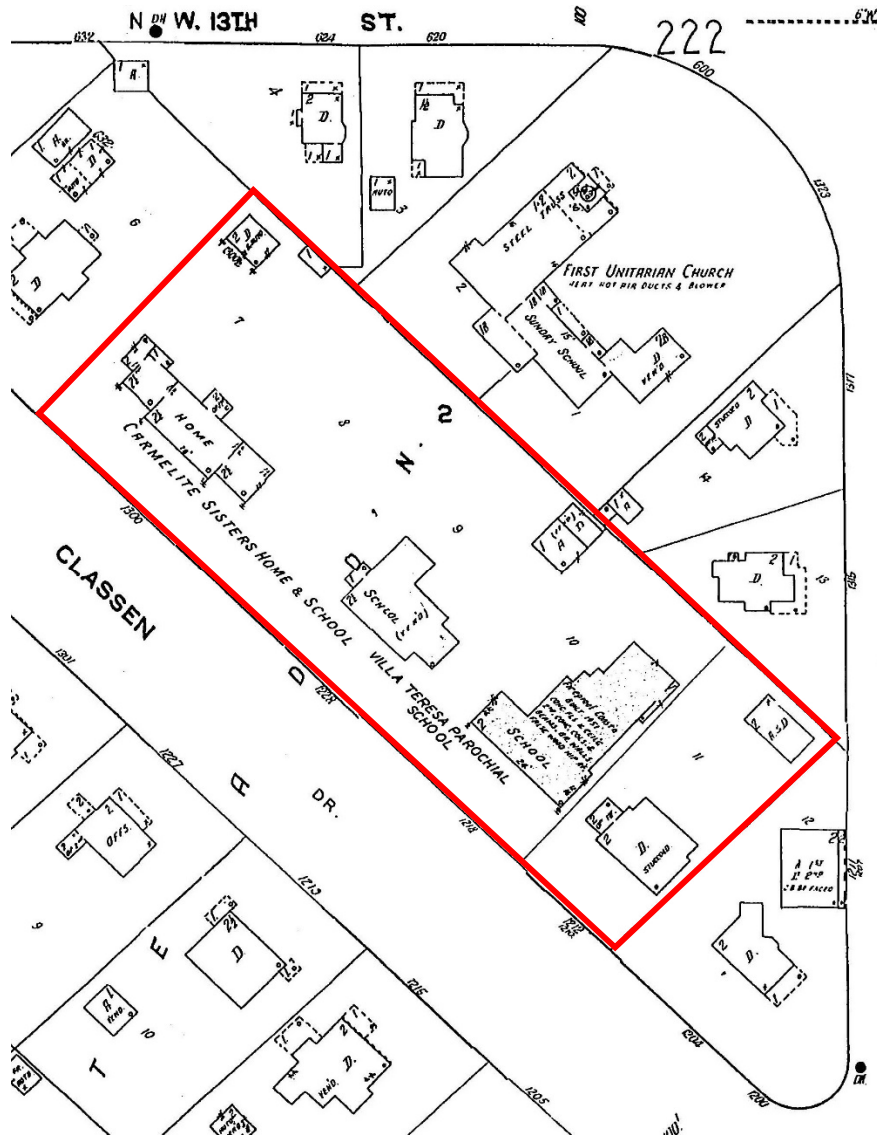
The 1955 Sanborn map shows the transformation of Classen’s Marquette Addition from a suburban residential development to an urban mixed-use area. The Pasteur Medical Building, constructed in 1951, is in Block 13 (bottom center). South of the district, in Lot 12 of Block 8, a single-family dwelling has been demolished and replaced with a one-story office building. East of the district, in Blocks 1 and 9, several single-family dwellings and apartment buildings have been demolished.

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Close Up: 1955, Vol. 2, Map #175
(Sanborn Fire Insurance Maps)

A closer view of the 1955 Sanborn map indicates that the Carmelite Sisters Home & School has expanded to include Villa Teresa School in Lot 10 (1216 Classen). Completed in 1951, it is a 2-story fireproof building with brick walls. The building contains concrete floors, ceilings, columns, and beams. It has a combination of gabled and flat roofs.

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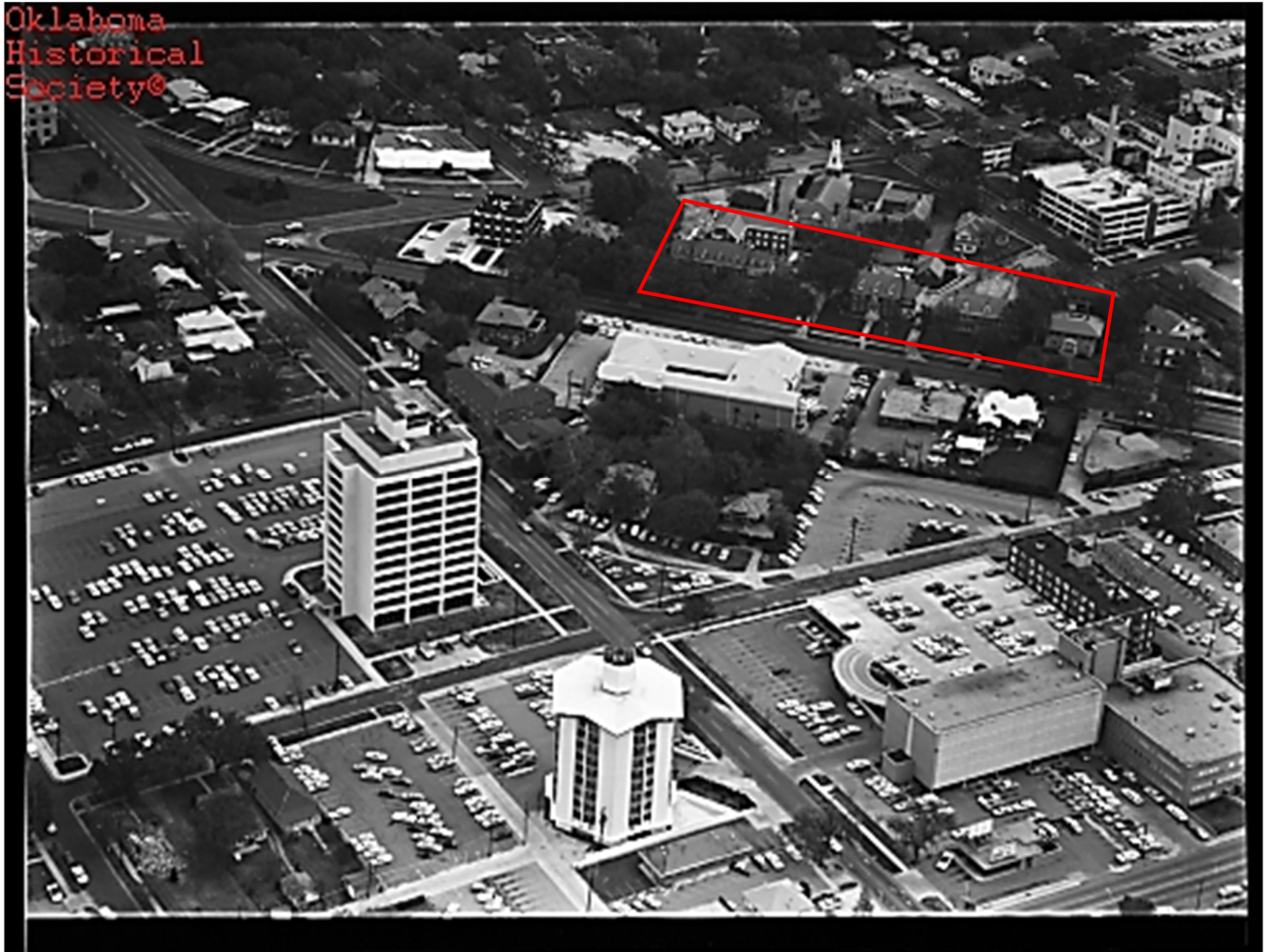
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The Big Picture: Aerial Photograph ca. 1967

By the late 1960s, the early twentieth-century Revival-style buildings within Villa Teresa Historic District are distinct from the commercial, modern architecture on neighboring blocks. The buildings affiliated with Villa Teresa School face southwest toward Classen Drive. Across the street, several original residences have been demolished and replaced by a sprawling motel. To the northeast and to the southwest of the district, entire blocks that once contained original development such as single-family dwellings or apartment buildings have been replaced by medical offices and parking lots. (Oklahoma Historic Society, Barney Hillerman Collection)

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Close Up: Aerial Photograph ca. 1967

A closer view of the ca. 1967 aerial photograph highlights the 3-story Villa Teresa Convent addition to the Frank and Burdine Anderson House (1300 Classen Drive), completed in 1967. (Oklahoma Historic Society, Barney Hillerman Collection)

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Historic Image #1: 1928

On September 10, 1928, members of First Unitarian Church held a groundbreaking ceremony on Lots 1-2 in Block 2 of Classen's Marquette Addition. Note the northeast (back) elevations of the Anderson houses at 1300 (right) and 1228 (left) Classen Drive. (First Unitarian Church)



Historic Image #2: 1933

The Frank and Burdine Anderson House at 1300 Classen Drive was built in 1917-1918 at an estimated cost of \$150,000. In 1933, the Carmelite Sisters purchased the building for only \$40,000. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)

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Historic Image #3: 1933

James and Margaret Anderson resided at 1228 Classen Drive from 1927 to 1931. In 1933, Attorney A. E. Pearson purchased the building for \$20,000. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)



Historic Image #4: 1933

A. E. Pearson occupied 1228 Classen Drive until 1939. The Carmelite Sisters acquired the property in 1940 and converted the house to a nursery for children up to three years old. The apartment/garage is minimally visible behind the house, in the lower right corner of the photograph. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)

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Historic Image #5: 1948

A chapel inside the Frank and Burdine Anderson House, 1300 Classen Drive. Photograph by Meyers Photo Shop. (Oklahoma Historical Society, Z.P. Meyers/Barney Hillerman Photographic Collection)



Historic Image #6: 1947

The Carmelite Sisters built this small, rock grotto near the Frank and Burdine Anderson House. Photograph by Meyers Photo Shop. (Oklahoma Historical Society, Z.P. Meyers/Barney Hillerman Photographic Collection)

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Historic Image #7: Circa 1962

Two Carmelite Sisters on the staircase in the entrance hall of the Frank and Burdine Anderson House. (Oklahoma Historical Society, Austin Traverse Collection)



Historic Image #8: 1966

Artist's rendering of the Villa Teresa Convent addition to the Frank and Burdine Anderson House. Photograph by Bob Albright. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)

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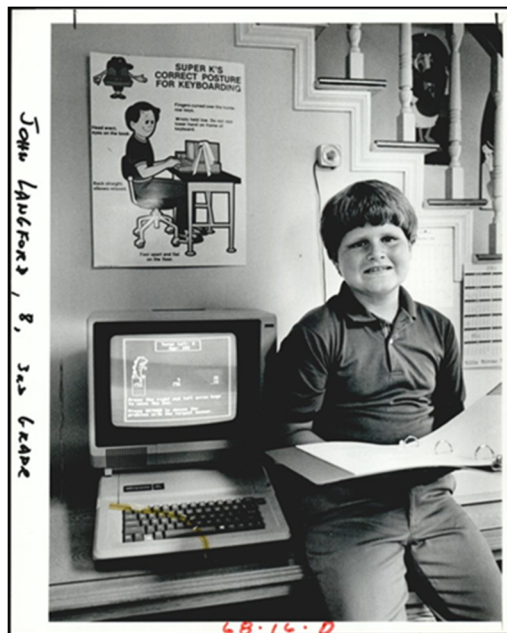
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Historic Image #9: 1967

This photograph of three Carmelite Sisters in front of the 1967 Villa Teresa Convent was used in an article about the Sisters published in the *Oklahoma City Times*. Photograph by Jim Argo. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)



Historic Image #4: 1984

By 1984, the Carmelite Sisters converted the James and Margaret Anderson Apartment/Garage into extra classroom space. The original wood staircase and balustrade is visible in the upper right corner of the photograph. Photograph by Roger Klock. (Oklahoma Historical Society, Oklahoma Publishing Company Photography Collection)

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Historic Image #13: 2015

The Carmelite Sisters operated a school and convent out of the Frank and Burdine Anderson House from 1933 to 2012. (Oklahoma County Assessor)



Historic Image #14: 2015

After acquiring the James and Margaret Anderson House in 1940, the Carmelite Sisters converted it to a nursery. (Oklahoma County Assessor)

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Historic Image #15: 2015

James and Margaret Anderson Apartment/Garage. The original garage door openings can be identified by two soldier brick courses on the first story. (Oklahoma County Assessor)



Historic Image #16: 2015

The Villa Teresa School building was constructed at 1216 North Classen Drive in 1951 and accommodated up to 225 students.(Oklahoma County Assessor)

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Historic Image #17: 2015

Originally built in 1922, the building at 1212 North Classen Drive was the home of Wiley W. Lowrey and his family until 1970, when the Carmelite Sisters acquired the building and converted it to a pre-school. (Oklahoma County Assessor)

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