Historic Preservation Plan

City of Ponca City, Oklahoma

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Acknowledgement:
Maps used in this plan were furnished by Ponca City

Compliance and Authorizations

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Statement of SHPO Certified Local Government Compliance

The Plan was prepared to meet the Certified Local Government Program requirements for a "comprehensive, community-wide survey and planning document". Specifically, it includes the organization of existing survey data, the establishment of priorities for new surveys, and the inventory and establishment of local historic preservation goals, objectives, and planning priorities.

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Introduction

INTRODUCTION

Purpose, Background and Function of the Plan

The Ponca City Preservation Plan was developed as a component of the U.S. Department of Interior's Certified Local Governments Program in accordance with the Secretary of the Interior's Standards for Preservation Planning. This Plan is based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

The planning framework and contents of the Ponca City Preservation Plan (Plan) has been reviewed by the Ponca City Community Development Department and approved by the Ponca City Historic Preservation Advisory Panel (HPAP). An inspection of the downtown, neighborhoods and other historic resources was conducted. The Ponca City Comprehensive Plan, Zoning Ordinance, various planning, preservation and Ponca City Main Street (PCMS) documents, historic photographs, surveys and maps were selected and studied to provide the contextual basis for the Preservation Plan.

Historic preservation goals and objectives for Ponca City were compiled and approved by the Historic Preservation Advisory Panel (HPAP). A goals and objective statement for the HPAP was developed for inclusion in the Preservation Plan.

Draft working papers were prepared and presented monthly for review and comments by the public, City staff and HPAP. The HPAP and staff comments were incorporated into the Preliminary Plan. A public hearing will be held and notices will be sent to the appropriate City agencies, the PCMS and the public. A hearing will be held in the near future, and attendees will be provided with copies of the Preliminary Preservation Plan. Comments from all future public meetings will be considered by the HPAP for incorporation into the final Plan. After these hearings the Plan will be revised and sent to the Planning Commission and the City Commission for additional public hearings, approval and adoption.

This Plan will:

1. Analyze the City of Ponca City's current historic preservation program.
2. Summarize National Register properties, National Landmark properties and Historic Preservation Zoning Ordinance Regulations.
3. Summarize and establish historic preservation goals, objectives and policies.
4. Summarize preservation incentives regulations tools.
5. List information sources, organizations, and define terminology.
6. Provide an Appendix identifying existing historic resources requiring further review for National Register nominations as well as depicting common architectural styles found in the community.

Outline of the Plan

The Table of Contents indicates this document is organized in three sections for easy reference. The first section will provide information about the Plan itself. The second section provides an historic overview of the community, its preservation program, and its preservation goals, objectives, policies and procedures. The third section contains information about preservation tools, resources and definitions. The Appendix provides an inventory and analysis of the City's historic resources which are potentially eligible for listing on the National Register of Historic Places as well as providing illustrations of common architectural styles found in the community.

The official Preservation Plan will use both digital and loose leaf book format to facilitate revisions, updating, and reproduction of individual pages or sections for reference.

Changes to ordinances, policies, procedures, and historic resources referenced here, may occur from time to time. The Plan is designed to follow these changes with the applicable page or section revisions. Each page will have a date showing when it was incorporated into the document. Outdated material should be removed and placed in an Appendix or companion binder to document the progress of decisions and changes to the Plan.

Basis for the Historic Preservation Plan

Brief Historic Overview of Ponca City

From its beginning in 1893, the Ponca City community has been unique. The area is known to have been scouted in 1719 by French explorers who started a settlement on the Arkansas River which was most likely in Kay County. This area became part of the territorial United States in the Louisiana Purchase in 1803.

In 1818, the Cherokee Nation signed a treaty with the Federal Government and moved to portions of Arkansas and Northeastern Indian Territory, now northern Oklahoma. Ten years later the U.S. Congress ratified a treaty with the Cherokee Indians which guaranteed them free and unmolested use of a perpetual outlet west. That section of land became know as the Cherokee Outlet, sometimes called the "Cherokee Strip" of land. This area is now the northern top portion of the State of Oklahoma from the panhandle on the west to the Kay County area on the east.

In 1866, the U.S. Government signed another agreement with the Cherokee Nation under which tribes friendly to the Cherokee could be resettled in the Cherokee Outlet. During the decade of the 1870's, the Osage, Pawnee, Nez Perce, Tonkawa, Otoe, Pawnee and the Ponca were assigned reservations in the Outlet. In 1877, Chief Standing Bear of the Ponca Tribe left the Ponca Reservation in Nebraska from which the Ponca had been forced to move. Later, he was arrested for leaving the Ponca Reservation. Chief Standing Bear was tried in a landmark court case in Nebraska which recognized Indians as people under the U.S. Constitution for the first time in America. The new Ponca Indian Reservation was and is just south of present day Ponca City.

Colonel George Miller founded the 101 Ranch near Ponca City in 1879. A year later settlers known as "Boomers" were trying to force the government to open the Outlet for settlement by erecting a tent city on the east side of the Chikaskia River close to the Blackwell area.

The Federal Government then signed an agreement with the Cherokee Nation to purchase the six million acres of the Outlet for $1.40 an acre in 1891. Two years later Congress authorized the opening of the Cherokee Outlet for settlement.

The town of "Ponca" existed south of present day Ponca City on the Ponca Indian Reservation land prior to 1893. The "New" Ponca was settled after the Land Run of 1893. The name for this modern city was derived from the word "Ponca" which is a combination of Siouan dialects having a symbolic meaning of "Sacred Head".

Formed by hardy pioneers, the shape of the "new" Ponca City itself was destined by B. S. Barnes, an enterprising individual. Barnes scouted and laid out the town site even before the high noon gunshot on September 16, 1893, signaled the great race for land. Barnes sold over 2000 lots of land he didn't own to strangers who hoped to settle in the Cherokee Outlet. The town Barnes designed was not part of the original plans laid out by the Federal Government, but these pioneers were confident that the site was better and held more promise than others. The gamble paid off for the investors when Barnes was able to claim the land and the lots were

drawn for the town sites in Ponca City at $2.00 a ticket. The town which was not originally planned grew from open land to a city virtually overnight.

With the opening of the Cherokee Outlet, a whole new breed of pioneers developed as all races, nationalities, and genders settled in Indian Territory. The town grew and, in 1899, Ponca was incorporated as a city. In 1900, $4,000 was appropriated to build a brick town hall at 5th and Grand Avenue. Within the year, the town's population had grown to 2,500. When Oklahoma became the 46th state in 1907, Ponca City was the crown jewel of Kay County and the most progressive community in the Cherokee Strip.

During the early 1900's the Miller Brothers of the 101 Ranch, and later the 101 Wild West Show, brought heads of state and world renowned wild west entertainers to the Ponca City area.

The first successful oil well, the Willy Cry well, drilled in 1911 in this area was a result of the work of transplanted Pennsylvanian, E. W. Marland, who came to Ponca City in 1908. The community enjoyed the enrichment and philanthropy of E. W. Marland of Marland Oil, followed by Lew Wentz of Wentz Oil, and others for over half a century.

The town flourished as Marland commissioned construction of lavish buildings, planted trees, botanical gardens, and brought artisans, sculptors, novelists and entertainers to Ponca City. Marland built two historic homes which are currently in operation, Marland's Grand Home built in 1916 and the EW Marland Estate built in 1927.

In the early forties came the connection with the British that remains today as the Royal Air Force trained for World War II at Darr Flight School, next to the Ponca City Airport. By this time Ponca City had become a hub of aviation activity.

Following the Great War, and through the Fifties and Sixties, the town enjoyed the riches of its largest corporate citizen, Continental Oil Company, formerly Marland Oil. Continental Oil Company, became known as "Conoco" in the mid-century, and is now ConocoPhillips.

Due to the educational level and the world-wide experience of Conoco employees, Ponca City developed a cosmopolitan complexion of a much larger town. In recent decades Ponca City has expanded its economic base to create a sound and growing economy.

From the original heritage and roots of the Ponca people, the dusty streets and boardwalks of 1893, Ponca City has matured into a full-fledged community with significant historical cultures, resources and treasures.

Sources:
History of a Proud Heritage, Ponca City, Oklahoma: A Pictorial History 1893-1960, Ponca City Publishing Company, Inc. 1999.
Oklahoma State Centennial Ponca City: Educational Resource Guide,
Ponca City OK Centennial Education Subcommittee Project, Jayne Detten, Chair, 2007.
Oklahoma Oilmen, EW Marland and Frank Phillips, ConocoPhillips Publication, 2007

Preservation Program History

Ponca City's historic preservation activities began with the creation of the Ponca City Landmark Conservancy (PCLC) in 1985 followed by the Ponca City Main Street Program (PCMS) in 1987 and then the Ponca City Historic Preservation Advisory HPAP (HPAP) after the City became a Certified Local Government in 1989 with the adoption of a Historic Preservation Ordinance and the appointment of a Historic Preservation Advisory HPAP (HPAP). The HPAP has completed numerous surveys including a brick street study, streetlight study, and the establishment of the City's first Historic Preservation (HP) overlay zoning district. This HP overlay district had the strong support of residents in the area.

Notable milestones in preservation in Ponca City include the purchase and preservation of the Poncan Theater, slated to become a parking lot as part of a proposed hotel development that would have also leveled all the historic resources sharing that block of East Grand Avenue. The threat to the Poncan Theatre spawned the development of a historic preservation non-profit, the PCLC. The PCLC was formed primarily to provide a vehicle for preservation advocacy. The PCLC led the drive to preserve the Ponca City Civic Center Complex, now known as City Hall. After their initial education and advocacy efforts, the organization formed a partnership with the City of Ponca City to promote a bond issue for the restoration of the building, and successfully inspired voters to overwhelming support that bond issue, showing strong support of preservation by the voters of the community. The community also voted to purchase the Marland Mansion and voted 'no' when asked to sell Marland's Grand Home. In the mid-1960s, the City purchased Marland's Grand Home, and has made an effort at preserving Wentz Camp, which was donated to the City by Lew Wentz.

The City Commission formed the HPAP to augment the activities of the PCMS Program. The façade grant program began in 2004, and since that time the PCMS Program has given 17 façade grants to date. Several important honors have been bestowed on and also been given by the Program during the last twenty years. The PCMS has been cited with many awards for building improvements and some special one-of-a-kind awards.

NATIONAL REGISTER PROPERTIES, NATIONAL LANDMARK PROPERTIES, HISTORIC PRESERVATION ZONING ORDINANCE REGULATIONS

Since Ponca City is a CLG, the City maintains a survey and inventory of its historic properties consistent with SHPO's system and insures that the data was compiled in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation. Any future National Register nominations and surveys will be completed using these guidelines.

National Register of Historic Places

Blaine Stadium and Fieldhouse (WPA Public Buildings, Recreation Facilities & Water Quality Improvements in Northwestern Oklahoma, 1935-1943 TR) 5th & Brookfield Streets, 9/8/88, A,C, 88001364.

Darr Hanger #3 Southwest of intersection of Darr Park Drive and Lindsey Road

Donahoe, Daniel J., House, 302 South 7th, 3/10/82, B, C, 82003686

Marland, E.W., Mansion, Monument Road, 4/11/73, B, NHL, 73001565.

Marland-Paris House (Marland's Grand Home), 1000 East Grand, 9/28/76, B, C, 76001565.

Pioneer Woman Statue, Monument Circle, 8/31/78, A, C, f, g, 78002238.

Poncan Theatre, 104 East Grand Avenue, 11/13/89, c, 84000455

Soldani Mansion, 819 East Central, 6/25/82, B,C, 82003687

National Historic Landmarks

Marland, E.W., Mansion, Monument Road, 4/11/73, B, NHL, 73001565.

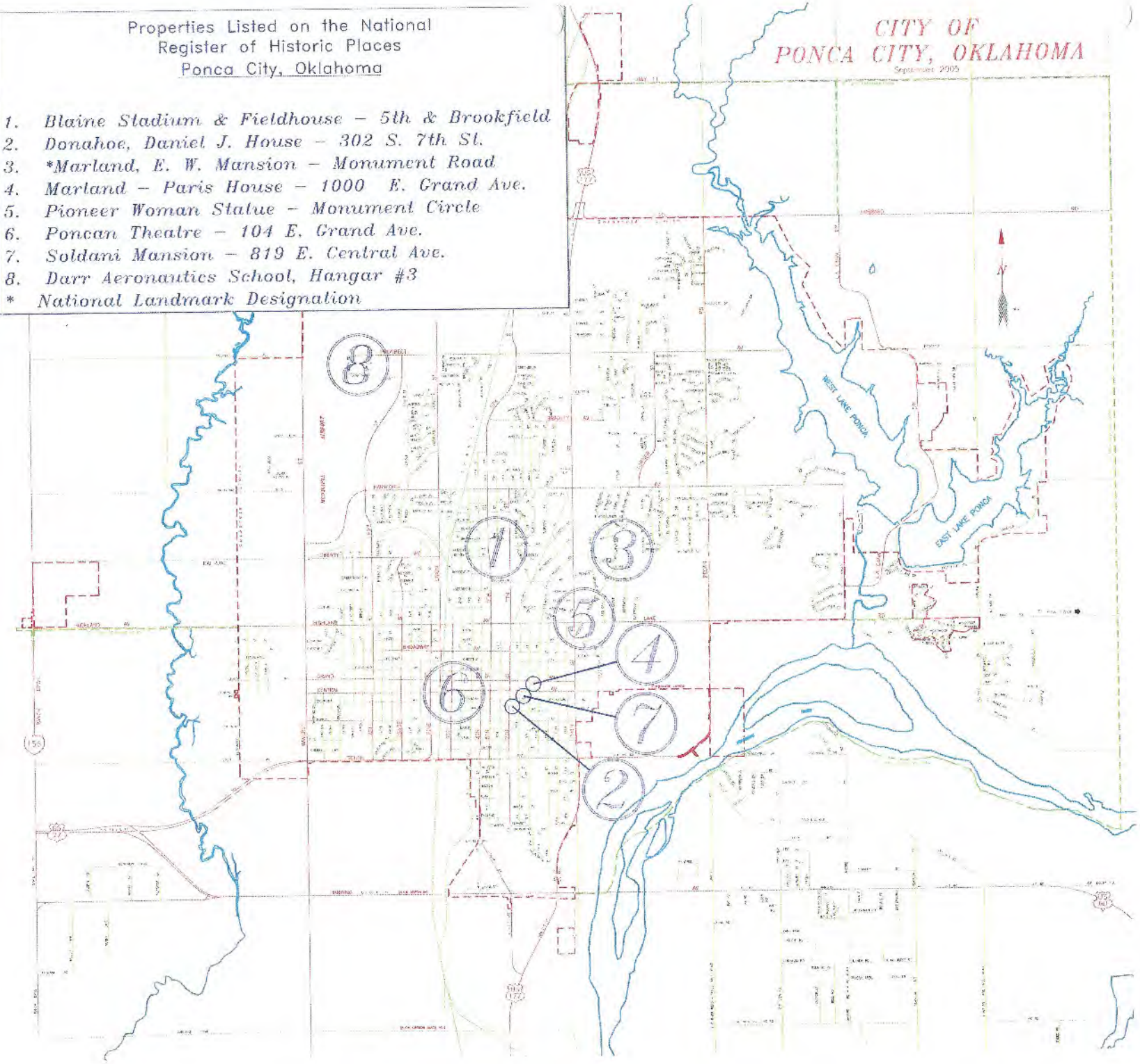
Historical Preservation District (HP) Zoning Ordinance District Overlay

Gateway Historic District Survey, 6th Street between Hazel and Cleveland Streets (Approximately 30 properties)

Properties Listed on the National
Register of Historic Places
Ponca City, Oklahoma

1. *Blaine Stadium & Fieldhouse – 5th & Brookfield*
2. *Donahoe, Daniel J. House – 302 S. 7th St.*
3. **Marland, E. W. Mansion – Monument Road*
4. *Marland – Paris House – 1000 E. Grand Ave.*
5. *Pioneer Woman Statue – Monument Circle*
6. *Poncan Theatre – 104 E. Grand Ave.*
7. *Soldani Mansion – 819 E. Central Ave.*
8. *Darr Aeronautics School, Hangar #3*

* *National Landmark Designation*



Threats of Ponca City's Historic Resources

Despite a strong local preservation effort many of Ponca City's historic properties remain threatened. The goals of the Preservation Plan will guide Ponca City's preservation community and City government as they address these issues.

An uninformed citizenry is always a threat to historic resources. In Ponca City while much has been accomplished through an active PCMS, more needs to be done to inform the public of the need and value of preserving historic properties. To increase participation and a sense of ownership in Ponca City's preservation program, preservationists must intensify efforts to distribute accurate and useful information to the widest possible audience. Developers, realtors, residents, property owners, and city officials and civic leaders must come to share the view that historic preservation is a powerful tool for community revitalization and economic growth. In addition, they must all have a basic understanding of the appropriate methods used in restoring historic properties and ready access to the information and services they need to do the job correctly.

Protective ordinances, such as a Historic Zoning Overlay District addresses one of the biggest threats to historic resources. However, unless protective ordinances are effectively enforced and extended to all eligible districts and properties, valuable historic resources can quickly be lost. The City of Ponca City must continue to support the HPAP as it carries out its identification, designation, design review, recommendations and other activities. Ponca City's preservation community must work to insure that resources are identified and appropriate protection mechanisms are extended to them before resources are threatened.

Development pressures are a constant threat to historic resources. Reuse of historic commercial buildings is encouraged through federal tax incentives. Many financial incentive programs, grant assistance, and special interest loan pools are needed to help counteract the threats of deterioration and of demolition to make way for new construction. Based upon these identified threaten properties the HPAP has developed the following sets of goals, objectives and policies.

PRESERVATION GOALS, OBJECTIVES, POLICIES AND PROCEDURES

Introduction

There are three organizations which effect historical preservation activities through goals, objectives and policies. In Ponca City these organizations include:

1. State Historic Preservation Office (SHPO);
2. City of Ponca City; and
3. The Ponca City Historic Preservation Advisory Panel (HPAP),

   Authorized by the City of Ponca City through Ordinance.

State Historic Preservation Office Goals, Objectives and Policies

Preservation programs are guided by a comprehensive framework of goals, objectives and policies. Oklahoma has a Statewide Preservation Plan that "identifies the goals and priorities of agencies, organizations, and individuals concerned about and responsible for protecting the state's rich heritage" in accordance with the Secretary of the Interior's Standards and Guidelines for preservation planning.

City of Ponca City Goals, Objectives and Policies

The City of Ponca City reflects the more specific preservation goals and priorities of the local community. Ponca City's preservation goals, objectives and policies focus upon preservation efforts that can be undertaken for historic neighborhoods and properties. These guidelines, in turn, are supported by more specific policies and procedures embodied in the Historic Preservation Overlay Zoning Ordinance. These preservation goals and objectives are set forth on the following pages.

Ponca City's General Preservation Goals and Objectives:

Goal 1: To achieve community-wide awareness of historically significant architectural, landscape architectural, archaeological and natural features of Ponca City and an understanding among residents and property owners of the unique features of their historic districts.

Goal 2: To achieve community-wide awareness of the need and value for a continuing program of preservation to maintain the community's heritage.

Objective 1: Increase public awareness about the meaning and benefits of local district and landmark designation.

Objective 2: Develop mechanisms for sharing information about historic preservation issues.

Goal 3: To extend the benefits of historic preservation programs to all of Ponca City's citizens and heighten the City's ability to address the effect on natural preparedness for responding to natural disasters impacting Ponca City's cultural resources:

Objective 1: Conduct and update historic resource surveys to identify significant districts and landmarks, designate local districts and landmarks under the City of Ponca City's historic preservation zoning ordinance.

Objective 2: Designate districts and individual properties as provided for in the Historic Preservation Zoning Ordinance and prepare nominations to the National Register of Historic Places where appropriate.

Objective 3: Identify and name historic properties.

Objective 4: Place plaques and markers to identify historic properties.

Objective 5: Identify WPA & CCC properties.

Objective 6: Identify historic church properties.

Objective 7: Identify streets and historic lighting on four blocks on South 7th Street from South Avenue to Miller Street.

Goal 4: To achieve preservation, and maintenance for Ponca City's historic buildings and places while establishing the City's internal policies and procedures for review of all potential renovations to Historic structures.

Goal 5: To develop and strengthen Ponca City's preservation program.

Objective 1: Enforce the local historic preservation regulations embodied in the Zoning Ordinance.

Objective 2: Maintain a qualified review board. Increase technical assistance to all pertinent city staff to increase awareness in historic preservation procedures.

Objective 3: Identify needed improvements and consider revisions to the Zoning Ordinance that support the local preservation program.

Objective 4: Encourage and assist owners to list properties in the National Register of Historic Places.

Objectives 5: Make heritage education available as a component of Ponca City's educational curriculum.

Goal 6: Foster the development of effective public and private partnerships for the protection of Ponca City's heritage.

Objective 1: Encourage the establishment of neighborhood associations.

Objective 2: Support the PCMS.

Objective 3: Encourage the adaptive reuse of historic buildings.

Objective 4: Encourage and assist owners to list properties on the National Register of Historic Places.

Objective 5: Provide a training program to acquaint realtors with the benefits of historic preservation.

Goal 7: Update the Comprehensive Plan to address historic preservation

Objective 1: Incorporate the Historic Preservation Plan's goals, objectives and policies into the Comprehensive Plan.

Objective 2: Amend the Trails Master Plan to establish major historic sites as destination points on trails.

Goal 8: Establish a multi modal Trail Plan for walking, biking, and vehicular circulation to link historic sites in the City to those in the region.

Goal 9: Encourage the involvement of ethnic groups such as the Ponca Tribe or other Native American Tribes in historic preservation

Objective 1: Meet regularly with tribal cultural representatives to discuss issues.

Objective 2: Sponsor and co-sponsor forums that include all ethnic groups.

Objective 3: Facilitate the consideration of tribal prospectives regarding the treatment of heritage properties.

Goal 10: Preserve historic structures representing all ethnic groups and income levels.

Objective 1: Preserve the 'unspectacular' but representative architecture bungalows, shot-gun houses and other examples.

Objective 2: Preserve utilitarian and industrial (Lake Road Stone barn, Shornden Elevator) buildings.

Goal 11: Establish a public education program.

Objective 1: Identify and act on threats to prehistoric and historic resources.

Objective 2: Develop an understanding of the moving 50 year old eligibility rule.

Objective 3: Address discovery of new significant resources that are potentially eligible for nomination to the Register.

Objective 4: Address the future of preservation in the City.

Objective 5: Build partnership with other organization, groups, and businesses who can help with preservation education through non-traditional means. (i.e. exhibit of historic architecture drawing at Ponca City Art Center.

Goal 12: Establish incentives for preservation.

Objective 1: Financial incentives.

Objective 2: Develop low interest preservation loan pool.

Goal 13: Monitor and advise on modifications/renovations to property owned by the City.

Objective 1: Mitigate damage to historic resources.

Objective 2: Prevent damage to historic resources.

Objective 3: Provide resources and expertise to all City departments and City leadership as plans are being developed and decisions made which affect publicly owned historic properties.

Goal 14: Establish partnerships with other preservation organizations.

Objective 1: Support the PCLC, PCMS Programs and other cultural-preservation organizations.

Objective 2: Participate in Preservation Oklahoma.

Goal 15: Create training opportunities for historic preservation leaders and officials.

Objectives 1: Train officials responsible for enforcing laws and regulations that protect or affect resources.

Objectives 2: Send HPAP members to annual OK State Historic Preservation Conference.

Objective 3: Provide membership in the National Trust for the members of the HPAP.

Objective 4: Work with the Pioneer Area Technical School (Vo Tech), Northern Oklahoma College (NOC) and the Univ. Center at Ponca City on preservation related educational opportunities, such as "hands on" preservation program at Vo Tech.

Objective 5: The HPAP will participate in the National Alliance of Preservation Commissions.

Goal 16: Establish local library index for historic resources:

Objective 1: Obtain and create indices on works by architects, landscape architects, interior designers, and other designers/builders of the recent past for future reference research and evaluation on Timberlake & Kanady, Lewis, and other designers.

Objective 2: Obtain copies of index of Laura Streich files at the Pioneer Woman Museum.

Objective 3: Create accessable depository for built works for Research, documentation, and the like in the City Library.

Goal 17: Rename the HPAP as the Historic Preservation Commission.

Ponca City Historic Preservation Advisory Panel (HPAP) Duties

The HPAP created by the City of Ponca City under Ordinance 11-11-2 has established the following duties to advance the Goals of the Ponca City Historic Preservation Plan, and the established historic preservation policies of the City of Ponca City.

HPAP Duties and Actions:

The HPAP's actions will be consistent with the Secretary of the Interior's Standards and ordinances enforced by the City of Ponca City for preservation planning as follows:

Goal 1: To make preservation a priority, the HPAP will:

A. Perform all duties mandated by the regulations of the Historic District of the Zoning Ordinance.
B. Identify, recognize and protect historic resources
C. Protect natural features and historic cultural landscapes
D. Maintain city departmental review of projects involving historic resources
E. Strengthen technical skills of City staff and HPAP members
F. Promote Cultural Heritage Tourism as a form of economic development
G. Recommend establishment of local funding and financing programs for Certified Rehabilitations, and preservation of "Contributing" and National Register properties.

Goal 2: To strengthen the historic districts designation and administration mechanism the HPAP will:

A. Provide Historic District surveys, guidelines, regulations and public informational materials
B. Clarify the designation process through public meetings, media and direct contact.
C. Provide district and historic neighborhood identification signs.

Goal 3: To preserve and protect the integrity of neighborhoods, the HPAP will work to:

A. Establish a neighborhood conservation plan
B. Prepare neighborhood plans
C. Develop a code enforcement, technical and financial support program for Designated Districts
D. Initiate vacant lot clean up and redevelopment programs.

Goal 4: To revitalize the downtown core and promote its historic, architectural and Cultural character the HPAP will:

A. Develop and support programs that advance this goal.
B. Seek National Register listing for the district.

Goal 5: To promote adaptive reuse of industrial buildings:

A. The HPAP will develop and support programs that advance this goal.

Supporting Planning and Development Policy Documents

Comprehensive Plan

Primary local planning and development policy documents that support Ponca City's general preservation goals and the Ponca City Master Plan 2010, and the Ponca City Zoning Ordinance.

Ponca City Comprehensive Plan 2010

The Plan consists of the following plan elements:

Land Use
Public Facilities
Public Utilities
Transportation

These plan elements were based on population, economic and land use projections with a citizens' participation program. The Plan was designed to be implemented through a capital improvement program, zoning regulations, subdivision regulations and building & housing codes. The Public Facilities, Public Utilities and Transportation Plan elements were to be implemented through the Capital Improvement Program, the Land Use Plan through zoning regulations, and new City streets through the subdivision regulations.

Historic Preservation Plan

The current Comprehensive Plan does not contain a Historic Preservation Plan. The City is in the process of completing a new Comprehensive Plan that this Historic Preservation Plan will be incorporated into. The HPAP will review any revisions to the Plan to assure provisions of the Preservation Plan and those revisions are compatible.

Zoning Ordinance

The Ponca City Zoning Ordinance contains a Historic Preservation District zoning category as an overlay or supplemental zoning element. The designation of an area or property as a Historic Preservation District has regulations imposed on it in addition to those regulations imposed by the underlying zoning district in which it is located. The property in an HP zoned district may be used for any purpose permitted within the underlying district. Any change to an existing building exterior, or site may not commence unless a Certificate of Appropriateness has been approved by the HPAP.

HPAP Policies Regarding Locally Eligible and Designated Resources

The HPAP will consider properties or districts proposed in the manner stipulated in the Zoning Ordinance, or by any citizen, for historic designation recommendation.

Properties or districts listed in the Preservation Plan are potentially eligible for, and may be considered for historic designation recommendation by the HPAP.

The HPAP may provide for an Intensive Level Survey of Districts listed in the Preservation Plan.

The HPAP may seek a Preliminary Determination of Eligibility from the SHPO for all properties or districts, designated or listed in the Preservation Plan, or otherwise presented for considerations that appear to meet SHPO criteria.

The HPAP will develop any necessary guidelines and regulations for designated districts.

HPAP Policies Regarding Resources Eligible for the National Register

The HPAP recognizes the importance of properties being nominated to the National Register and will provide technical assistance to interested property owners to facilitate potential listings.

Properties or districts that have been given a favorable Preliminary Determination of Eligibility for the SHPO should be nominated to the National Register for Historic Places. The HPAP will seek to have property owners or interested citizens make the nomination, or if necessary and without objection by the owner, will consider causing the nomination to be made by other available means.

HPAP Policies Regarding National Register Resources

Properties listed in the National Register of Historic Places will be included in Ponca City's inventory of historic resources.

Districts listed on the National Register may be considered for recommendation by the HPAP for local historic designation.

The Gateway Historic District located on North 6th Street between Hazel and Cleveland Streets is the only Historic District to date. The HPAP may evaluate the Zoning Ordinance Historic District regulations to see if the regulations need to be updated.

HPAP Policies Regarding PCMS Program

The National Trust of Historic Preservation, concerned with the continuing alterations to downtown commercial architecture and aware of the need to stimulate economic activity in small city downtowns, established the Main Street Program in 1977. The Ponca City Oklahoma Main Street Program (PCMS) was established late in 1985. Ponca City was accepted as a Main Street community in 1987.

The PCMS Program was established as a working force to assist the economic growth and well being of Ponca City, preserve and improve the historic value of the downtown, create a quality business environment for both business owners and customers, and be an ever expanding informational resource for the downtown area.

The PCMS Program is supported by the HPAP, Chamber of Commerce, and the City of Ponca City as an organization which has established a partnership between the public and the private sectors dedicated to the historic preservation and economic revitalization of the downtown business district.

The HPAP will support the PCMS in any activity that it considers to be of benefit to its central mission of preserving Ponca City's historic properties and districts.

Incentives, Regulations, Tools, Sources and Terms

Federal and State Preservation Incentives, Regulations and Sources

National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966 established the National Register of Historic Places, created the Advisory Council on Historic Preservation, authorized Historic Preservation Fund grants, and encouraged local governments to survey their historic resources. Section 106 of this Act also provides for review of federally assisted activities that affect historic resources.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. It was authorized under the National Historic Preservation Act of 1966, and is administered by the National Park Service, which is part of the U.S. Department of the Interior. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed on the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

The National Register includes National Historic Landmarks designated by the Secretary of the Interior for their importance to all Americans and properties nominated by governments, organizations, and individuals because they are significant to the nation, to a state, or to a community. National Register properties have been documented and evaluated according to uniform standards. These criteria are designed to help identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions. National Register listing brings recognition of national, state or local significance, eligibility for Federal tax benefits, and qualification for Federal assistance for historic preservation, when funds are available.

Properties are nominated to the National Register by the State Historic Preservation Office (SHPO), by the Federal Preservation Officer (FPO) for properties under Federal ownership or control, or by the Tribal Preservation Officer (TPO) if the property is on tribal lands. State nomination forms are usually prepared by private individuals and then submitted to the SHPO for approval. During the time the proposed nomination is reviewed by the SHPO, property owners and local officials are notified of the intent to nominate, and given the opportunity to comment on the nomination.

National Historic Landmarks are sites of significant historical events, where prominent Americans worked or lived, that represent ideas that shaped the nation, or provide important historic information, or are outstanding examples of design or construction.
While many historic places are important locally or on a state or regional level, a few have meaning for most Americans. Places that "possess exceptional value or quality in illustrating and interpreting the heritage of the United States" are designated National Historic Landmarks.

The Federal and State Historic Preservation Tax Incentives Program

This program is one of the nations most successful and cost-effective community revitalization programs. Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in the rehabilitation of historic buildings. Federal and Oklahoma State tax law currently provide attractive incentives for the rehabilitation of historic and older buildings. These special benefits encourage revitalization of historic districts as well as individual buildings. To qualify for the Federal tax incentives, requirements of both the Internal Revenue Service and the U.S. Department of the Interior must be met. To qualify for the Oklahoma State tax incentives, projects must qualify for the Federal tax credits. The State Historic Preservation Office (SHPO) participates in the review of proposed rehabilitation projects and is the initial point of contact for applicants. The U.S. Department of the Interior, National Park Service (NPS), is the agency responsible for certifying historic structures and rehabilitation work.

The Federal tax credits are authorized under the Tax Reform Act of 1986 (Section 47 of Title 26 of the United States Code). The State tax credits are authorized under State Statute 68-2357.41.

The Federal tax credits program is governed by two sets of regulations, including the Internal Revenue Service Code "*Section 47, Rehabilitation Credit*" and the U.S. Department of the Interior's "*36 CFR Part 67 – Historic Preservation Certifications Pursuant to Section 48(G) and Section 170(H)*" of the Internal Revenue Code of 1986. The State tax credits program is administered pursuant to Oklahoma Tax Commission Rules (Chapter 50, "Income") Section "*710:50-15-108. Credit for qualified rehabilitation expenditures.*"

The Federal tax credits are not "freely transferable." However, the Oklahoma rehabilitation credits are. This is significant because the entity that acquires the credits does not have to establish an ownership interest in the rehabilitated property to use them. Also, the Oklahoma rehabilitation tax credit is the only State of Oklahoma tax credit that is "freely transferable" making it the most attractive investment incentive for real estate development available at the State level. For answers to questions about eligibility for the credits, the application process, the standards that must be met in the rehabilitation work, how the numbers work, and where additional information can be obtained contact:

> State Historic Preservation Office, 2401 N. Laird Avenue, Oklahoma City, OK 73105, 405-521-6249, http://w ww.okhistory.org/shpo/shpom.htm
>
> The NPS website is another very helpful source of information. Visit them at http://www.nps.gov/history/hps/tps/. You can even test your knowledge of the Secretary's Standards by spending a few minutes with their Electronic Rehab tutorial at http://www.nps.gov/history/hps/tps/e-rehab/index.htm.

Fact Sheet #14, pgs. 1 & 4, State Historic Preservation Office, August 2007.

The Challenge Cost-Share Program

This program was established in 1993 for the National Park Service to increase participation by communities, groups, property owners, universities, and others to preserve natural, recreational, and cultural resources. "Small dollar" projects (a maximum $30,000 Federal share) with a required "match" of non-Federal cash or in-kind services are carried out jointly with partners. Partners have included local State, municipal, county departments; American Indian and Alaska Native organizations; neighboring community volunteer or "friends" groups; historic property owners; university and college researchers; museums; local affiliates of national conservation or park, cave, national trails, or resource-related non-profit foundations; user associations; and chambers of commerce. Projects include historic structure and other building rehabilitation for reuse, oral history interviews, inventories, heritage education programs, historic site restoration, and more.

Historic Preservation Fund

The HPF provides matching grants to encourage private and non-federal investment in historic preservation efforts nationwide, and assists State, local governments, Indian tribes, and the National Trust for Historic Preservation with expanding and accelerating their historic preservation activities nationwide. HPF matching grants serve as a catalyst and "seed money" for preserving and protecting our nation's irreplaceable heritage for this and future generations. Each year, the U.S. Congress appropriates approximately $40 million to the Historic Preservation Fund (HPF). Funding is used by States, tribes, and local governments to pay part of the costs of surveys, comprehensive historic preservation plans, National Register nominations, brochures and educational materials, as well as architectural plans, historic structure reports, and engineering studies necessary to repair listed properties. Restoration ("bricks and mortar") development projects also are eligible within the limited funds available.

Technical Preservation Services (TPS)

TPS help home owners, preservation professionals, organizations, and government agencies preserve and protect this nation's heritage by providing readily available materials (guidance pamphlets and books, videos, and the National Park Service Website) on preserving, restoring, and rehabilitating historic buildings. This National Park Service program is dedicated to improving the quality of work on our nation's historic buildings by promoting their long-term preservation and fostering the responsible use of both traditional and innovative techniques in their care and maintenance. It is the nation's leading provider of information and guidance on the care of historic buildings. TPS provides the tools and information necessary to take effective measures to protect and preserve historic buildings, ranging from historic masonry and window repairs to lead paint abatement to accessibility to historic buildings for people with disabilities. There are over 100 TPS publications that are readily available to the public. Technical Preservation Services provides technical consultation for significant historic properties, including National Historic Landmarks and prominent federally-owned buildings; and state and privately-owned properties.

The Archaeological and Historical Preservation Act of 1974

This Act provides for the preservation of prehistoric, historic, or archaeological resources that may be lost as a result of activities of federally licensed or funded programs.

Oklahoma Historical Society
The Oklahoma Historical Society consists of several offices, a museum, and the State Historic Preservation Office (SHPO) authorized under 53 O.S., 1984 supplement, Sections 351-355.

The SHPO administers the State Historic Preservation program, the Certified Local Governments Program, and is the reviewing and nominating authority to the National Register of Historic Places. It also oversees compliance with the Tax Incentive Program and the Section 106 Review Process.

HISTORIC PRESERVATION TOOLS

Historic Preservation Zoning
The Historic Preservation District zoning category is an overlay or supplemental zone, is provided for in the Zoning Ordinance. The designation of an area or property as a Historic Preservation District has regulations imposed on it in addition to those regulations imposed by the underlying zoning district in which it is located. The property in an HP zoned district may be used for any purpose permitted within the underlying district. Any change to an existing building exterior, or site may not commence unless a Certificate of Appropriateness has been approved by the HPAP.

Preservation Easements
Preservation easements are not currently in use in Ponca City. They may be appropriate as financing or regulating tools for specific buildings or districts where owners are unable to commit resources to rehabilitate or maintain a designated or listed resource. Preservation easements have been used for open space, facades, and interiors. Open space easements have been used to control land development surrounding historic structures. Facade or exterior easements have been used to regulate the alteration of, or maintain the exterior portions of a structure. Interior easements have been used to restrict the adverse alteration of interiors of historic structures.

An easement is an acquired privilege or right of use, falling short of ownership, which one party may have in the land of another. An affirmative easement is a right to make some use of land or property belonging to another entity. A negative easement is a restriction placed by a property owner on ones land or property for the purpose of benefiting another. Easements may: (1) be assignable to other parties; (2) run with the land; and (3) be acquired through gift or purchase. Easements have tax basis, and Historic Preservation Tax Incentives consequences that should be considered before they are entered into.

The Easement Program of the Oklahoma Historical Society limits the modifications that the donor of easement and succeeding owners of property may make to the structures and sites in which the easement has been granted. Such easements must: (1) contain covenants which are binding and enforceable; (2) run with the land and structure, and; (3) obligate the owner to assure protection of the property. The donor of the easement retains his interest in the property, except the right(s) given away in the easement document.

Protective Covenants and Reverter Clauses

Protective covenants are contractual agreements between private parties that run with the land or property, thereby restricting uses that may be made of the land or property. Reverter clauses in deeds stipulate that unless certain conditions are followed or met, ownership of the land or property involved will return to the conveyer or to a designated third party. Both of these mechanisms may be used to maintain the historic integrity of a property. An advantage of covenants is that specific provisions for penalties or other remedies may be included which go into effect when the terms of the agreement are broken. Reverter clauses lack this flexibility, providing only for the reversion of title to the conveyer or his designee in the event of a breach of its conditions.

Rehabilitation Loan Programs

Low-interest loans can be made available for the rehabilitation of owner-occupied, single-family residences. Such loans are usually limited to persons of low and moderate income, and may be used to benefit certain historical areas. In addition, some communities have established a revolving, low-interest loan pool program through local financial institutions to finance facade improvements of historic resources. Monies from repaid loans are funneled back into continuing facade improvement efforts. In all instances, certain eligibility requirements and financial standards must be met by applicants.

Transfer of Historic Preservation Tax Incentives

Tax incentives can be transferred to a second or third party as consideration for providing rehabilitation loan funds or capital.

Capital Improvement Programs

Capital improvements programs plan and fund physical improvements in a community. These programs are generally three to five years in scope, and fund projects in a manner to provide continuous and orderly infrastructure development. The PCMS Program that has been the beneficiary of a capital improvement program is an example of how preservation districts can be enhanced with public improvements.

Tax Increment Capital Improvement Financing

Tax increment financing for capital improvements can be utilized in specific districts. Increased property taxes, from improved properties in a district, are used for capital improvements. The present assessed value of an area and the resulting property taxes are set as the base. When the assessed values rise, the property tax amount above the base is applied to capital improvements in the district.

Technical Assistance

The PCMS Program, the National Trust for Historic Preservation, the National Park Service and the State Historic Preservation Office distribute preservation publications and can answer many preservation-related questions. Locally available technical assistance greatly strengthens the preservation program. The PCMS provides a matching grant of funding up to $5000.00. The purpose of the grant is to assist property owners in remodeling the exterior of their buildings in the Main Street District.

DIRECTORY OF ORGANIZATIONS, FUNDING AND INFORMATION SOURCES

The following is a list of selected resources for obtaining preservation information, assistance and guidance. However, this list does not represent a complete listing of all such sources.

Local Resources in Ponca City

Department of Community Development, City of Ponca City: This City department is responsible for providing staff to the Ponca City Historic Preservation Advisory HPAP. Contact the City of Ponca City Department of Community Development, (580) 767-0334.

Ponca City Historic Preservation Advisory (HPAP): The HPAP is a public entity established to preserve the architectural, archaeological, cultural and historical resources of Ponca City. This Panel was established by City of Ponca City Ordinance. It has planning and oversight responsibility for preservation activity in Ponca City. Contact the City of Ponca City Community Development Department: (580) 767-0334.

Ponca City Landmarks Conservancy (PCLC): This is a non-profit organization dedicated to preserving the history of Ponca City.

Ponca City Main Street Program (PCMS): The PCMS Program was established in conjunction with the Oklahoma Main Street Program and the nation-wide program. It is dedicated to improving and preserving Ponca City's Downtown. PCMS, Attn: Jayne Detten, Director, 516 E. Grand, Ponca City, OK 74604.

National and State Agencies and Organizations

Advisory Council on Historic Preservation: The Advisory Council on Historic Preservation is a Federal agency for influencing Federal activities, programs, and policies as they affect historic resources. Established by the National Historic Preservation Act (NHPA) in 1966, its goal is to have Federal agencies as responsible stewards of our Nation's resources when their actions affect historic properties. As directed by NHPA, the Council: advocates full consideration of historic values in Federal decision-making; reviews Federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies; and recommends administrative and legislative improvements for protecting our Nation's heritage with due recognition of other national needs and priorities. Contact them at Advisory Council on Historic Preservation 1100 Pennsylvania Avenue, NW, Suite 809 Old Post Office Building Washington, DC 20004 Phone: (202) 606-8503 E-mail: achp@achp.gov Web site: www.achp.gov

The Archaeological Institute of America (AIA) has been dedicated to the encouragement and support of archaeological research and publication and to the protection of the world's cultural heritage. Contact the AIA at Boston University - 656 Beacon Street, Boston, MA 02215-2006 (tel.: (617) 353-9361; fax: (617) 353-6550; e-mail: aia@bu.edu) or, for the State Chapter in Oklahoma City: Farland Stanley, Jr. (405) 364-5633

Center for Preservation Policy Studies: The Center provides research and testimony on pending federal legislation, advocacy of preservation issues, coordination of national lobbying network, and research on preservation policy issues. For more information: (202) 673-4254.

International Council on Monuments and Sites: The U. S. Committee of the International Council on Monuments and Sites is the focus of international culture resource exchanges in the United States. This organization shares preservation information and expertise worldwide, and highlights and interprets the U.S. preservation system. For more information: (202) 842-1866.

National Alliance of Preservation Commissions: An alliance of local preservation commissions that provides information regarding historic preservation law, local ordinances, design review, and local preservation planning. It also maintains a speakers bureau and publishes the periodic "Alliance Review'. For more information: (404) 542-4731.

National Alliance of Statewide Preservation Organizations: An umbrella group for all private, nonprofit statewide preservation organizations that seeks to promote preservation, communication, and information sharing among statewide organizations. For more information: (617) 723-3383.

National Conference of State Historic Preservation Officers: A professional organization that provides a network and newsletter, and organizes an annual meeting of members. For more information: (202) 624-5465.

National Park Service, U. S. Department of the Interior: The principle federal agency responsible for preservation laws and activities. The National Park Service maintains the National Register of Historic Places and administers the certification program for federal tax incentives. The National Park Service operates regional offices across the country. For more information, call the Department of the Interior main number: (202) 343-1100 or contact National Park Service Regional Office: Southwest Regional Office PO Box 728 Santa Fe, NM 87504 505/988-6100.

National Register of Historic Places: The United States' official list of nationally recognized historic, architectural, archaeological, and cultural resources. The Register is maintained by the National Park Service, U. S. Department of the Interior. For more information, call the Oklahoma State Historic Preservation Office: (405) 521-6249, or call the National Park Service: (202) 343-9505.

The National Preservation Institute (NPI) is a nonprofit organization offering specialized information, continuing education, and professional training for the management, development, and preservation of historic, cultural, and environmental resources. For information about seminars, customized training, authentication of historic reproductions, historic real estate, or any other NPI service contact National Preservation Institute P.O. Box 1702 Alexandria, Virginia 22313: (703) 765-0100, info@npi.org

National Trust for Historic Preservation: The private, non-profit corporation chartered by the United States Congress to encourage historic preservation in the United States. Individuals or organizations may become members of the National Trust. For more information, contact the National Trust for Historic Preservation Southwest Regional Office: 500 Main Street, Suite 1030 Fort Worth, TX 76102-3943: (817) 332-4398 Fax: (817) 332-4390 E-mail: swro@onramp.net

Oklahoma Historical Society: The Oklahoma Historical Society is a private membership organization and state agency dedicated to the preservation and interpretation of Oklahoma's rich heritage. The organization has been in existence in some form since 1893. Membership in the Society is open to anyone who wants to share in the preservation excitement of state and local history. For more information, contact Oklahoma State Historic Preservation Office (SHPO): SHPO, Director Oklahoma Historical Society (405) 521-2491.

State Historic Preservation Office (SHPO): The SHPO administers the National Park Service's preservation programs such as the National Register, the Federal Rehabilitation Tax Incentive Certification Program, the Certified Local Governments program, and advisory services. For more information, contact State Historic Preservation Office (405) 522-4478.

Preservation Action: A national grass-roots citizen lobby with lobbying coordinators in many states. It works closely with the National Trust and other historic preservation organizations in lobbying for historic preservation efforts and programs. For more information: (202) 659-0915.

Preservation Oklahoma, Inc.: A non-profit organization to foster the preservation of historic buildings and sites through advocacy, education, and technical and financial assistance within a state-wide network. For more information, contact Preservation Oklahoma, Inc. PO Box 25043 Oklahoma City, OK 73125-0043; (405) 232-5747, FAX (405) 232-5816.

The Society of Architectural Historians encourages scholarly research in the field and promotes the preservation of significant architectural monuments that are an integral part of our worldwide historical and cultural heritage. Contact them at Charnley-Persky House1365 North Astor Street Chicago, Illinois 60610-2144: (312) 573-1365 or email info@sah.org.

Society for Historical Archaeology (SHA) is the largest scholarly group concerned with the archaeology of the modern world (A.D. 1400-present). Contact P.O. Box 30446, Tucson, AZ 85751: (520) 886-8006; fax (520) 886-0182; email sha@azstarnet.com

State Historic Preservation Officer: The chief designated preservation official at the state level. Refer to Oklahoma State Historic Preservation Office.

Planning and Design Organizations

American Institute of Architects: This is the national professional organization for architects. The Central Oklahoma Chapter may be reached by writing: AIA- Central Oklahoma Chapter, 3000 General Pershing Blvd. Oklahoma City, OK 73107: (405) 948-7174.

American Institute of Certified Planners: This national professional organization for planners. This organization represents planners tested and certified as professionals. Write the organization at: AICP, 1776 Massachusetts Avenue, NW, Washington, D.C. 20036: (202) 872-0611.

American Planning Association: This is the national organization for planners and those involved in planning. There is an Oklahoma Chapter of the American Planning Association. The national organization may be reached by writing: APA, 1776 Massachusetts Avenue, NW, Washington, D.C. 20036: (202) 872-0611.

American Society of Landscape Architects: This is the national professional organization for architects. There is an Oklahoma Chapter of the American Society of Landscape Architects. Contact the American Society of Landscape Architects, 636 Eye Street, NW, Washington, DC 20001-3736: (202) 898-2444 fax: (202) 898-1185.

Funding and Financing

National Preservation Loan Fund: These are loans that can be made at below-market-rate to nonprofit organizations and public agencies to help preserve properties listed in, or eligible for listing in the National Register of Historic Places. National Trust for Historic Preservation Southwest Regional Office: 500 Main Street, Suite 606 Fort Worth, TX 76102-3943: (817) 332-4398 Fax: (817) 332-4390, E-mail: swro@onramp.net

National Trust Funding and Financial Aid: For information on specific financial aid or assistance programs, refer to 'Critical Issues Fund', 'National Preservation Loan Fund', or call the National Trust Regional Office at (303) 623-1504.

Critical Issues Fund: These monies are matching grants for local, state, and nationally non-profit organizations, universities, and local government entities seeking support for research or model projects that pursue broadly applicable solutions to pressing, long-term preservation problems. Call the National Trust Regional Office: (303) 623-1504.

The Inner-City Ventures Fund is the lending arm of the National Trust's Community Partners Program, providing short-term loans for real estate in low, moderate, and mixed-income historic neighborhoods.

Disaster Relief: When natural disasters threaten or destroy historic sites, the National Trust can provide technical assistance and emergency relief funds. For additional information, call the National Trust Regional Office: (303) 623-1504.

Programs Services and Assistance

Certified Local Governments: Local governments that have historic preservation programs and meet specific prescribed standards make them eligible for special enhanced participation in national preservation programs, grants-in-aid and technical assistance from the state historic preservation offices to assist in carrying out preservation activities at the local level. The City of Ponca City is currently a Certified Local Government. The City may be reached at Community Department (580) 767-0334. The State Historic Preservation Office (SHPO) directly administers the program in Oklahoma: (405) 521-6249. The National Park Service of the Department of the Interior administers the Certified Government Program at the national level: (202) 343-9505.

Main Street Program: This national program is dedicated to improving and preserving our down towns. The program was established in Oklahoma in 1977. It is administered by the Oklahoma Department of Commerce (ODOC). Participation in the Oklahoma Main Street Program enables communities to access vast resources, training, and technical assistance that would be otherwise cost prohibitive. The newsletter, "Oklahoma Main Street News" is published by the ODOC. For more information, contact Oklahoma Main Street Program Oklahoma Department of Commerce P.O. Box 26980 Oklahoma City, Oklahoma 73126-0980: (405) 815-6552.

National Main Street Center: This program of the National Trust for Historic Preservation is continually developing new strategies and techniques to rebuild traditional commercial districts. They help state and local efforts in such areas as: Organizing Your Program; Economic Development; Preservation, Planning and Physical Improvements; Marketing Your Town; Workshops; Technical Services.
For more information, contact the National Main Street Center's technical assistance division by phone or email: (202) 588-6219.

Preservation Easements: The National Trust assists organizations in initiating and administrating preservation easement programs along with other tools. Easements are discussed in more detail in the document section on Preservation Tools. For additional information: (202) 673-4035.

Legal Services: Educational information and advice on legal issues is provided by the National Trust's legal department. Information is provided on preservation law and historic districts, zoning, monitoring of preservation litigation, intervention as an *amicus curiae* friend of the court in litigation, and advice on tax incentives and easements. For additional information: (202) 673-4305.

Legislative Information Hotline: To obtain updates on preservation legislation or to place an order for bills, testimony, fact sheets, and other public-policy information: 1-800-765-NTHP.

Publications

The Chronicles of Oklahoma: A quarterly publication of the Oklahoma Historical Society. It deals with a broad sweep of Oklahoma's rich heritage. This publication may be obtained by writing: 'The Chronicles of Oklahoma", Wiley Post Historical Building, 2100 N. Lincoln Boulevard, Oklahoma City, Oklahoma 73105-4997: (405) 521-2491.

"Education Supplement": A list of historic preservation degree programs is published annually in Historic Preservation News. To receive a copy: (202) 673-4296.

Directory of Statewide Preservation Organizations: The National Trust publishes a directory of statewide organizations that serve local preservation activities within their states which may be obtained: (202) 673-4162.

Forum Letter: A bimonthly newsletter published by the National Trust for the professional and organized preservation constituency. To order new or back issues: (202) 673-4296.

Mistletoe Leaves: The Oklahoma Historical Society publishes a monthly newsletter containing articles of historical and preservation interests in Oklahoma. Copies may be obtained by writing: Oklahoma Historical Society, Wiley Post Historical Building, 2100 N. Lincoln Boulevard, Oklahoma City, Oklahoma 73105-4997: (405) 521-2491.

Preservation Forum: A quarterly journal published by the National Trust for the professional and organizational preservation constituency. Members of Preservation Forum receive copies of the journal and other membership benefits. To join Preservation Forum, or to order issues of the journal, write: Preservation Forum, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, D.C., 20036: (202) 673-4296.

Preservation Law Reporter: A legal periodical that reports information on local, state, and federal legislation and decisions on preservation issues and matters. It also presents recent I developments, comprehensive model ordinances, and easement provisions. For more information: (202) 673-4035.

Preservation Press: The book publishing division of the National Trust. For general information: (202) 673-4057; trade marketing: (202) 673-4066; wholesale customer service: (202) 673-4058; and for individual orders: 1-800-274-3694. The mailing address is: Preservation Press, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, D.C. 20036.

Conferences and Expositions

National Town Meeting: The national annual meeting of Main Street revitalization professionals and volunteers. For more information: (202) 673-4219.

Oklahoma Statewide Preservation Conference: An annual conference of preservationists sponsored by the SHPO to provide information, present projects and awards for good preservation work.

Preservation Week: Sponsored by the National Trust for Historic Preservation, this event is a preservation promotional effort that is usually celebrated in the second full week in May. Preservation Week is a nationwide celebration of our Nation's heritage and local, state and national preservation activities and efforts. For a "Preservation Week Kit": (202) 673-4141.

Rehabitat: A national exposition of products, services, skills, and crafts for restoring, rehabilitating, and maintaining old and historic buildings and sites. Rehabitat is held during the National Preservation Conference. For more information: 1-800-YES-NTHP (1-800-937-6847).

Glossary

Advisory Council on Historic Preservation (ACHP) - means the independent federal agency established by the National Historic Preservation Act to comment on federal undertakings and to encourage federal agencies to consider historic resources in their project planning.

Americans with Disabilities Act (ADA) - means Public Law 101-336 which prohibits discrimination on the basis of disability by private entities in places of public accommodation, requires that all new places of public accommodation and commercial facilities be designed and constructed so as to be readily accessible to and usable by persons with disabilities. Public agencies and private entities must comply.

Archeological Resources - means sites that can provide information about prehistoric human occupation (activities). Generally, we consider that the information will be found below the surface of the ground, but this is certainly not always the case. Archeological resources range from sites which contain numerous artifacts and features beneath the ground's surface to those which contain only a few small artifacts scattered on the ground. For the purposes of the *State Plan,* the resources in this category are associated with the pre-1719 time period. It should be noted that archeological resources that date after 1719, or historic archeological resources, are included under "Historic Resources" in this glossary.

Building - means a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. "Building" may refer to a historically related complex such as a courthouse and jail or house and barn.

Certificate of Appropriateness (CA) - the approval issued by the local Historic Preservation Review Commission (Historic District Commission) for alterations to historic properties designated under a local ordinance (local legislation), demolition of such properties, or new construction in a district designated under the ordinance or that may impact a designated property.

Certified Historic Structure - means a building (and its structural components) which is of a character subject to the allowance for depreciation provided in Section 167 of the Internal Revenue Code of 1954 which is either (a) individually listed in the National Register; or (b) located in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify, may be a structure other than a building, and may also be a remnant of a building such as a facade, if that is all that remains, and may include the land area on which it is located.

Certified Local Government (CLG) - means a local government whose local historic preservation program has been certified pursuant to Section 101 (c) of the National Historic Preservation Act. Basically, a CLG enforces a local historic preservation ordinance and meets other requirements specified in the Certified Local Governments Program for Oklahoma.

Certified Rehabilitation - means the rehabilitation of a certified historic structure which the Secretary of the Interior has certified as being consistent with the historic character of the structure and, where applicable, with the district in which the structure is located.

Contributing Resource - means a building, structure, site, or object that adds to the historic significance of a property.

Covenant - means a deed restriction limiting the owner's use of his/her property.

Cultural Resource - means a building, site, structure, district, or object evaluated as having significance in prehistory or history.

Design Guidelines - means the document that sets forth the standards by which a historic preservation commission judges applications for certificates of appropriateness.

Design Review - means the process of evaluating the appropriateness of proposed construction projects, including alterations to historic buildings and new construction, within designated historic districts.

Determination of Eligibility (DOE) - means an action through which eligibility of a property for National Register listing is decided but the property is not actually listed, and nominating authorities and federal agency officials commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private property owners has objected to National Register listing.

Development Grant - means financial assistance from the Historic Preservation Fund for protection, stabilization, preservation, rehabilitation, restoration, or reconstruction of a historic property.

District - means a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united historically or aesthetically by plan or physical development.

Documentation - means information that describes, locates, and explains the significance of a historic property.

Evaluation - means the process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Federal Preservation Officer (FPO) - means the official designated by the head of each federal agency responsible for coordinating that agency's activities under the National Historic Preservation Act, including nominating properties under that agency's ownership or control to the National Register.

Historic American Buildings Survey (HABS) - means the National Park Service program begun in 1933 to document the history of the building arts in the United States with architectural measured drawings, photographs, and written reports. The Survey aids urban neighborhoods and rural communities, state and local governments, and federal agencies in surveying and recording their historic architectural resources.

Historic American Engineering Record (HAER) - means the National Park Service program established in 1969 to survey and document America's historic industrial, engineering, and transportation resources and to record the working and living conditions of the people associated with them.

Historic American Landscapes Survey (HALS) – means the program of the National Park Service established in 2000 to survey and document landscapes. HALS builds on the HABS/HAER documentation traditions, while expanding the range of stories that can be told about human relationships with the land. HALS documents the dynamics of landscapes, as HABS and HAER document unique buildings and engineering structures and systems.

Historic Context - means a unit created for planning purposes that groups information about historic properties based on a theme, specific time period, and geographical area.

Historic District Ordinance - means a local government's instrument for creating a historic preservation review commission and setting forth its membership, functions, and responsibilities.

Historic Preservation Committee, Oklahoma Historical Society Board of Directors - means the committee of the Society's board that serves as a communications link between the State Historic Preservation Office and the Board of Directors.

Historic Preservation Fund (HPF) - means the source from which monies are appropriated to fund the program of matching grants-in-aid to the states (State Historic Preservation Office), and other authorized grant recipients, for historic preservation programs, as authorized by the National Historic Preservation Act.

Historic Preservation Review Commission (Historic District Commission) - means a board, council, commission, or other similar collegial body which is established by state or local legislation as provided in section 101(c)(1)(B) of the National Historic Preservation Act, and the members of which are appointed, unless otherwise provided by state or local legislation, by the chief elected official of the jurisdiction concerned from among (A) professionals in the disciplines of architecture, history, architectural history, planning, prehistoric and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture available in the community concerned, and (B) such other persons as have demonstrated special interest, expertise, or knowledge in history, architecture, or related disciplines, and as will provide for an adequate and qualified commission. Such a commission has many duties, including the review of proposed rehabilitation work within a designated historic district.

Historic Preservation Review Committee - means Oklahoma's state review board, the collegial body appointed by the Governor to review the eligibility of properties and the adequacy of nominations to the National Register and to advise the State Historic Preservation Officer as appropriate.

Historic Resources - means the buildings, structures, objects, and sites (including historic archeological sites) that represent human activity. For the purposes of the *State Plan,* the resources in this category are associated with the post-1719 time period.

Identification - means the process by which information is gathered about historic properties.

Intensive Level Survey - means (1) systematic, detailed field (and archival) inspection of an area designed to identify fully the architectural, archeological, and historic properties; and calculated to produce a level of documentation sufficient, without any further data, to evaluate National Register eligibility (and nominate if appropriate); or (2) systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

Inventory - means a list of historic resources determined to meet specified criteria of significance.

Investment Tax Credits (ITC) - means the financial incentive for rehabilitation of historic and older income producing properties provided for under the Internal Revenue Code.

Keeper of the National Register - means the individual to whom the authority has been delegated to list properties and determine their eligibility for the National Register.

Management Region - means the geographic limits established for the various historic contexts included in the state preservation plan.

Minimum Level Documentation - means information on the location, type, condition, and significance, or identification of research needed to determine the importance of a property, but which must be supplemented with information before the property could be submitted as a nomination to the National Register. Completion of the Oklahoma SHPO's "Historic Preservation Resource Identification Form" (including required photographs) constitutes minimum level documentation.

Mitigation - means any action which reduces or eliminates adverse impacts resulting from a proposed action. Mitigation may include project redesign or relocation, data recovery and documentation, etc. (See 36 CFR 800).

National Conference of State Historic Preservation Officers (NCSHPO) - means the organization that serves all of the nation's State Historic Preservation Officers through special workshops, a monthly newsletter, information sharing with other preservation organizations and government entities, and many other special efforts.

National Historic Landmark (NHL) - means a historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior.

National Historic Preservation Act, as amended - means the 1966 legislation establishing the National Register of Historic Places and extending the national historic preservation programs to properties of state and local significance.

National Park Service (NPS) - means the bureau of the Department of the Interior to which the Secretary of the Interior has delegated the authority and responsibility to administer the National Historic Preservation Program.

National Register of Historic Places (NR) - means the national list of sites, districts, buildings, structures, and objects significant in American history, architecture, archeology, engineering, or culture, maintained by the Secretary of the Interior under authority of the National Historic Preservation Act.

National Register of Historic Places Multiple Property Documentation Form - means the form required for nominating properties to the National Register which includes all or a defined portion of the cultural resources identified in a specified geographical area.

National Register Level of Documentation - means information on a property that is sufficient, without further data, to submit the property as a nomination to the National Register of Historic Places.

National Trust for Historic Preservation (NTHP) - means the private, nonprofit organization chartered by legislation approved by Congress on October 26, 1949 (63 Stat. 927), with the responsibility of encouraging public participation in the preservation of districts, structures, sites, buildings, and objects significant in American history and culture.

Noncontributing Resource - means a building, structure, site, or object that does not add to the historic significance of a property.

Object - means those constructions that are primarily artistic in nature or relatively small in scale and simply constructed. Although it may be by nature or design, movable, an object is associated with a specific setting or environment.

Oklahoma Anthropological Society - means the statewide nonprofit organization devoted to the preservation of the state's archeological resources.

Oklahoma Archeological Survey (OAS) - means the state agency responsible for the identification and preservation of the state's archeological resources and for the permitting of archeological investigations within the state.

Oklahoma Archeological Survey Information System (OASIS) - means the state's computerized database for archeological resources.

Oklahoma Heritage Association (OHA) - means the statewide nonprofit organization which promotes the research, interpretation, and preservation of Oklahoma's heritage. Maintenance of the Oklahoma Hall of Fame is a program of the organization.

Oklahoma Historical Society (OHS) - means the state agency whose mission it is to identify, collect, interpret, and preserve Oklahoma's rich heritage.

Oklahoma Landmarks Inventory (OLI) - means the State Historic Preservation Office's database on the state's historic resources.

Oklahoma Main Street Program - means the Oklahoma Department of Commerce's program for the revitalization of commercial areas through organization, economic restructuring, design, and promotions.

Planning Process Document (PPD) - means the publication that describes how Oklahoma's statewide preservation plan was developed and how it will be updated.

Preservation (Historic Preservation) [HP] - includes identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research, interpretation,
conservation, and education and training regarding the foregoing activities or any combination of the foregoing activities.

Preservation Action (PA) - means the national nonprofit organization which specializes in preservation advocacy.

Preservation Easement - means a right or limitation set forth in a legal instrument which in general allows a property owner to keep possession of a historic property while granting to another entity, such as a preservation organization, the right to protect the integrity of the historic property.

Preservation Oklahoma, Inc. - means the statewide nonprofit organization devoted to the preservation of Oklahoma's historic and prehistoric properties.

Preservation Partner - means any agency, organization, or individual who participates in the development and implementation of Oklahoma's state preservation plan.

Preservation Planning - means the process by which goals, priorities, and strategies for preservation activities are set forth and carried out.

Preserve America - means the broad-based White House initiative that recognizes the efforts of towns, regions, and organizations to preserve cultural, natural, and other heritage resources. It focuses on communities and encourages a preservation ethic that links heritage resources to broader economic and policy goals. The program consists of two components. First, four annual awards are given to recognize exemplary projects or programs, and the second component extends the special Preserve America Community designation to eligible applicants throughout the year. The U.S. Department of the Interior and the U.S. Department of Commerce are joint sponsors of Preserve America.

Property - means an area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.

Reconnaissance Level Survey - means (1) small-scale archival or field research, designed to provide a general impression of an area's architectural, archeological, and historic properties and their values, but not calculated to provide a level of documentation sufficient to determine a property's eligibility or to nominate a property to the National Register; or (2) an examination of all or part of an area accomplished in sufficient detail to make generalizations about the types and distributions of historic properties that may be present.

Reconstruction - means the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Recordation - means the documentation of a historic resource.

Registration - means the process which results in historic or archeological properties being listed in or determined eligible for listing in the National Register.

Rehabilitation - means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Research Design - means a statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods, and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

Resource - means any building, structure, site, or object that is part of or constitutes a historic property.

Restoration - means the act or process of accurately recreating the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by replacement of missing earlier work.

Review and Compliance (R&C) - See Section 106 Review Process.

Save America's Treasures (SAT) - means the grants program administered by the National Park Service in partnership with the President's Committee on the Arts and the Humanities, the National Endowment for the Arts, the National Endowment for the Humanities, and the Institute of Museum and Library Services that makes critical investments in the preservation of our nation's most significant cultural treasures. Grants are awarded for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites.

Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation - means the standards and guidelines which provide technical information about archeological and historic preservation activities and methods. These include guidance of preservation planning, identification, evaluation, registration, historic research and documentation, architectural and engineering documentation, archeological investigation, historic preservation projects, and preservation terminology.

Secretary of the Interior's Standards and Guidelines for Rehabilitation - means the ten (10) basic principles established by the Secretary of the Interior which are recommended in the planning and execution of projects which alter historic buildings.

Section 106 Review Process - means the procedure established under the National Historic Preservation Act, as amended, and subsequent regulations which provides the Advisory Council on Historic Preservation and the State Historic Preservation Officers an opportunity to comment on the impact of federal undertakings on historic and archeological resources.

Site - means the location of an event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, architectural, or archeological value regardless of the value of any existing structure.

Stabilization - means the act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorating property while maintaining the essential form as it exists at present.

State Historic Preservation Officer (SHPO) - means the person designated by the Governor or Chief Executive Officer to act for the State in matters pertaining to the national historic preservation program. Oklahoma statutes provide that the Executive Director of the Oklahoma Historical Society shall be designated the State Historic Preservation Officer.

State Plan - means the document that sets forth the goals, priorities, and strategies for developing and implementing a process to preserve Oklahoma's historic and archeological resources.

State Register of Historic Places - means Oklahoma's official program for recognition of significant buildings, sites, structures, districts, and objects.

Structure - means those functional constructions made usually for purposes other than creating human shelter, such as a bridge.

Survey - means a carefully designed and systematic process of identifying and gathering data on the historic resources of a given area. It includes field survey, the physical search for and recording of historic resources on the ground-but it also includes planning and background research before field survey begins.

Tribal Historic Preservation Officer (THPO) – means the tribal official appointed by the tribe's chief governing authority or designated by a tribal ordinance or preservation program who has assumed all or any part of the responsibilities of the SHPO on tribal lands in accordance with provisions of
the Act.

Tribal Lands – means all lands within the exterior boundaries of any Indian reservation and all dependent Indian communities.

Undertaking - means, as used in the National Historic Preservation Act, a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including (A) those carried out by or on behalf of the agency; (B) those carried out with federal financial assistance, (C) those requiring a federal permit, license, or approval, and (D) those subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.

Source: Oklahoma State Historic Preservation Plan

Appendix

Appendix of Historic Resources of Ponca City Potentially Eligible for Listing on the National Register of Historic Places

National Register Criteria

Each resource identified below is listed to be discussed for inclusion in the Plan based on the following criteria. However, it should be noted that no survey work, done in accordance with the Secretary of Interior's Standards have been completed on these properties, to date.

Properties may be eligible for the National Register if they are over 50 years old and:

A. Are associated with events that have made a significant contribution to the broad patterns of our history, or

B. Are associated with the lives of persons significant in our past, or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction, or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Status of Inventory of Historic Properties

The inventory of historic properties in Ponca City falls into three categories:

1. Those properties which have been lost,
2. Those which are not eligible because of major alteration and,
3. Those properties which are potentially eligible for nomination to the National Register.

Lost Properties:

- Carnegie Library – Designed by Solomon Andrew Layton
- Garfield and McKinley Schools
- Arcade Hotel – modifications in the teens converted the Queen Anne style building to full-blown Spanish Mission. Renovation attributed to Solomon Andrew Layton
- Brett Mansion – Colonial revival style home of early-day leader in the community.
- Jens-Marie Hotel
- Old Presbyterian Church
- Ponca City Hospital, original building
- Industrial Institute to Military Academy
-

Individual Resources Potentially Eligible for the National Register:

Buildings

Individual Resources Potentially Eligible for the National Register

1. Airline Drive-In Theatre
   Address: 1900 West Highland Avenue
   Architectural Style: Mid-Century Modern
   Architect: Unknown
   Date of Construction: Unknown

Narrative: Evocative of the mid-century fascination with both the automobile and the motion picture, the Airline Drive-In theater is the last remaining drive-in theater in Kay County. It consists of a ticket booth, signage, screen, and projection booth constructed of metal and concrete block.

2. Alcorn / Pickeral House
   Address:200 North 10th Street
   Architectural Style: Prairie Style
   Architect: Elmer Bolliet
   Date of Construction:1918 "Historic Homes of Ponca City"

Narrative: The Alcorn / Pickeral House is significant for its association with Mr. Alcorn (early oil executive) and also for it's architecture, being one of the best examples of the Prairie Style in Ponca City. The house is constructed of stucco, with broad porches that face east towards what was originally the golf course constructed by E. W. Marland for the use of the public. This building would also be a included in a proposed survey of North 10th Street.

3. Attucks Library
   Address: 1015 S. 12th Street
   Architectural Style: Mid-Century Modern
   Architect: M.D. Timberlake and Kanady
   Date of Construction: 1953

Narrative: Attucks Library is significant for its association with the era of segregation in Ponca City, and also as an significant example of mid-century architecture by local architects Timberlake and Kanady. The Attucks Library has already been determined eligible for the National Register of Historic Places. The building is constructed of stone and redwood, with angled windows on the façade, and topped by a flat roof.

4. Brett Building
   Address: 100 East Grand Avenue
   Architectural Style: Vernacular
   Architect: James Gammie, Contractor
   Date of Construction: Unknown

Narrative: The Brett Building is significant primarily as one of the last remaining limestone buildings from the 1890s existing in downtown Ponca City, and also for its association with George Brett, a prominent early leader and businessman. It was constructed of locally quarried limestone by James Gammie, a Scottish stone mason. Originally it featured an angled entry facing the intersection of Grand and 1st, but that feature was removed c. 1930. The second story has three arch-topped windows on the Grand Avenue façade, exterior stairs to the basement and indications of original exterior stairs to the second story: that are not intact. Also the building features ghost signs on the west wall.

5. Caulkins Building
   Address: 101 W. Grand
   Architectural Style: Plains Commercial
   Architect: Unknown
   Date of Construction: c. 1900

Narrative: The Calkins Building is significant as one of the oldest multi-story brick buildings in Ponca City, and was the tallest building in downtown Ponca City until the construction of the Masonic Building in the 1920s. It is also significant for it's association with the DeRoberts and Calkins family, prominent early businessmen. The multi-story building is of brick with piers extending past the parapet at the roof level. Top floor was the original meeting hall of the Ponca City Chapter of the IOOF.

6. Cann House
   Address: 1500 East Grand Avenue
   Architectural Style: Queen Anne
   Architect: Unknown
   Date of Construction: 1907

Narrative: The Cann House is significant for it's association with L. A. Cann, and as an example of the Queen Anne style of architecture as applied to a turn-of –the-century farm house. Mr. Cann served the community tirelessly as City Manager as well as County Commissioner. The building consists of frame construction with wood Doric columns on the north entry porch. The porch is further enhanced by decorative windows, shingled gables ends and decorative details at eaves. The Cann house has been determined eligible for the National Register of Historic Places.

7. City Hall – Civic Center
Address: 516 East Grand Avenue
Architectural Style: Spanish Revival
Architect: Solomon Andrew Layton, firm
Date of Construction: 1916; additions c. 1922

Narrative: The Civic Center is significant architecturally as a exceptional example of the Spanish Revival style applied to civic buildings, as well as for its association with many historic events and with the government of Ponca City. Exterior features are stucco construction with decorative window surrounds and arch-topped windows and doors, highlighted with brick and twin towers topped by decorative octagonal domes.

8. Cleary House
Address: 13 Hillcrest
Architectural Style: Colonial Revival
Architect: John Duncan Forsyth
Date of Construction: 1923

Narrative: The Cleary House is significant for it's association with Mr. Cleary, an oil executive from the oil boom days of the 1920s. It is also architecturally significant. The house is a sprawling example of the Colonial Revival with numerous features evocative of this style. Originally this house was the center of a vast designed landscape.

9 CME Chapel / Kimbourgh Temple
Address: 1029 S. 12th
Architectural Style: Vernacular
Architect: Rev. Kimbourgh
Date of Construction: 1946

Narrative: The CME Chapel is significant for its association with religion during the segregation era. The CME Chapel has already been determined eligible for the National Register of Historic Places. The chapel is Constructed of local field stone laid in random patterns with four-over-four stained glass windows. The original parsonage directly to back of the building has been demolished.

10. Coca-Cola Bottling Plant
Address: 513 South 1st
Architectural Style: Mid-Century Modern
Architect: Unknown
Date of Construction: Unknown

Narrative: The Coca-Cola Bottling Plant is significant for its association with business and particularly the soda pop business in the days when each community of any size had their own bottling plant. The building is constructed of concrete block with a flat roof.

11. First Baptist Church
Address: 218 South 6th Street
Architectural Style: Classical Revival
Architect: Unknown
Date of Construction: 1949

Narrative: Brick construction with two-story entry porch supported by massive Doric columns.

12. First Christian Church
Address: 210 North 5th Street
Architectural Style: Mediterranean Revival
Architect: Van Slyke and Woodruff
Date of Construction: 1925

Narrative: The First Chirstian Church is significant architecturally as an example of the style applied to a religious building. The bulding is brick construction with Ionic columns on the entry porch, with a bell tower topped by a circular dome.

13. First Lutheran Church
Address: 1101 N. 4th
Architectural Style: Gothic Revival
Architect: George Cannon
Date of Construction: 1934

Narrative: The First Lutheran Church is significant as the best example of the English Gothic Revival as built during the Depression, and for it's long association with the Lutheran religion in Ponca City. The building is constructed of stone with decorative element in arch over main entry, with carved stone details. Additionally the building has a traditional gothic tower with crockets.

14. Gammie House and Garage
Address: 408 South 10th Street
Architectural Style: Classical Revival Bungalow
Architect: James Gammie, Contractor
Date of Construction: 1927

Narrative: The Gammie House is significant as an example of the superlative work of a master stone cutter, James Gammie, and serves as the highest example of his work in Ponca City. The building is constructed of locally quarried limestone, laid in courses. Some details (baluster of garage apartment, porch drain holes) are carved limestone.

15. Gill Building
Address: 124 N. 2nd
Architectural Style: Plains Commercial
Architect: H. R. Vorhais
Date of Construction: 1925

Narrative: The Gill Mortuary Building is significant as the best example of a large Plains Commercial style building, and for its association with the Gill and Lessert families and their business interests in Ponca City. A two-story brick building with decorative terra-cotta elements added; north side features a false gable above a narrow balcony as well as garage doors at the west end for vehicle storage. The interior is in original condition.

16. Gill House
Address: 418 North 2nd Street
Architectural Style: Prairie Style
Architect: Unknown
Date of construction: c. 1925

Narrative: The Gill House is significant for its association with the Gill and Lessert Family as well as architecturally as an example of the Prairie Style. Brick home with tile roof. Interior retains original lighting and decoration.

17. Hampton House
Address: 1001 West Grand Avenue
Architectural Style: Queen Anne
Architect: Unknown
Date of Construction: Original date unknown

Narrative: This home was moved from the center of Grand Avenue when the street was extended early 1950s. Building is frame construction augmented with fishtail shingles in the gable ends and decorative stained glass windows.

18. Howe Bakery Building
Address: 114 N. 4th
Architectural Style: Mediterranean Revival
Architect: Unknown
Date of Construction: Unknown

Narrative: Significant architecturally for it's use of the style, being a small but exquisite example. Building is brick construction with terra-cotta details and entry also features twisted columns of Mediterranean style. The original wrought iron details in façade over entry are now missing.

19. Liberty School
Address: 505 West Liberty
Architectural Style: Mid-century Modern
Architect: Timberlake and Kanady
Date of Construction: 1956

Narrative: Significant for its role in education in Ponca City.

20. Lincoln School (Old)
Address: 700 West Broadway
Architectural Style: Mid-Century Modern
Architect: Solomon Andrew Layton, original. M.D. Timberlake - remodel
Date of Construction: 1919 – original. Remodel 1949

Narrative: The Lincoln School is significant for its 80+ years of importance in education in Ponca City. The building is constructed of stucco over the original brick; with most of the roof being flat.

21. Lynch House
Address: 518 South 4th
Architectural Style: Queen Anne
Architect: Unknown
Date of Construction: 1895

Narrative: The Lynch House is significant as the oldest home in Ponca City still in its original location, and for its association with Mr. Lynch, an early-day farmer and civic booster. The "Lynch" quarter section was one of the original four quarter sections of the original square mile of Ponca City, formed in 1893 immediately following the Land Run. The building is frame construction.

22. Marland Apartments
Address: 9th and Grand Avenue
Architectural Style: Italianate Revival
Architect: Unknown
Date of Construction: Unknown

Narrative: The apartments are significant as the best preserved example of the apartment types that were built during the oil-boom days of the late 1920. The buildings are brick construction with clay tile roof and wooden balconies on second floor. They were built in a "U" shape around a courtyard.

23. Marland Estate Gardner's House
Address: Pioneer Road, behind the Marland Gatehouse
Architectural Style: Mediterranean Revival
Architect: John Duncan Forsyth
Date of Construction: c. 1928

Narrative: Another 'undocumented' building belonging to the original Marland Estate with similar architecture.

24. Marland Gate House
Address: 747 N. 14th
Architectural Style: Mediterrainean Revival
Architect: John Duncan Forsyth
Date of Construction: c.1928

Narrative: The Marland Gate House is significant for its association with E.W. Marland as part of the original Marland Estate. The building is stone construction with clay tile roof in a style evocative of the Marland Mansion.

25. Charlotte Marland House
Address: 919 East Grand Avenue
Architectural Style: Mediterranean Revival
Architect: George Forsyth (attributed – was a partner of Solomon Andrew Layton)
Date of Construction: 1919

Narrative: The Charlotte Marland House is significant as another wonderful example of the architectural style that was designed by the Layton partners. It is also known for its association with Charlotte Marland, sister of E. W. Marland and a civic leader of the 1920s. The building is stucco with clay tile roof, as well as shaped as an "L" with an entry courtyard in the angle. Decorative wrought iron window guards adorn the exterior.

26. Marland Building, Marland Refining Company Headquarters
Address: 1000 South Pine Street
Architectural Style: Classical Revival, commercial
Architect: Solomon Andrew Layton, S. Weymess Smith, George Forsyth; additions later possibly by John Duncan Forsyth
Date of Construction:1919; additions in early 1920s.

Narrative: The Marland Building is significant for its association with the Marland Oil Company and has already been determined eligible for the National Register of Historic Places. The building is brick construction with some of the brick laid in decorative patterns. It also has a classically-inspired entry on the north façade featuring Doric columns.

27. Masonic Building
Address: 222 East Grand Avenue
Architectural Style: Plains Commercial
Architect: Smith and Senter
Date of Construction: 1922

Narrative: (aka. Security Bank). The building is brick construction relived with carved limestone details, some featuring Masonic symbols. It is significant for its architectural association with the Masonic Order in Ponca City and with Lew Wentz (a Mason and oil executive who probably financed its construction).

28. McGraw House
Address: 400 North 4th Street
Architectural Style: Prairie
Architect: Solomon Andrew Layton, S. Weymess Smith, Hawk
Date of Construction: 1909; additions c. 1920s

Narrative: The McGraw house is significant for its association with James J. McGraw, who was an early-day civic leader and banker in Ponca City. Mr. McGraw also had national significance for his work with the National Republican Party and hosting President Howard Taft as a house guest in 1918, as well as being known for his involvement with the Knights of Columbus and their World War I relief efforts. The porch features piers extending past the roof and terminated with decorative Wright-style planters. The garage floor is a concrete turntable because many early cars had no reverse gear.

29. Meek House
Address: 1004 North 4th Street
Architectural Style: Tudor Revival
Architect: George Cannon
Date of Construction: 1927

Narrative: The Meek House is significant for its architecture as well as for its association with Mr. Meek who was a banker and civic booster from the 1920s and 1930s. The building is brick construction with rolled edges on the roof.

30. Mid-Century Houses, Hillcrest
Address(s): # 43, #45 Hillcrest
Architectural Style: Mid-Century Modern
Architect: Bob Buchner
Date of Construction: 1952 John Cleary House &
1953 Constance Cleary Clark House

Narrative: These homes are known for being in an area that homes that were custom built for executives of Marland, this area eventually grew into an affluent neighborhood.

31. Miller/Gingerich House
Address: 1300 S. 8th Street
Architectural Style: English revival
Architect: Unknown
Date of Construction: c.1916

Narrative: This home is architecturally significant as an example of the large home of the 1920s. Much research needs to be done into its association with George Miller of the 101 Ranch to ascertain the factuality of that association. The building is built of buff colored brick, featuring many partial gables with decorative rafters.

32. Montgomery Ward Building
Address: 419 East Grand Avenue
Architectural Style: Art Deco
Architect: John Duncan Forsyth
Date of Construction: 1929

Narrative: The Montgomery Ward Building is architecturally significant as one of the only examples of this style as it applied to a commercial building in Ponca City. The building is stucco with decorative terra-cotta or limestone details featuring Deco-style designs.

33. Moose Lodge
Address: 111 North Third Street
Architectural Style: Plains Commercial
Architect: Solomon Andrew Layton, S. Weymess Smith, George Forsyth
Date of Construction: 1919

Narrative: The Moose Lodge is architecturally significant and for its association with the Moose fraternity. It is a three story brick building with limestone details.

34. Municipal Power Plant
Address: 1400 Block North Union Street
Architectural Style: Classical Revival, as applied to a utilitarian building
Architect: Smith and Senter
Date of Construction: c. 1927

Narrative: The Municipal Power Plant Building is significant architecturally, as well as for its association with the electric utility business in Ponca City. The building is brick construction, relieved by large windows that are functionally necessary for the building's purpose. The entry features Classically-inspired columns.

35. Nickles Machine Shop
Address: 600 South 1st Street
Architectural Style: Mid-Century Modern
Architect: Unknown
Date of Construction: Unknown

Narrative: The Nickles Machine Shop buildings are significant for their association with the metal fabrication and casting businesses in Ponca City and their importance in the oil industry. The buildings are constructed of buff-colored brick with a shaped parapet hiding the gable roofs.

36. Old Grace Episcopal Church
Address: 203 South 7th Street
Architectural Style: Vernacular
Architect: Unknown
Date of Construction: Unknown, pre-1920

Narrative: The Grace Episcopal Church is significant for possibly being the oldest intact religious building in Ponca City, and as a unique architectural example of early-day churches in Ponca City. The building is constructed of stucco and wood, with the original or antique doors and regularly spaced windows. The entry porch on the west is topped by a small cross at the gable peak and at the east end the building is two story.

37. Paris Building
Address: 409 East Grand Avenue
Architectural Style: Spanish Revival
Architect: John Duncan Forsyth
Date of Construction: 1927, east annex 1929

Narrative: The Paris Building is significant architecturally and for its association with the Paris family business interests. It is stucco construction with balconets and decorative tiles.

38. Paris (Glen) House
Address: 1001 N. 14th
Architectural Style: Ranch
Architect: unknown
Date of Construction: c.1950

Narrative: The Glen Paris House is significant as one of the best, and largest, examples of the Ranch style home being built in Ponca City in the 1950s. The house is constructed of stone and redwood with a large covered patio at south end while taking advantage of the slight slope of the lot from north to south.

39. Phillips Station
Address: 126 S. Pine
Architectural Style: Tudor Revival, as applied to Service Stations
Architect: Unknown
Date of Construction: Unknown

Narrative: The Phillips Station is significant as the last remaining 1920s-era 'neighborhood' gas stations in Ponca City. The building is brick construction (originally painted) with a roof that appears to be of multi-colored slate.

40. Ponca City Airport – original hanger
Address: 2213 N. Waverly
Architectural Style:
Architect: Unknown
Date of Construction: Unknown

Narrative: Significant for its role in early-day air transportation in Ponca City. Brick corner towers with tall narrow windows and shaped parapets.

41. Ponca City High School (Original Building)
Address: 600 Block East Overbrook
Architectural Style: Spanish Revival
Architect: Smith and Senter
Date of Construction: c. 1928

Narrative: The original building is intact on the exterior and in the interior making it distinct from future additions. The school is constructed of stucco with shaped parapets at the two end wings. The decorative features on the entry include a shaped parapet, wrought iron, and tiles of terra cotta and clay. The 2nd floor classrooms and main entry feature decorative plaster work depicting each subject matter taught in each classroom.

42. Ponca City Junior High School
Address: 612 East Grand Avenue
Architectural Style: Art Deco
Architect: Wilker and Reid
Date of Construction: 1939

Narrative: The Junior High building is significant for its role in education in Ponca City, its association with significant events, and as one of the only examples of the Art Deco Style applied to a school. The school is brick construction with three wings. The entry at each wing is decorated with deco-style details and door awnings.

43. Ponca City News Building
Address: 3rd and Cleveland
Architectural Style: Plains Commercial
Architect: Clyde Woodruff
Date of Construction: 1924

Narrative: Architecturally significant, as well as significant for its association with the Ponca City News, the oldest newspaper in Ponca City. The building is brick construction with terra cotta details.

44. Ponca City Post Office
Address: 402 East Grand Avenue
Architectural Style: Art Deco
Architect: John Duncan Forsyth
Date of Construction: 1934

Narrative: The Ponca City Post Office is significant for its architecture as well as for its long association with public and civic activities in Ponca City. The building is constructed of limestone from the old Ponca City / Marland quarry with decorative cast metal eagles on each bay (that originally held flag poles) and decorative metal around entry doors.

45. Ponca City Savings & Loan (Rose Stone Inn)
Address: 120 South 3rd
Architectural Style: Mid-Century Modern
Architect: Unknown
Date of Construction: 1956

Narrative: (aka. Rose Stone Inn) The Ponca City Savings & Loan Building is significant as an example of the Mid-Century Modern style as applied to a commercial building, and for its association with business in Ponca City. The façade features angled windows and large expanse of marble where the building sign once was.

46. Ponca City Transfer Building
Address: 305 South Pine Street
Architectural Style: Spanish Revival
Architect: Unknown
Date of Construction: Unknown

Narrative: The Ponca City Transfer Building is significant architecturally as an example of the Spanish Revival style as it applies to this warehouse building. The building is stucco construction with shaped parapet.

47. First Presbyterian Church
Address: Corner of North 14th and East Grand Avenue
Architectural Style: Mid-Century Modern
Architect: Charles W. and John A. Shaver; W.A. Brown
Date of Construction: 1955

Narrative: The First Presbyterian Church is architecturally significant as an example of the Gothic Revival as reinvented in the 1950s. The church is constructed of Arkansas ledgestone, with a prominent tall gable over the nave and decorative grilles above the entries.

48. Robin Hood Flour Mill
Address: 100 Block West Central Avenue
Architectural Style: Commercial
Architect: Unknown
Date of Construction: Most recent additions 1919

Narrative: Significance of this building comes from its association with Ponca City's early agribusiness. The elevators are concrete while the other buildings are constructed of brick with reinforced concrete floors that are visible from exterior.

49. Rock Cliff Country Club (aka VFW)
Address: 1101 East Prospect
Architectural Style: English Revival
Architect: George Cannon
Date of Construction: c.1928

Narrative: The Rock Cliff Country Club is architecturally significant for its English Revival style. It is constructed of local stone and the original stone piers of the entry gate still exist and topped with shingles. The original porch on the south of the building has been enclosed.

50. Rock Island Depot and Freight Building
Address: 700 block South 1st Street, west side
Architectural Style: Spanish Revival
Architect: Unknown
Date of Construction: c. 1928

Narrative: This building is significant as an example of the Spanish Revival style as it applies to a railroad building, and for its association with transportation in Ponca City. The building is of stucco construction with shaped parapets at gable ends with arched windows on the street side and deep overhanging eaves on track side.

51. Roosevelt School (old Roosevelt)
Address: 613 East Grand Avenue
Architectural Style: Collegiate Gothic
Architect: Smith and Senter
Date of Construction: 1923

Narrative: The school is significant for its role in education in Ponca City. The building is brick construction with 'collegiate gothic' inspired entry details.

52. Royalty Building
Address: 4th and Grand
Architectural Style: Spanish Revival
Architect: John Duncan Forsyth
Date of Construction: 1923

Narrative: Architecturally significant for the Spanish Revival style. The building has a stucco exterior with tile details and with an elaborate tile entry on west façade facing 4th Street.

53. Sam Collins, Jr. House
Address: 1204 East Central Avenue
Architectural Style: Mediterranean Revival
Architect: Solomon Andrew Layton, S. Weymess Smith, George Forsyth
Date of Construction: 1919

Narrative: The house is architecturally significant due to the Collins family association with E.W Marland's first wife, Mary Virgina Collins Marland. Exterior of building is stucco with clay tile roof.

54. Sam Collins, Sr. House
Address: 1004 East Central Avenue
Architectural Style: Prairie
Architect: (Attributed Layton, Smith, and Forsyth)
Date of Construction: Unknown

Narrative: The house is architecturally significant due to the relationship of E.W. Marland to his first wife, Mary Virgina Collins Marland. (see note on previous page) Stucco construction.

55. Santa Fe Depot & Freight Building
Address: Oklahoma Street
Architectural Style: Mid-Century Modern
Architect: Unknown
Date of Construction: 1916 – original; 1945 – remodel

Narrative: The depot is significant for its 90-year association with events in Ponca City and it's role in public transportation. The exterior of the building is stucco over the brick construction. The Freight Building is in original configuration with Spanish Revival shaped parapets.

56. Shornden Elevator
Address: behind 300 North 1st Street
Architectural Style: Commercial
Architect: Unknown
Date of Construction: Unknown, before 1919

Narrative: This elevator is significant as one of the first examples of poured concrete elevators in Oklahoma and for its association with Mr. Shornden, an early civic leader, and with the agribusinesses of the area.

57. Southwestern Bell Building (New)
Address: 100 Block East Chestnut, north side
Architectural Style: Mid-Century Modern
Architect: M.D. Timberlake
Date of Construction: 1948

Narrative: Architecturally significant, and significant for its role in communications. The construction is brick with a flat roof, marble HPAP around entry doors and the original lighting at entry. The two-story building with a much taller matching tower is for communication equipment.

58. Southwestern Bell Building (Old)
Address: 221 N. 2nd Street
Architectural Style: Italianate Revival
Architect: Unknown
Date of Construction: 1927

Narrative: See "Downtown Ponca City Survey" for details. The building is a two story brick building with arched windows on the second floor. The building is also significant for its role in early communications for Ponca City.

59. St. Mary's Catholic Church and School
Address: South 7th Street
Architectural Style: Spanish Revival
Architect: Unknown
Date of Construction: 1928 and 1954

Narrative: St. Mary's Catholic Church is significant architecturally as a wonderful example of the Spanish Revival style as achieved in the mid-1900s. The building is of stucco construction with loggia connecting church to school (earlier construction). Spanish-style shaped stained glass over entry area.

60. Stewart Building
Address: 300 East Grand Avenue
Architectural Style: Vernacular
Architect: Unknown, probably James Gammie, contractor and stone mason
Date of Construction: 1895

Narrative: The Stewart Building is constructed of locally quarried limestone (from the old Ponca City quarry) and one of only two existing stone buildings in downtown Ponca City from before 1900. Signs of an exterior staircase can still be seen on the west side of the building.

61. Stone Barn
Address: 2000 Block Lake Road
Architectural Style: Vernacular
Architect: Unknown
Date of Construction: Unknown

Narrative: This barn is an example of an atypical berm barn, with grade access at both front and back. The barn has a traditional gamble roof that can be found on most barns in the plains, however; this is were the similarity with other barns in the area. This unique barn is constructed of locally quarried stone and features arched openings on the south façade. The stone was quarried at the old Ponca City quarry, later the Marland quarry.

62. Washington School
Address: 1615 N. 7th Street
Architectural Style: Mid-Century Modern
Architect: Timberlake and Kanady
Date of Construction: 1952

Narrative: Significant for its role in education in Ponca City.

63. WBBZ Building
Address: 1601 East Oklahoma
Architectural Style: Mid-Century Modern
Architect: Unknown
Date of Construction: Unknown

Narrative: Significant for its role in communications in Kay County as well as being one of the best preserved examples of the Mid-Century Modern style as it is applied to commercial buildings in Ponca City. It is a one-story building with flat roof and horizontally divided windows.

64. Woodlands School
Address: 2005 East Woodlands
Architectural Style: Mid-century Modern
Architect: Timberlake and Kanady
Date of Construction: Unknown

Narrative: Significant for its role in education in Ponca City.

65. Marland Station
Address: 220 S. 4th Street
Architectural Style:
Architect: Unknown
Date of Construction: 1930c

Narrative: The Marland Station is significant as the last remaining. Marland "neighborhood" gas stations in Ponca City. Brick construction with a roof of terra cotta rounded tiles.

Source:
Bret Carter's records
Energy Northwest Oklahoma 1910-1930, George Carney et al, SHPO, OSU & DOI, 1986
PCMS Files

Outside City

Joe Miller House SW of city on Ranch Drive

$7500

Districts Potentially Eligible for the National Register:

Historic Downtown

The majority of the buildings were built in the 1920s to the 1930s. The downtown commercial area is a compact area with many of its original buildings intact. However, there have been significant losses, which are easily illustrated by aerial views.

Old Town Historic District

The district constitutes essentially the entire area around downtown business district, from Ash to 10th Streets, and South Avenue to Highland. Surveys which have been completed (N. 6th, Southside) have indicated that the boundaries used were too small, indicating the existence of much larger historic district or districts that these districts are a part of the area.

Potentially Eligible Historic Subdivisions

1. Marland Model City, Marland Addition-1920c

The residential subdivision is located North of ConocoPhillips' headquarters. The subdivision was developed by E. W. Marland to provide a model neighborhood for the company's employees and other citizens of Ponca City. The earliest homes were designed by Marland's architect Solomon Layton, who worked with the home buyer to design a unique home with character that was affordable. This was unlike the 'cookie-cutter' homes being built in other neighborhoods during the housing shortage caused by the rapid expansion of the oil industries at this time. The plan of the neighborhood was incorporated into the plans for the entire Marland Refining Company complex, and integrated into the parks and facilities surrounding it.

2. Hillcrest Neighborhood-1920c

This residential area was developed by EW Marland for executives of Marland Oil and later Continental Oil Co. and has an "upscale" character of houses with deep setback and wide side yards. Several of the homes may also be eligible for independent listing on the National Register (Cleary House, etc.)

3. Hampton Heights Neighborhood-1920c

Hampton Height Neighborhood is on the west side of Ponca City.

Other Potential Districts or Elements of Historic Districts

1. Brick Streets

   Brick streets were found in core area of the city; primarily from the center of the city to the edge of the original square mile of the city, which ran from 14th St. on the east to Highland St. On the north side of town the brick streets run to the railroad tracks on the west to South Ave on the south.

2. Period Lighting

   Found in public parks, on South 7th St in the Southside Neighborhood and along Virginia Street in Acre Homes. Union Metal Co supplied them. 1920c
   Five lights on the south side of Grand Avenue near the Presbyterian Church. There was a survey done by the HPAP in 1920c.

3. Southside Neighborhood

   A survey needs to be completed.

4. Acre Homes

   A survey was completed and determined not eligible.

5. Old Cross Town Site

6. North 10th Street from Grand to Highland, a residential district

7. Industrial buildings of South 1st and South Pine.

   Both of these streets contain many commercial and industrial buildings from the early days of Ponca City and extending to the late 1930s.

8. South 4th Street

   This is a district of early-day homes, mostly built by community leaders; from Grand Avenue to South Avenue.

9. Wentz Swimming Pool, Cabins, Caretaker House done
Address: 2932 L.A. Cann Drive
Architectural Style: Romanesque
Architect: Leonard H. Bailey; George Cannon
Date of Construction: 1925, 1928

Narrative: The park consists of many historic structures from the late 1920s and early 1930s, including Wentz Pool, caretaker's cottage, camp houses, and a dining hall. The entire site was designed in a modified Medieval style reminiscent of castles. Architects involved included Leonard H. Bailey of Oklahoma City and George Cannon of Ponca City.

10. Lake Ponca and Lake Ponca Park WPA Picnic Shelter
Address: LA Cann Drive
Architectural Style: Regional Vernacular
Architect: WPA/ CCC; M. D. Timberlake
Date of Construction: 1930c

Narrative: WPA-era lake, dam, and spillway constructed to provide a back-up water supply to the city of Ponca City as well as recreation facilities. Lake Ponca Park includes several CCC and WPA constructed buildings such as picnic shelter, shelter houses, bathrooms, bridges, fire pits, stone gate piers, and fire places. Near the campground stands Crestview School, also build by the WPA. It is close to the Lake Ponca Park and located on Prentice Street near the campground. The park itself is considered to be a historic cultural landscape.

Historic Cultural Landscapes

Ponca City's Historic Parks

The parks included are all the 'old' core district parks such as Pioneer Park and War Memorial Park (bounded by 5th Street on the west, 7th on the east, and between Overbrook and Hazel) and Garfield Park (between 7th and 9th and bounded by Otoe on the North and South Avenue on the South. All the parks contain historic stone bridges, retaining walls and other structures. The oldest trees currently in the parks were planted by Henry Hatashita, the landscape designer for E.W. Marland.

1. Pioneer Park/ Ruby Park/Gates (aka North 6th Street)
   Address: Park (bounded by 5th Street on the west, 7th on the east, and between Overbrook and Hazel)

   Pioneer Park is Ponca City's oldest park area, it was used as a park as early as c. 1913. The park feature a four-pier entry gate honoring Charles Ruby, an early gas and oil pioneer. The park also contains remnants of an early wading pool, which is currently used as a staging area for musical and other events.

2. War Memorial Park
   Park (bounded by 5th Street on the west, 7th on the east, and between Overbrook and Hazel)

   War Memorial Park has been the site of a park since the time of the construction of Ponca City High School in the late 1920s. Early photographs of the park show that is has been the site of tennis courts and landscaped walking trials since it's existence. The most striking feature of the park are the several stone bridges designed in a rustic manner and constructed of local stone that add a unique character to this park.

3. Garfield Park
   (between 7th and 9th and bounded by Otoe on the North and South Avenue on the South)

   Garfield Park is another one of Ponca City's oldest parks, and features stone bridges and retaining wall similar to those in the War Memorial Park. Another feature of Garfield Park is it's collection of early 20th Century street lighting.

4. Lew Wentz Game Preserve on Hubbard Road
   The preserve was developed by Lew Wentz for the citizens of Ponca City and remains in use today as a private range.

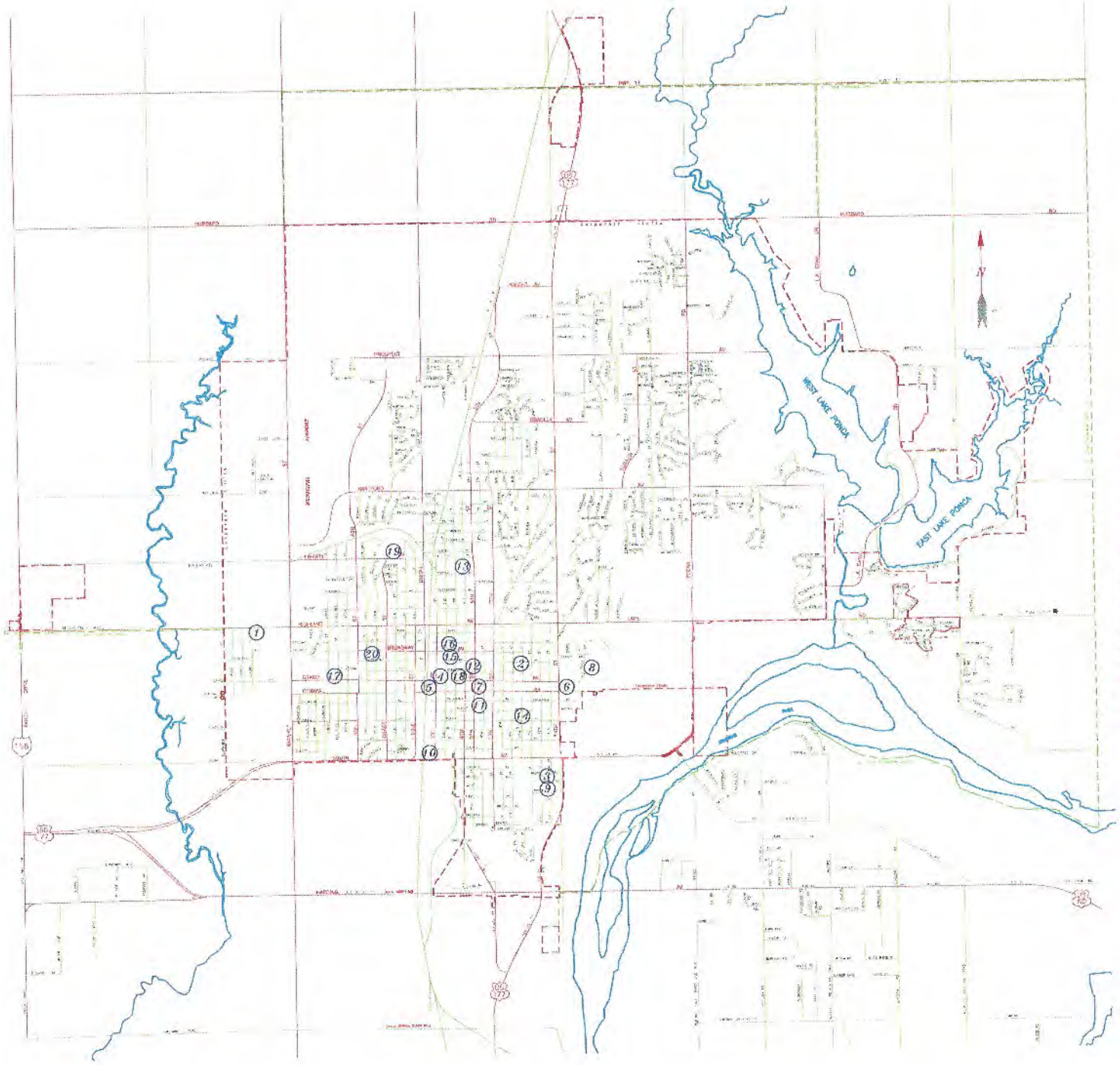
5. L.A. Cann Drive

L.A. Cann Drive which connects Kyger road and Highway 11, is laid out as a scenic drive by L. A. Cann. The drive predates Lake Ponca Park and the Wentz Camp. Cann was a well respected early–day leader who served as County Commissioner in the 1920s as well as City Manager for the Ponca City. L. A. Cann drive is terminated at both ends by granite dedicatory markers of an unknown date.

6. Ponca City Country Club

The golf course was designed by Perry Maxwell, a well known golf course architect, financed by E. W. Marland.

Sources:
Newspaper clippings from Mindy Little Cook
Interviews with Bret Carter
Field surveys with Bret Carter, Richard Winterrowd, and Jayne Detten

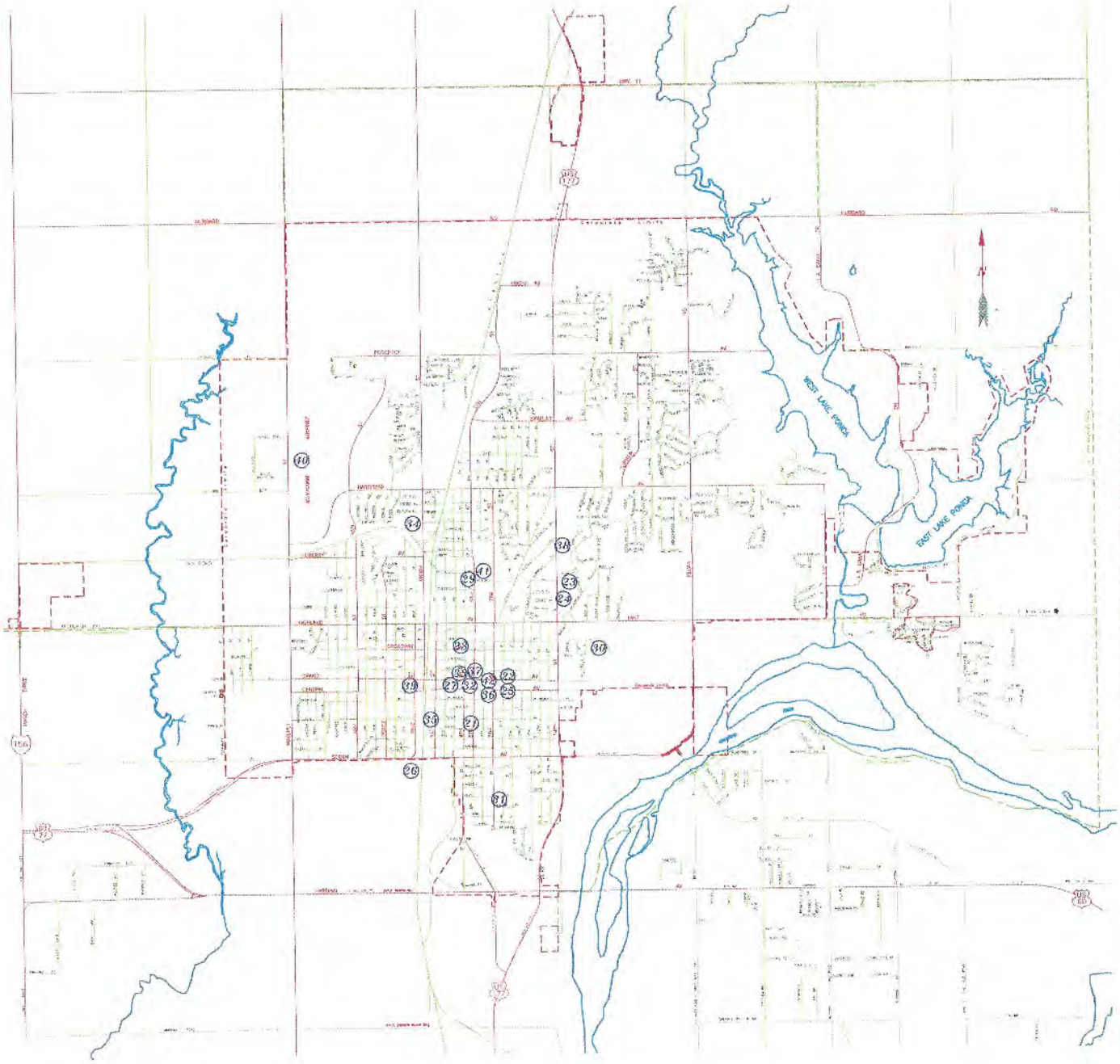


INDIVIDUAL RESOURCES IDENTIFIED FOR REVIEW AS POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER

1. Airline Drive-In Theatre – 1900 W. Highland Avenue
2. Alcorn Pickeral House – 200 N. 10th Street
3. Attucks Library – 1015 S. 12th Street
4. Brett Building – 100 E. Grand Avenue
5. Calkins Building – 101 W. Grand Avenue
6. Cann House – 1500 E. Grand Avenue
7. City Hall–Civic Center – 516 E. Grand Avenue
8. Cleary House – 13 Hillcrest Drive
9. CME Chapel/Kimbrough Temple – 1029 S. 12th Street
10. Coca Cola Bottling Plant – 513 S. 1st Street
11. First Baptist Church – 218 S. 6th Street
12. First Christian Church – 210 N. 5th Street
13. First Lutheran Church – 1101 N. 4th Street
14. Gammie House and Garage – 408 S. 10th Street
15. Gill Building – 124 N. 2nd Street
16. Gill House – 418 N. 2nd Street
17. Hampton House – 1001 W. Grand Avenue
18. Howe Bakery Building – 114 N. 4th Street
19. Liberty School – 505 W. Liberty
20. Lincoln School (Old) – 700 W. Broadway

PONCA CITY, OKLAHOMA

August, 2007

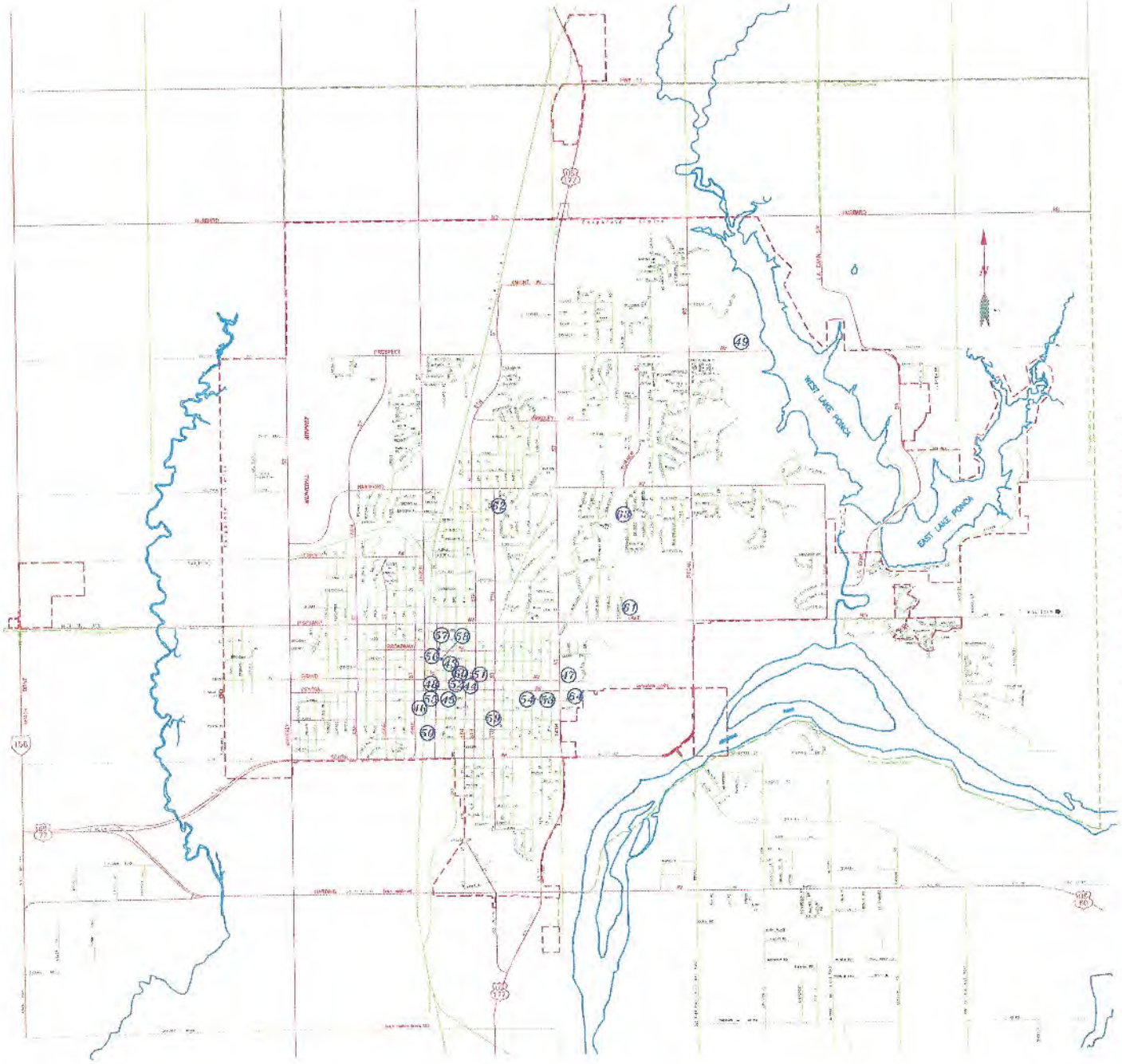


INDIVIDUAL RESOURCES IDENTIFIED FOR REVIEW AS POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER

21. Lynch House – 518 S. 4th Street
22. Marland Apartments – 901 E. Grand Avenue
23. Marland Estate Gardener's House – Pioneer Road east of 14th Street
24. Marland, Gate House – 747 N. 14th Street
25. Marland Charlotte House – 919 E. Grand Avenue
26. Marland Building, Refining Headquarters – 1000 S. Pine Street
27. Masonic Building – 222 E. Grand Avenue
28. McCraw House – 400 N. 4th Street
29. Meek House – 1004 N. 4th Street
30. Mid-Century Houses – #43 and #45 Hillcrest Drive
31. Miller/Gingerich House – 1300 S. 8th Street
32. Montgomery Ward Building – 419 E. Grand Avenue
33. Moose Lodge – 111 N. 3rd Street
34. Municipal Power Plant – 1400 N. Union Street
35. Nickles Machine Shop – 600 S. 1st Street
36. Old Grace Episcopal Church – 203 S. 7th Street
37. Paris Building – 409 E. Grand Avenue
38. Paris (Glen) House – 1001 N. 14th Street
39. Phillips Station – 126 S. Pine Street
40. Ponca City Airport (Original Hangar) – 2213 N. Waverly Street
41. Ponca City High School (Original Building) – 600 E. Overbrook
42. Ponca City Junior High School – 612 E. Grand Avenue

PONCA CITY, OKLAHOMA

August, 2002



INDIVIDUAL RESOURCES IDENTIFIED FOR REVIEW AS POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER

43. Ponca City News Building – 3rd and Cleveland Avenue
44. Ponca City Post Office – 402 E. Grand Avenue
45. Ponca City Savings & Loan (Rose Stone Inn) – 120 S. 3rd Street
46. Ponca City Transfer Building – 305 S. Pine Street
47. Presbyterian Church – 14th and E. Grand Avenue
48. Robin Hood Flour Mill – 100 W. Central Avenue
49. Rock Cliff Country Club/VFW – 3001 E. Prospect
50. Rock Island Depot and Freight Building – 700 S. 1st Street
51. Roosevelt (Old) School – 613 E. Grand Avenue
52. Royalty Building – 4th and E. Grand Avenue
53. Sam Collins, Jr. House – 1204 E. Central Avenue
54. Sam Collins, Sr. House – 1004 E. Central Avenue
55. Santa Fe Depot – 100 E. Central Avenue
56. Shornden Elevator – 300 N. 1st Street
57. Southwestern Bell Building (New) – 101 E. Chestnut Avenue
58. Southwestern Bell Building (Old) – 221 N. 2nd Street
59. St. Mary's Catholic Church – 707 E. Ponca Avenue
60. Stewart Building – 300 E. Grand Avenue
61. Stone Barn – 2000 Block of Lake Road
62. Washington School – 1615 N. 7th Street
63. Woodlands School – 2005 E. Woodlands Road
64. WBBZ Building – 1601 E. Oklahoma Avenue

PONCA CITY, OKLAHOMA

August, 2007

Common Architectural Styles

COMMERCIAL STYLES

Plains Commercial style is a utilitarian building characterized by modest architectural details. Two story brick buildings are typical with large display windows on the first floor with small residential type windows on the second floor. Ornamental detail is usually executed in brick, stone or wood and of regional materials.

Plains Commercial – 203/205 E. Grand Avenue

Spanish Eclectic is characterized by the window crowns, usually arched atop of narrow arched windows. Two and three story buildings are typical with exterior of building having a predominant stucco appearance. Red tile shingles are used on window awnings to enhance the theme. Ornamental detail is usually executed in stone, brick, metal, terra cotta, or wood.

Spanish Eclectic - Paris Furniture Store. 4th Street, 409 E. Grand Avenue

Art Deco is recognized by the ability of the building to force the eye upward. Elements such as windows and doors are emphasized vertically. Decorative elements that can accompany this style are zigzags, chevrons and other vertically enhancing items.

Art Deco – Post Office, 402 East Grand Ave.

Italian Renaissance are noted by tile on the roof, with arches above doors and usually accented by small classical columns or pilasters, façade is most commonly symmetrical. The flat roof style will often be adorned with a belt course atop the first story. Occasionally a balustrade or other decoration that resembles a balustrade will appear along the roof accompanied with a cornice.

Italian Renaissance - Royalty bldg. by Forsyth
112-114 N. 4th Street.

Eclectic in architecture is applied when 2 or more styles are used together. As seen here with the 1st National Bank, the building started out a Mission style with the addition of a Victorian inspired glass room.

Eclectic - 1st Nat'l Bank (Hidgon's Florist)
1324 East Grand Ave.

International style has a flat roof and flush to wall, multi paned windows. The front door is not accented and in some cases almost deliberately obscured. Detailing such as window and entrance trim is almost not existent.

International style – KBBZ Radio
1601 East Oklahoma

PUBLIC/SEMI PUBLIC

Gothic Revival is reflected in this church with a wall surface of native stone that extends all the way to the roof line. This church also has a buttress at each end of the building and a prominent central window at the top of the front gable and is parapeted. Windows are most commonly found with a pointed arch (lancet), however regional preferences are seen here and are still decorated with detailing. Although it is not prominent, this church also has a gothic style spire.

Gothic Revival – Lutheran Church, 1101 N. 4th Street

Regional Vernacular is characterized by a rustic style and the use of native stone. These structures were designed and constructed during the 1930s by the Civilian Conservation Corps (CCC).

Images Courtesy of Bret Carter

Regional Vernacular – Lake Ponca Park
150 L. A. Cann Drive

International style can be identified by a flat roof without a ledge at the roof line; the windows will often be in metal casements, with an emphasis on vertical panes. Floor to ceiling windows and window/door combinations may be evident. The walls are smooth and unornamented with little to no decorative elements on doors or windows. The façade of the building is usually symmetrical.

International – James S. Hutchins Memorial
5th & Overbrook

Spanish Mission style is commonly associated with the use of mission style parapets that extend beyond the roof line and red tile on the roof. The exterior wall surface will usually be a smooth stucco. The façade of the building will normally be symmetrical. A visor roof is unusual however evident in this style, it will be narrow tiled roof segments that protrude from a flat roof. A quatrefoil window is common on the mission style

Spanish Mission – High School, Overbrook Avenue

parapet.

RESIDENTIAL STYLES

Vernacular style of houses, 200 block on N. 6th Street, west side

Images Courtesy of Bret Carter

Vernacular is a term in architecture that categorizes a method of construction which uses locally available resources to address the local needs and preferences. It evolves over time and reflects the culture, environment and historical context that exist in the region. The style of vernacular homes is often a combination of two or more styles that appealed to the home builder at the time of construction.

Queen Anne style is subdivided into two sets of overlapping features, one is the variation of the shape and the second is the distinctive patterns of the decorative detailing. Common to Queen Anne is a steeply pitched hip roof with asymmetrically placed lower cross gables. When a tower is present it is usually placed at one corner of the façade. Decorative elements include turned spindlework for the balustrades, cutaways under gables, spandrels and knob-like beads, this is often referred to as gingerbread ornamentation. Gables are ornamented with patterned shingles or elaborate motifs. Avoiding flat wall surfaces is a significant theme in this style.

Queen Anne House
316 S. 4th Street.

Mid-Century Modern homes are identified by large sloping roofs. Usually built from the 1950s to 1970s, the façade is compiled by a variety of textures, brick, lap siding and/or a vertical siding can be seen from the street. The fireplace is a significant architectural element and in many cases can be seen in the center of the home.

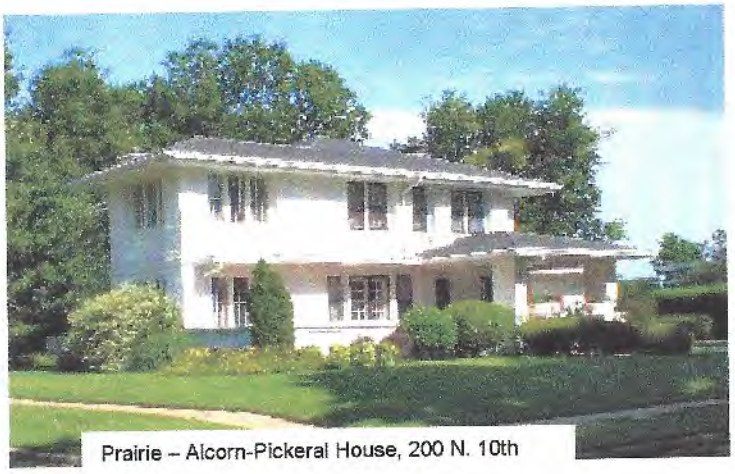
Mid-Century Modern – House corner of Overbrook and Elmwood Streets, 900 East Overbrook

Mediterranean
Characterized by low pitch hipped, red tile roof and light color stucco exterior. The entrance is accentuated by classical columns or pilasters. A courtyard in this example is created within the two projecting wings. Second story balconies (balconets) and restrained ornamentation are characteristic of this style. The overall construction will be similar, however regional materials will be used to complete a local version, as seen on the Solidani Mansion.

Mediterranean – Charlotte Marland House, 919 E. Grand Ave

Mediterranean – Solidani Mansion/Art Center
819 S Central Avenue

Prairie style is commonly associated with Frank Lloyd Wright. Low-pitched roof, usually hipped, with widely overhanging eaves and one storied wings or porches. Front entrance is normally inconspicuous. Main feature of architectural elements create an emphasis on the horizontal. Dormer, contrasting trim colors on eaves and cornice, and horizontal siding are the decorative elements that are designed to accent the horizontal style of this home.

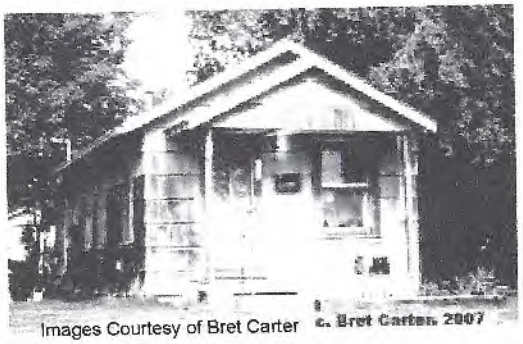

Prairie – Alcorn-Pickeral House, 200 N. 10th

Tudor style emphasizes the steeply pitched dominant forward facing cross gable. Gables will always be the main accent on the home, however they may be single, multiple, extended or overlapping. The most recognized Tudor decorative element is the use of decorative half-timbering on the gables. Chimneys are usually large with decorative pots on top. Traditionally double hung sash windows are used. A projecting window sitting on corbels, called an oriel, is also a common element. Doorways are a common place to accent with stone work. Cladding may be stucco, brick, stone and wooden, however the steep dominant gable is still the main feature and the entrance will be accented.

Tudor House– Common appearance
930 N. 5th Street

Tudor House– 910 East Overbrook Street

Shotgun homes earn this name by the nature of the home layout. Literally you could shoot a gun into the front door and have it go out the back door. These homes are long and narrow with the gable facing front. Majority of these homes are one room wide.



Images Courtesy of Bret Carter c. Bret Carter, 2007

Shotgun House (general example)

Dutch Colonial is most noted for its roof style. Early Dutch Colonial styles (1625 A.D.) were side-gabled with a slight flair at the eve. More recent versions of this style feature a gambled roof, flared or un-flared. The gable ends have little or no rake (side) overhang.

Craftsman often referred to in Oklahoma as a Bungalow. These are characterized by a low-pitched roof, occasionally hipped and with rafters tails exposed. Decorative beams or braces appear under the gables. Porches are either full or partial-width, with porch roof supported by square columns. Typically short, square upper columns rest upon more massive piers or a porch balustrade. The piers are usually constructed of brick or native stone.

Dutch Colonial – #100 Elmwood Street

Craftsman House
503 S. 8th Street Street.

Ranch is loosely based on early Spanish Colonial homes of the old West according to McAlester's *Field Guide to American Houses.* Ranch style is asymmetrical and single story, often with wide overhanging eaves. Various exterior materials are used. The appearance of this style is a home that stretches across the land.

Ranch Style House – 922 Overbrook Street

Neoclassical signature characteristic is the full-height porch with a roof supported by columns. Façade is usually symmetrical. Doorways are elaborated; they may be detailed with one or more of these elements: a pediment, lights on both sides and pilasters. This home also has the appearance of having a portico with balustrade on both sides of the house.

Neoclassical typical full-height portico House
920 East Overbrook Street

Georgian Revival is dominant in its Georgian Revival elements. This particular example displays the typical end chimneys, blinds (shutters) and classical entrance. Windows can be crowned with masonry, stone or wood and are usually detailed with keys. This home also displays steeper pitch of the roof.

Georgian Revival House
914 Overbrook Street

Gothic Revival is characterized by steeply pitched roof with steep cross gables. The wall surface material will extend all the way through to the top of gable without a break. Window will extend into gables or be placed separately in them. At least one window on a gothic revival will have Gothic detailing, and if it is only one window it will be in a prominent gable. In this example the gothic detailed window in not in the larges gable, however it does appear over the entrance to the home. Window can also be either rounded, lancet (pointed arch) or square.

Gothic Revival in blond brick House
1127 S. 7th Street

American Foursquare is as its name Implies, this is a home with a box shape. They are two or more stories with large overhangs on the eaves and a low pitched roof. The porch is a full width with square columns. The details are kept to a minimum and the home overall is a statement of simplicity.
Many foursquare homes will have at least one dormer in front.

American Foursquare House
319 S. 7th Street

Sources
Field surveys with Bret Carter, Richard Winterrowd, and Jayne Detten