

SURVEY REPORT
INTENSIVE LEVEL SURVEY OF
SOUTH SEVENTH STREET DISTRICT
200-800 Blocks of South Seventh Street

PONCA CITY,
KAY COUNTY,
OKLAHOMA

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ABSTRACT

This document serves as the final survey report for the Intensive Level Survey of the South Seventh Street District in Ponca City, Kay County, Oklahoma. The City of Ponca City sponsored the survey through their Certified Local Government (CLG) program which received partial funding from the Oklahoma State Historic Preservation Office (OK/SHPO). The project emphasized the recording of extant properties at a minimum level of documentation, consisting of preparation of a Historic Preservation Resource Identification Form, survey maps and adequate photo documentation to illustrate the property. The results of the survey provide information useful in making decisions concerning the National Register of Historic Places (National Register) eligibility of all buildings within the survey area and, as applicable, the boundaries for potential historic districts.

Unfortunately, due to the significant change, including considerable demolition activity, that the 200-800 blocks of South Seventh Street have experienced, the collective determination was that the South Seventh Street District does not warrant status as National Register eligible due to a lack of historic integrity. Even more detrimental than the low 52% contributing rate was the extensive demolition in the area that has significantly reduced the number of resources. On both the west side of the 200 and 500 blocks, only one house remained standing. The demolition activity, combined with other changes in the area, resulted in the determination that the study area lacked the rhythm and cohesion necessary to merit National Register status.

On an individual basis, there was one property in the study area that was individually listed on the National Register; one that was previously determined eligible; and, one that was identified as warranting further study. The Daniel Donahoe House at 302 South Seventh Street was listed on the National Register in 1982 for its historic and architectural significance. The Saint Mary's Church at 415 South Seventh Street was determined individually eligible for the National Register in 2012 as part of the *Survey of Historic Churches in Ponca City*. Both of these properties were documented as part of this study to provide updated information; however, no changes were identified that impacted the previous determinations.

The one property that was identified during the course of the survey as warranting further study is 408 South Seventh Street. Built around 1923, the two-story house replaced an earlier one-story house on the site. The house was deemed a striking example of a brick, Prairie School style house with a ceramic tile roof. The associated garage apartment, separately documented as 408 ½ South Seventh Street and constructed about eleven years after the main house, was not identified as warranting further study because, on its own merits, the garage apartment would not meet National Register requirements. The garage apartment, however, must be given consideration in further evaluative efforts directed at 408 South Seventh Street.

In addition to summarizing the results of the survey, this document included a brief historic context which discussed the development of Ponca City and the South Seventh Street District. The report and the individual property files will assist the city in future preservation planning endeavors concerning the South Seventh Street neighborhood. The survey will also facilitate the decision making process pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, should the need arise.

INTRODUCTION

Beginning in December 2016, A.R.C.H. Consulting conducted an intensive level survey of the South Seventh Street District. Project personnel conducted the survey in order to record at a minimum level of documentation the extant buildings within the study area. All houses in the neighborhood were individually documented, as were the handful of garage apartments. Rear detached garages were not documented separately but were identified on the Historic Preservation Resource Identification Form for the primary residence when visible from the street. The properties were then evaluated to determine their potential National Register eligibility on both an individual and collective basis.

South Seventh Street, extending north to south, was historically and presently primarily a residential street positioned towards the southeast side of Ponca City. The relative quietude of the street was reinforced by the presence of two historic education facilities, two parks and two historic religious buildings along the stretch of South Seventh Street between East Central and East South avenues. South Seventh Street was not a major thoroughfare in Ponca City. While the east-west East Central Avenue on the north side of the study area would have caught overflow traffic from Ponca City's historic main commercial thoroughfare, East Grand Avenue located one block to the immediate north, East Central Avenue also does not raise to the level of being considered a major thoroughfare. In contrast, East South Avenue on the south boundary of the district is one of the primary east-west routes through Ponca City, as indicated by its designation as the business route for U.S. Highway 60.

Situated just two blocks southwest of downtown Ponca City, the survey area encompassed the 200 through 800 blocks of South Seventh Street. Consisting of the east side of the easternmost blocks in the Lynchville Subdivision and the west side of the westernmost blocks in the Bluffdale Subdivision, both platted in 1894, the area included two original parks, one on the west side of the 600 block of the Lynchville Subdivision and the larger one covering three blocks in the 700-800 blocks of the Bluffdale Subdivision. According to the "Commemorative Map of Ponca City in the 1930s" included in the *Historic Homes of Ponca City and Kay County* by John Brooks Walton and Kathy Adams, the Lynchville park was called "Pecan Park" and the Bluffdale park was identified as "Garfield Park." While only portions of the parks are within the city-defined study area, both parks were documented in this survey through development of a Historic Preservation Resource Identification Form.

Opposite Pecan Park, the 600 block of Bluffdale Subdivision was reserved for school purposes in the 1894 plat. The school was known then and now as Garfield School. While the block has retained its educational purpose, the historic building was demolished in about 2005 based on the historic aerials available from Google Earth. In contrast to the historic building which was sited in roughly the middle of the block and faced west on South Seventh Street, the new school was situated towards the east side of the block and fronts to the east onto South Eighth Street. As a portion of the building lies

within the study area, the standing Garfield Elementary School was also documented as part of this survey.

For various reasons, including the proximity to Ponca City's central business district, the South Seventh Street District experienced quite a bit of change over its nearly 120-year history. One of the most damaging changes was the amount of demolition in the study area. Of the five houses in the west side of the 200 block in 1925, only one remained standing. Of the four houses in the west side of the 400 block in 1931, only two houses were still extant with a parking lot presently occupying the three lots on the south end. The west side of the 500 block contained six houses in 1931 with only one house extant today. One of these houses, 615 East Maple Avenue, was demolished fairly recently as it still appeared in the County Assessor Records and on Google Earth. Because the house was gone but shows in the aerial images, the location of 615 East Maple Avenue was marked with a circle-backslash symbol on the survey maps. On the far south end of the district, one house was removed, 812 South Seventh Street, with the lots incorporated into the fenced side yard of 808 South Seventh Street.

The dates of construction for the buildings in the South Seventh Street District were arrived at using a combination of available Sanborn Fire Insurance Maps and criss-cross directories. The Sanborn Fire Insurance Company began mapping Ponca City in 1894; however, the South Seventh Street area was not mapped until 1901 and then only a portion of the area was included. Following 1901, the maps were available for the years 1903, 1907, 1913, 1919, 1925, 1931 and 1947. The Sanborn Fire Insurance Maps were an especially useful tool in this survey because the different years demonstrated the redevelopment of the neighborhood that occurred over the years. The changing configuration of a building generally indicated the original house was removed with a new house taking its place. With addresses in use prior to construction of the extant house, this in turns diminished the usefulness of the criss-cross directories, usually produced by the R. L. Polk and Company, because there was no way to distinguish the first house from the later house. However, as there are no criss-cross directories available for Ponca City prior to 1924, the dates for the earlier houses were based on the Sanborn Fire Insurance Maps. With directories available every couple of years, a combination of Sanborn Fire Insurance Maps and the criss-cross directories were used for the buildings erected between the 1931 and 1947 Sanborn Maps. Additionally, there were gaps, often of just a year or two, between the available directories in the 1930s and 1940s.

The County Assessor records were also a valuable tool to determine the legal description for each property. The records were available online through a subscription service through the Kay County Assessor's Office. The plats for the Bluffdale and Lynchville subdivisions were obtained from the Kay County Clerk's Office at the Kay County Courthouse in Newkirk, Oklahoma. However, because the study area straddled only a small portion of the two subdivisions, the plats were of limited use.

The survey was conducted in accordance with the Secretary of the Interior's Standards for Identification and Evaluation, as well as the OK/SHPO's 2013 *Architectural/Historic*

Resource Survey: A Field Guide. The National Register's criteria for evaluation (36 Code of Federal Regulations (CFR) 60.4) were utilized to evaluate the documented properties.

Project personnel consisted of Cynthia Savage, principal with A.R.C.H. Consulting. With a Master of Arts degree in Applied History and nearly twenty-five years of professional experience in Oklahoma's preservation field, Ms. Savage meets the Secretary of the Interior's professional qualifications in the area of architectural history. Ms. Savage has conducted multiple architectural/historic surveys for residential neighborhoods and prepared over 100 National Register nominations.

RESEARCH DESIGN

As identified in the Secretary of the Interior's *Standards and Guidelines for Identification*, a research design consists of three elements. The first elements is identification of project objectives. The second element is discussion of the methods used to implement the study. The third element is the expected results of the study, including the reasons for those expectations.

Project Objectives

The intensive architectural/historic survey of the South Seventh Street District had four objectives:

The first objective was to minimally document each building located within the study area. Minimal documentation includes preparation of a Historic Preservation Resource Identification Form, a placement map and at least two elevation photographs of each property.

The second objective was to evaluate each resource's eligibility for the National Register using the criteria for evaluation (36 CFR 60.4). This included considering the potential individual eligibility of the buildings and determining contributing/noncontributing status of each property in relation to a potential historic district.

The third objective was to determine the particulars of any historic districts identified, including period of significance, areas of significance and potential boundaries.

The fourth objective was to prepare a brief historic context. The context coalesces information about the development of Ponca City based on the related theme, specific time period and geographic area. This component of the survey, in combination with the final report as a whole, provides the City of Ponca City with needed historic developmental information to inform the decision making process.

Methodology

The first task was for project personal to acquire a working familiarity of the area. This was accomplished by studying the Sanborn Fire Insurance Maps, acquisition of the County Assessor records and review of the study area using Google Earth. As part of this task, information available from the City of Ponca City, OK/SHPO, the Oklahoma Historical Society's Research Center, Ponca City Public Library, the Cleveland County Assessor's Office and area newspapers was reviewed. As to be expected, the criss-cross directories and the Sanborn Fire Insurance Maps provided the foundation of information for the study.

Fieldwork for the project included photographing all individual properties within the study area, regardless of age or condition. Because the project got underway in December 2016, project personnel waited until January 2017 to perform fieldwork to avoid distractions caused by holiday decorations. Consist with OK/SHPO guidance, the photographs were taken digitally with the images burned onto archival gold DVDs.

The combination of archival research and fieldwork was then used to complete the Historic Preservation Resource Identification Form for each property. As part of this process, each resource was evaluated for National Register eligibility. The criteria for evaluation (36 CFR 60.4) was used to formulate the determination of eligibility. In addition to maintaining historic integrity sufficient to convey its significance, a property eligible for the National Register must possess at least one of the following:

Criterion A: association with events that have made a significant contribution to the broad patterns of history;

Criterion B: association with the lives of persons significant in our past;

Criterion C: embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

Criterion D: has yielded, or may be likely to yield, information important in prehistory or history.

All four criteria were given consideration in the evaluative process although based on the nature of the study and involved resources, Criterion D was considered unlikely at the project's outset. For similar reasons, the majority of criteria considerations were not considered relevant for this study. Of the seven criteria considerations, only Criteria Considerations A and G were considered to have possible application to the properties in this survey. Criteria Consideration A allows religious properties to be listed on the National Register for architectural, artistic or non-religious historical reasons. There were two religious properties in the district, as well as various lots owned by religious entities. As such, Criteria Consideration A would apply, if a district had been identified.

Criteria Consideration G allows an exemption for properties which have achieved significance within the past fifty years as long as the property is of exceptional significance. This criteria consideration failed to have application in this study because the area contained no properties that were less than fifty years of age which were of exceptional significance.

As defined by the National Register, integrity is composed of seven qualities. The seven aspects of integrity are location, design, setting, workmanship, materials, feeling and association. While a property may retain certain aspects of integrity to a higher degree than other aspects, a property must retain sufficient characteristics of each aspect to ably convey the historic significance of a property in order to meet eligibility requirements. Although resources within a historic district may lack individual distinction, these resources must retain their overall integrity to be considered contributing to the historic property. Usually, contributing resources within a historic district at a minimum retain a moderate to high degree of integrity. Because individual resources must convey their

unique aspects of significance, a property individually eligible for the National Register typically retains a fairly high degree of integrity.

Commercial, multi-family, educational, religious and medical buildings were common types of properties found in historic residential developments. While dominated by single family homes, the South Seventh Street District contained all these other types of properties except for commercial. There were no business buildings extant in the district. Historically, there was a gasoline station located on the far northwest corner of the study area; however, it was demolished at an unknown time. Although some of the single family homes have been used at various times as multi-family dwellings, the neighborhood contained only one purposely built multi-family apartment building. Located at 305 South Seventh Street, the four-plex was constructed in 1947. Possibly to blend the building more with the garage apartments than the primary houses, the building was sited on the far east side of the lot with the main entry fronting to the north.

Until about 2005, there was a public education building in the district but, due to the rebuilding which shifted the building to the east, only a school playground remains fully in the study area. While construction of the new school building in the general vicinity maintained an educational presence for the neighborhood, the new building was designed in a Contemporary style with popular materials so it has lost the ability to contribute to the South Seventh Street District. Throughout the majority of its history, there has also been a private religious educational building in the 400 block of the neighborhood. Saint Mary's Academy (now Catholic School) has been in the same block since before Oklahoma's statehood. The school building was rebuilt in 1928 with the rectory and church being added in 1954.

In addition to Saint Mary's Catholic School and Church, the South Seventh Street District contained one other religious property. In about 1922, the Grace Episcopal Church was moved to the northeast corner of the district. The building was moved a second time around 1927, although this second move was in the same basic location although an additional lot was added to the church property. The second move also caused a reorientation of the original building from north-south to east-west and included the addition of the vestibule on what is now the building's north elevation. Because the building was previously documented as the Bethel Tabernacle at 203 South Seventh Street, that is the name and address used in this survey for consistency purposes. However, Grace Episcopal Church was the name of the property from its arrival in the South Seventh Street neighborhood through at least 1948 as indicated in both the city directories and Sanborn Fire Insurance Maps. While the Sanborn Fire Insurance Maps after 1931 show the church as being addressed at 205 South Seventh Street and the Sunday School building at 710 East Central Avenue, the city directories consistently list the church at 710 East Central Avenue through the 1930s and 1940s. The 1952 city directory indicated the building had been renamed Bethel Tabernacle and the address changed to 203 South Seventh Street.

The medical facility in the district was the Ruby Hospital and Maternity Home at 215 and 219 South Seventh Street. The main hospital was at 219 South Seventh Street with the maternity home being to the north at 215 South Seventh Street. The hospital reportedly began in about 1924 in the former single family Ruby dwelling. Within about five years, the existing house at 215 South Seventh Street had taken the place of an earlier dwelling. As shown on the Sanborn Fire Insurance Maps, 215 and 219 South Seventh Street were connected to each other on the back via a rectangular attachment that has been removed. Additionally, a dwelling to the east of the hospital building served as the nurses' quarters; this building was replaced with a large garage building after 1947. Serving the community for more than twenty years, the Ruby Hospital and Maternity Home became single family homes in the early 1940s.

Expected Results

As with many towns in Oklahoma, Ponca City has a historic connection to the oil industry that continues to influence its present day. For the most part, the community thrived through most of the twentieth century so that it has spread well past its original boundaries. Typical of early day residential areas situated in close proximity to the central business district, it was anticipated that the South Seventh Street District would contain some pre-twentieth century houses, as well as some of the finer homes of local merchants and professionals. With the automobile making the commute to newer developments easier and faster as the twentieth century progressed, it was also anticipated that the South Seventh Street District would have experienced a downswing in popularity towards the middle of the twentieth century that would have taken a toll on the buildings.

Typical of religious educational properties located in residential neighborhoods, the presence of Saint Mary's Catholic School and Church is both beneficial and detrimental to the neighborhood. The church is a historic part of the district and contributed one of the landmark buildings; however, to continue to meet its needs, it has expanded by acquiring nearby properties, contributing significantly to demolition activity in the study area.

AREA SURVEYED

The study area (see Map 1) consisted of about seven blocks straddling South Seventh Street in Ponca City, Kay County, Oklahoma. Bounded on the north by Central Avenue, the study area terminated at South Avenue on the south. East-west intersecting roads included from north to south: East Oklahoma Avenue, East Walnut Avenue, East Ponca Avenue, East Maple Avenue, East Otoe Avenue and East Cherry Avenue.

The study area consisted of the 200 through 800 blocks of South Seventh Street (see Map 2 for the specific street numbers). The majority of properties were located on the north-south South Seventh Street with only three standing properties on the side east-west streets. The handful of garage apartments in the neighborhood were located along the alleys bordering each side of South Seventh Street.


The three properties that were only partially located within the survey boundaries were all addressed outside the survey area. Pecan Park's address was 601 South Sixth Street, while the Garfield School's address was 600 South Eighth Street. Garfield Park's address was 800 East Cherry Avenue, which was a block east of the rest of the survey area as the other properties on the east-west streets were all addressed within the 600 and 700 blocks.

The survey area was equally split between two additions. Within the Lynchville Subdivision, the survey area consisted of the east half of Blocks 1, 14, 15, 28, Park Block "B", 41 and 42. In the Bluffdale Subdivision, the survey area consisted of the west half of Blocks 7, 8, 21, 22, 35 (which was reserved for school purposes), and two of the three blocks marked as reserved for "Public Park" on the original plat.

The study area encompassed about twenty-four acres of primarily residential development located immediately southeast of Ponca City's historic central business district. The perimeter of the survey area covered approximately 1.15 miles. The survey area was determined through the CLG subgrant process.

E Central Ave

Legend

 Survey Area

E Oklahoma Ave

South Seventh Street District

Ponca City, Kay County, Oklahoma
200-800 Blocks South Seventh Street
Map 1: Study Area

E Walnut Ave

E Ponca Ave

E Maple Ave

S 8th St

E Otoe Ave

S 9th St

S 10th St

S 11th St

E Cherry Ave

South Avenue E



Google earth


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1000 ft



E Central Ave

Legend

 Survey Area

E Oklahoma Ave

South Seventh Street District

Ponca City, Kay County, Oklahoma
200-800 Blocks South Seventh Street
Map 2: Addresses

E Walnut Ave

E Ponca Ave

E Maple Ave

E Otoe Ave

E Cherry Ave

South Avenue E

206

203

207

207 1/2

211

211 1/2

215

219

302

303

305

308

308 1/2

316

313

315

319 315 1/2

402

408

408 1/2

415

502

504

516

501 710

505

509

511

517

600

700

704

708

718

615

800

808 1/2

808

615

816

Pecan Park

Garfield Park

BUS
60

Google earth

© 2017 Google

1000 ft

RESULTS

A total of forty-four properties were minimally documented in the South Seventh Street District. This included all primary residential buildings and religious buildings in the neighborhood, as well as a handful of garage apartments. Freestanding garages were not documented separately but, as possible, were identified on the form for the primary residence. Three resources which were partially within the city-identified survey boundaries were also documented during the survey. These consisted of the two parks and public elementary school. Because these resources were located partially within the study area, they were evaluated the same as the other resources fully located within the survey boundaries.

To be eligible for the National Register, a property must be deemed to possess both significance and historic integrity. One without the other will not be sufficient to meet National Register requirements. Properties composed of multiple buildings or structures, such as historic districts, must be divided into two groups through the assignment of contributing or noncontributing status to each resource.

Resources within a historic district were determined to be contributing to the property if they were both present during the period of significance and retained sufficient historic integrity to convey the significance of the district. If the date of construction for a resource fell after the period of significance, the resource was unable to reflect the historic importance of the district and, accordingly, was determined to be a noncontributing resource.

For evaluation purposes, the study area was assessed as a whole for its potential as a historic district. In order to evaluate the buildings within the potential South Seventh Street District, it was necessary to first establish a period of significance for the neighborhood and second to evaluate the historic integrity of each resource.

Based on the preponderance of development, the period of significance identified for the South Seventh Street District was 1894 through 1937. The start date for the period of significance corresponded to the year of the Bluffdale and Lynchville plats, which initiated formation of the blocks, streets, parks and early buildings of the neighborhood. The end date for the period of significance was based on the conclusion of significant continuous construction activity in the neighborhood.

Of the documented forty-four properties, thirty-seven were constructed during the period of significance (see map 3). Of the remaining four residential buildings, one was built in 1939, one in 1947 and the other two in about 1954. The last three properties built in the neighborhood were not houses, consisting of the concrete block garage at 504 S. Seventh Street, which had an estimated constructed date of 1975; the concrete safe room at 502 S. Seventh Street which was built in about 2013; and, the Garfield School which was built in about 2006. In all, 80% of the existing building stock in the district was constructed during the period of significance. Both the park sites in the district were also originally developed during the district's period of significance, contributing an additional 4% to

E Central Ave

Legend

 Survey Area

E Oklahoma Ave

South Seventh Street District

Ponca City, Kay County

200-800 Blocks South Seventh Street

Map 3: Dates of Construction

E Walnut Ave

E Ponca Ave

E Maple Ave

E Otoe Ave

E Cherry Ave

South Avenue E

S 6th St

S 7th St

S 8th St

S 9th St

S 10th St

S 11th St

1899 1914
1904 1937
1922 1937
1922
1916

1910 1916
1947
1900
1934
1899
1916 1899
1920
1923

1910
1923 1928 & 1954
1934

2013
1975
1928
1923 1923
1923
1923
1923
1923

1895

2006

1954
1954
1934
1927
1939

1894

1927
1937
1927
1934 1927

BUS
60

Google earth

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1000 ft



bring the total percentage of extant resources developed during the period of significance to 84%.

As mentioned above, the second component to evaluating resources for National Register eligibility was assessing the resource's retention of historic integrity. Each building was evaluated individually for its overall ability to convey its historic significance. Over the passage of time, most houses were subjected to minor modifications. For the most part, these alterations did not affect the overall assessment of historic integrity. However, some individual changes significantly altered the ability of the property to convey its significance by obscuring character defining features and elements of the property. Additionally, while some modifications did not by themselves necessarily overly diminish the retention of historic integrity, in combination these changes destroyed the ability of the property to convey its significance.

The most frequent alteration to historic residential properties was covering of the original exterior wall material with asbestos shingle, aluminum or vinyl siding. Buildings with replacement siding were usually counted as contributing unless the replacement wall material stripped the building of character defining ornamental detail or was applied in an inappropriate manner, such as a vertical direction or in a two-tone pattern. Also problematic was the use of siding that simulates another type of materials, such as the use of permastone or application of decoratively patterned vinyl siding which covered the original plain weatherboard siding. Buildings with replacement siding that simulated another material were typically considered to be noncontributing. The application of brick siding to houses that were likely originally sided with weatherboard also resulted in a determination of noncontributing.

Applying paint or other coatings such as stucco to masonry that has historically been uncoated to create a new appearance was viewed the same as replacement of wood siding with incompatible replica materials. While it was not always possible to determine if the brick was previously painted, the obscuring of character defining features of the original materials and workmanship, such as clinker bricks or soldier headers, automatically resulted in a determination of noncontributing.

The replacement of original windows with vinyl or metal windows was also a common modification that did not by itself result in a determination of noncontributing, unless the windows are noticeably smaller or reduced in number. Changes to the type of window, for example replacing casement windows with hung windows, was a significant change that resulted in a noncontributing determination. Alteration to the overall fenestration pattern by closing in or adding windows also generally resulted in the determination of noncontributing.

A property was almost always considered noncontributing if the front porch had been infilled or enclosed in a permanent manner. Likewise, the addition of a nonhistoric porch entry or entry surround caused the property to be determined noncontributing. The changes to the porch dramatically altered the feel and design of the house, particularly for

the popular residential architectural styles of the 1910s, 1920s and 1930s. Typically in a porch enclosure, the original openings were filled with windows and some type of filler materials such as wood or brick. Screening of the porch usually did not impact the contributing/noncontributing status. The enclosure of a side porch did not have as dramatic an impact on the integrity of the house and, consequently, by itself did not generally result in a determination of noncontributing.

Additions to the property impact the contributing/noncontributing status of the building depending largely on the location of the addition, as well as the size. If the addition was confined to the back of the property, this did not usually affect the status of the house. If the addition was attached to the side and alters the view of the façade, the house was typically determined to be noncontributing. A second story addition automatically resulted in the classification of the property as noncontributing due to the radical change in the building's historic design. Similar to other modifications, other types of additions were viewed on an individual basis with the deciding factor being the impact on the house's integrity of materials, design, feeling and association.

The introduction of elements that were not stylistically compatible with the dominant architectural style of the building was also a modification that contributed to a finding of noncontributing. Similarly, the removal of elements that conveyed the building's architectural style so that the building was unable to convey any particular style typically resulted in a determination of noncontributing.

Changes which by themselves did not necessarily translate to noncontributing status unless the modification was particularly egregious include removal of part or all of a chimney, changes in roof materials, conversion of attached garage space to living space, replacement of porch supports and paving of the front yard. However, in combination, these modifications frequently have a cumulative effect which resulted in a finding of noncontributing.

Using the above criteria, twenty-three of the total forty-four properties documented as part of the South Seventh Street District survey were determined to be contributing (see Map 4). This equals a 52% contributing rate. The remaining twenty-one resources were deemed noncontributing. Seven of the twenty-one were classified as noncontributing due to insufficient age, having been constructed after the period of significance. The remaining fourteen were determined to lack historic integrity. As the neighborhood does not have historic significance beyond architecture and community planning and development, the fairly low contributing rate was not sufficient to merit National Register eligibility for the surveyed area. Additionally, because the survey area was compact and the demolition activity fairly widespread, there was no value to dividing the area into smaller districts.

Stylistically, the Bungalow/Craftsman style was the most popular in the South Seventh Street District with twelve examples. This was tied, however, with the twelve buildings classified as having No Distinctive style. The next most populous style was the Colonial

Legend

 Survey Area

E Central Ave

E Oklahoma Ave

South Seventh Street District

Ponca City, Kay County, Oklahoma
200-800 Blocks South Seventh Street

Map 4: Status

Contributing (C)

Noncontributing (N)

Listed (L)

Individually Eligible (I)

Warrants Further Study (W)

E Ponca Ave

E Maple Ave

E Otoe Ave

E Cherry Ave

South Avenue E

Google earth

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BUS
60

1000 ft



Revival style with eight examples. Examples of the Prairie School style in the neighborhood numbered five. With two examples, the Ranch style outnumbered the Folk Victorian, Mission/Spanish Colonial Revival and Contemporary styles which had just one example each in the neighborhood.

There was one property in the survey area that was previously listed on the National Register. The Daniel J. Donahoe House was listed in 1982. According to the National Register form available from the OK/SHPO, the house was listed in the areas of commerce and architecture with a period of significance that extended from its construction in 1910 through the death of Daniel J. Donahoe in 1946. Donahoe was an “active and influential community leader” who was credited with founding the Ponca City chamber of commerce and instrumental in bringing the Chicago, Rock Island and Pacific (Rock Island) Railway Company to town. The house was designed by Solomon Layton, frequently identified as the “Father” of Oklahoma architecture, and constructed by “Ponca City’s first and most prolific builder” O.F. Keck. While the documentation for the house was updated as part of this survey, no significant changes were identified.

The Saint Mary’s Catholic Church was identified as individually eligible for the National Register in 2012 as part of the *Survey of Historic Churches in Ponca City*, prepared by Dr. Mary Jane Warde. While not specifically addressing the school, because of the attachment between the buildings, under National Register guidelines, the property has to be considered as one building. Due to the date of construction for the church and rectory, which fell after the identified period of significance, the property was determined noncontributing to the South Seventh District. This determination has no impact on the individual eligibility of the property. With no discernible changes in the property since 2012, the Saint. Mary’s Catholic School and Church merited continued status as individually eligible for the National Register.

One final property in the survey area was determined to warrant further study. The brick, Prairie School style house at 408 South Seventh Street was of such striking architecture that further analysis within the larger context of Ponca City was warranted. Replacing an earlier one-story house on the site, the current house was built in about 1923 for local dentist Dr. Fred Neimann. Based on the federal census information available at Ancestry.com, Dr. Niemann lived in the one-story house before moving up into the two-story house and continued to reside in the house through 1940.¹ Unfortunately, the one-story house to the north at 406 South Seventh Street was demolished after 1947, leaving only the twin lines marking the driveway to the now-gone garage.

¹ United States Federal Census, Fred (F.H.) Niemann, available www.ancestry.com, accessed March 7, 2017.

HISTORIC CONTEXT

The city of Ponca City originated in 1893, following the Cherokee Outlet land run on September 16th of that year which opened the area to non-Native American settlement. The land comprising the Cherokee Outlet in what is now northwestern Oklahoma, excluding the panhandle, was given to the Cherokee tribe in 1828 by the federal government. Following the Civil War, as part of the Reconstruction Treaty of 1866, the Cherokee Nation conveyed the eastern one-third of the Outlet to the federal government for the purposes of relocating various other Native American tribes. The Cherokee tribe retained control of nearly six million acres of prime grassland in the remaining portion of the Outlet. This grassland became popular with cattlemen during the 1870s and 1880s for grazing purposes. The Cherokee tribe quickly began collecting grazing fees, allowing the Outlet to become a major economic support for the Cherokee government.²

Despite the encroachment by cattlemen and others seeking to benefit from the area's natural resources, the Cherokee Nation retained ownership of the Cherokee Outlet until the early 1890s. In 1889, the Jerome Commission, a federally-authorized committee, began to negotiate with the various Native American tribes holding "surplus" lands in what is now western Oklahoma. Typically, the government considered as surplus any land remaining after each man, woman and child of the tribe received an allotment of 160 acres. After much discussion, the Cherokee tribe finally agreed to cede ownership of the six million acres of surplus land in the Outlet in exchange for \$8.5 million. This action paved the way for the Cherokee Outlet land run of September 16, 1893.³

Prior to the land run, Burton Seymour (B.S.) Barnes organized the Ponca Townsite Company in July 1893, after exploring the area and noting the presence of a natural spring and proximity to the existing railroad line. Making the run in a two-seater buggy, Barnes arrived at his anticipated townsite to find several people already on site. Securing their agreement to divide their claims into town lots, Seymour was successful in establishing a townsite. Within four days of the land run, the new townsite was surveyed and on September 21, 1893, the drawing for town lots began. With over 2,300 certificates sold, the drawing took two days. After the drawing, a mass meeting elected B.S. Barnes as mayor and W.E. McGuire as town clerk. Within sixty days of the land run, the town boasted a new two-room schoolhouse and one church.⁴

Two other communities existed in the vicinity of the Ponca Townsite Company's new townsite, aptly called "New Ponca." Located about three miles north was the federal government townsite of Cross and, to the south, the Ponca Indian Agency, called Ponca by the federal government and White Eagle by locals. With a convenient ford across the

² *Souvenir Program: Ponca City, Oklahoma, Cherokee Strip Celebration, September 16, 1941* (available Ponca City Vertical File, Research Library, Oklahoma Historical Society, Research Library Oklahoma City, Oklahoma, 1941), 6. See also Arrell Morgan Gibson, *Oklahoma: A History of Five Centuries*, 2nd edition, (Norman, Oklahoma: University of Oklahoma Press, 1991), 169-170.

³ Gibson, *Oklahoma*, 179-180.

⁴ John Brooks Walton and Kathy Adams, *Historic Homes of Ponca City and Kay County*, (Tulsa, Oklahoma: JBW Publications, 2004), 11.

Arkansas River, New Ponca quickly attracted many residents. Signifying its permanence, a post office for New Ponca was established on January 12, 1894. The post office officially changed the name of the community to “Ponca” on July 7, 1898 as the original Ponca post office, established in 1879 at the Ponca Indian Agency, changed its name to Whiteagle. On October 23, 1913, the name “Ponca City” was formally approved for the community by the United States Post Office.⁵

By September 1894, New Ponca secured a rail connection from the Atchison, Topeka and Santa Fe (Santa Fe) Railway Company, which previously only serviced the nearby community of Cross and the Ponca Indian Agency. This connection quickly spelled the doom for Cross as residents were induced to move to the thriving community of New Ponca. Cross continued to exist in some form until 1927 when the area was incorporated into the city limits of Ponca City.⁶

In 1900, New Ponca’s population stood at 2,528 residents. By the time of Oklahoma’s statehood in 1907, the number of citizens had grown by just one, bringing the total population to 2,529. Three years later, the official census recorded 2,521 citizens, a loss of eight persons. Related to oil developments, Ponca City’s population shot to 7,051 by 1920 and more than doubled to reach 16,136 in 1930. Growth slowed but did not halt during the turbulent years of the 1930s so that in 1940, the number of residents in the community reached 16,794. The war years also resulted in a notable increase in new citizens for the city. Reaching 20,180 in 1950, the population again flourished during the 1950s with a twenty-one percent population increase bringing the 1960 population to 24,441. Growth stabilized during the next two decades with the number of Ponca City residents reaching 26,238 in 1980.⁷

Until about 1910, Ponca City was economically dependent on the surrounding agricultural community. For years, the famed 101 Ranch operated nine miles south of Ponca City. Covering 110,000 acres, the ranch was home to the renowned 101 Ranch Wild West Circus which continued to operate until the late 1920s. Even after 1910 and the discovery of oil in the area, Ponca City served as an “important grain and flour shipping point.” Through the early 1940s, the Ponca City Milling Company, owned by the Donahoe family, was considered one of the city’s largest industries.⁸

Oil production in the area around Ponca City began prior to 1909 with discoveries on the Ponca Indian Reservation south of town and, to the east, on the Osage lands. This attracted the attention of several Pennsylvania oilmen, most notably E.W. Marland and L.

⁵ *The WPA Guide to 1930s Oklahoma*, (Lawrence, Kansas: The University Press of Kansas, 1986), 18. See also George H. Shirk, *Oklahoma Place Names*, 2nd edition, (Norman, Oklahoma: University of Oklahoma Press, 1987), 170 and 195.

⁶ *Souvenir Program*, 8-12. See also *WPA Guide*, 356.

⁷ Ponca City Historic Preservation Advisory Panel, *Historic Context for Ponca City, Management Region 2* (available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, n.d.), 12.

⁸ *WPA Guide*, 356. See also (no first name) Moore, “Ponca City,” (Available Ponca City Vertical File, Oklahoma Historical Society, Research Library, Oklahoma City, Oklahoma, n.d.), 2-3 and *Souvenir Program*, 32.

H. (Lew) Wentz. Both of these oilmen enhanced Ponca City by providing numerous employment opportunities and financing various civic improvements, such as Marland's Pioneer Woman Statue and Lew Wentz's Ponca City Educational camp. With large oil fields in the vicinity, including the Ponca, Burbank and Shidler fields, and many oil-related industries in the area, Ponca City has continued to thrive for decades.⁹

One of the large oil-related developments in Ponca City of lasting economic importance was the location of E.W. Marland's immense refinery. The Marland Refining Company was taken over by the Continental Oil Company in 1929 when Marland's oil prowess hit the skids. By 1941, the Continental Oil Company employed 2,500 workers in Ponca City and the refinery was characterized as "the largest in the state and one of the most modern in the world." The name of the refinery had been changed to Conoco by that time, which operates today as Conoco-Phillips. By the mid-1930s, the Empire Oil and Refining Company, one of Henry L. Doherty plants, also operated a refinery in Ponca City, in addition to a host of smaller related industries.¹⁰

Critical to B. S. Barnes' 1893 plan to develop a town in "K" County was the agreement of the claimants of Section 27, Township 26 North, Range 2 East Indian Meridian to allow their land to be divided into lots and sold. The section was divided into four quarters of 160 acres each. There was a certain element of risk for all involved, from Barnes to the claimants to the townspeople building on the lots, because determining the legal owner to the land could take from six months to two years with valid land deeds not obtainable until the federal government issued the land patent to the rightful claimant. Nonetheless, the claimants of three of the four quarter sections agreed to Barnes' idea. The claimant for the northeast quarter, Hans C.R. Brodboll, declined to participate in the townsite development.¹¹

While the land was surveyed, the lots were awarded to certificate holders of the Ponca City Land Company and construction of buildings was underway within days of the land run, the necessary legal steps for the land ownership and division took longer. Filing their homestead entry the same day as the 1893 land run, Daniel F. Stiles claimed the northwest quarter of Section 27, James W. Lynch filed on the southwest quarter and Charles Broadhead the southeast quarter. In April 1894, Lynch's plat of "Lynchville," dividing the southwest quarter into forty-seven blocks, was notarized. Broadhead's subdivision of the southeast quarter, named "Bluffdale," was notarized the following month. Broadhead's plat was approved by the Department of the Interior in June 1894, while Lynch's plat received Interior approval in July 1894. Interestingly, both plats were

⁹ *WPA Guide*, 188-189.

¹⁰ *Ibid*, 189-191. See also R.L. Polk & Company, *Ponca City Directory*, (1930), 32.

¹¹ *John T. Myatt v. Ponca City Land & Improvement Company*, 14 Okla. 189, decided 5 February 1903 (available <http://law.justia.com/cases/oklahoma/supreme-court/1903/62293.html>, accessed 4 March 2017). See also Louis Seymour Barnes, "The Founding of Ponca City," *The Chronicles of Oklahoma*, 35:2 (1957), 158 and "General Land Office Records," *Bureau of Land Management, U.S. Department of the Interior*, <https://glorerecords.blm.gov>, accessed 3 March 2017.

filed at the “K” County courthouse on August 11, 1894 as the town of Lynchville and the town of Bluffdale.¹²

While Lynch’s choice for the name of his subdivision was obviously based upon his own name, Broadhead’s selection of “Bluffdale” was not as obvious. According to Barnes’ son, the name came about from Broadhead’s experience in claiming the land. In all, reportedly eight people initially laid claim to the southeast quarter, including B. S. Barnes himself. While several “agreed to step aside for a small payment,” at least three remained determined to win the land. As reported by the younger Barnes, “These three argued back and forth and were so outspoken in their beliefs that each was first that there was considerable bluffing.” Thus, Broadhead chose “Bluffdale” as the name for his plat “as a result of the early contention.”¹³

Less than thirteen months after the 1893 land run, Broadhead received the final patent to his section on October 5, 1894. Taking just over three months longer, Lynch’s land patent was issued on January 12, 1895. Notably, both patents removed the lands dedicated in the plats for public purposes, including parks and school reserves.¹⁴

According to the Bluffdale plat, the north-south street on the far west side of the subdivision was called “West Boundary Street.” The Lynchville plat did not show much of a road along the far east side blocks, although the other names of north-south streets in the plat were in numerical order beginning with “First Street” on the west and the last north-south street on the east side identified as “Sixth Street.” The town map on the 1895 Sanborn Fire Insurance Map showed the only named street to be Grand Avenue, which was the main street in the central business district, with both the adjoining north-south and east-west streets being numbered. By 1898, the north-south streets retained their numerical names except for the road dividing the Bluffdale and Lynchville subdivision which was called “Division.” Within three years, the name of the street had changed to Seventh Street with the dividing line between North Seventh Street and South Seventh Street being Grand Avenue.¹⁵

According to the original plats and in contrast to the 1895 Sanborn Fire Insurance Map, the east-west streets in both subdivisions were named from the beginning. On the far north edge of the subdivisions, “Central Avenue” was just one block south of Grand Avenue. Proceeding south, the next street was “Oklahoma Avenue,” then “Walnut Avenue,” then “Ponca Avenue,” then “Maple Avenue,” then “Otoe Avenue,” then “Cherry Avenue.” The far south line of the subdivisions was designated “South Boundary Avenue” on the Plat of Lynchville with no name identified on the Bluffdale plat.¹⁶

¹² *Myatt v. Ponca City Land*. See also Bluffdale Plat and Plat of Lynchville, (available Kay County Clerk’s Office, Kay County Courthouse, Newkirk, Oklahoma, 1894).

¹³ Barnes, “Founding of Ponca City,” 158.

¹⁴ Land Patents, James W. Lynch and Charles Broadhead, (available “General Land Office Records,” BLM), 1894 and 1895.

¹⁵ Plats. See also 1894, 1895, 1898 and 1901 Sanborn Fire Insurance Maps, Ponca City, Oklahoma.

¹⁶ *Ibid*.

By 1901, the blocks lining South Seventh Street were beginning to fill with houses. Located just south of the public school building and in close proximity to the downtown district, the area also contained Saint Mary's Convent in the southwest portion of Block 21 of the Bluffdale Subdivision. Several houses from this early period of development remained extant to the present time, including the Sylvester Soldani House at 308 South Seventh Street and the residences at 206, 313 and 316 South Seventh Street. Typical of the time period, the house numbers along South Seventh Street were undergoing change; one striking characteristic of the house numbers, however, was that the odd numbered houses were on the west in the Lynchville subdivision with the even numbered houses being on the east side in the Bluffdale subdivision. This was opposite the current numbering system in place in the neighborhood.¹⁷

Between 1903 and 1907, Saint Mary's Convent changed names to Saint Mary's Institute with a new building occupying the former convent location. Additionally, the house and small outbuildings that had occupied the north portion of the east side of Block 21 of the Bluffdale subdivision had been removed. Standing houses built in the neighborhood in the 1903-1907 period consist of just 207 South Seventh Street.¹⁸

Changes in the neighborhood continued as the Daniel J. Donahoe House was erected in 1910 at the corner of South Seventh Street and East Oklahoma Avenue. The 2½-story house replaced a t-shaped, one-story building on the site. Evidently constructed at the same time as the house was a detached, one-story garage and a 1½-story outbuilding. The form of the house depicted on the 1913 Sanborn Fire Insurance Map showed a simple rectangular building with a full-width porch. As indicated in the 1982 National Register nomination form, the rear sleeping porch was added in 1917 and the distinctive south wing in 1920. Also built around 1910, was the extant, corner, two-story house at 402 South Seventh Street. Between 1907 and 1913, the house numbers were also changed so that the west side houses were even numbered and the east side houses were odd numbered.¹⁹

Two existing houses were constructed along South Seventh Street between 1913 and 1919. These consisted of 303 and 315 South Seventh Street. Built in about 1919 is the dwelling at 219 South Seventh Street, which was denoted as "From Plans" on the 1919 Sanborn Fire Insurance Map. The two-story, corner house was built for Charles H. and Ida M. Ruby. Charles Ruby "brought in the first gas well in Ponca City and founded the town's first gas company, the Ponca City Oil, Gas and Mineral Company." Following Charles' death in 1921, Ida Ruby founded the Ruby Hospital in the former family home. Within four years, the hospital had expanded to include a maternity home, located in a newly built, one-story, house at 215 South Seventh Street, which was attached to the Ruby Hospital via a one-story corridor. At the rear of the former Ruby Home, another

¹⁷ 1901 Sanborn Fire Insurance Map.

¹⁸ 1901 and 1907 Sanborn Fire Insurance Map.

¹⁹ 1907 and 1913 Sanborn Fire Insurance Map. See also Kent Ruth, National Register Nomination Form for "Donahoe, Daniel J., House," (available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, 1982).

one-story home was built around 1923 to serve as nurses quarters. The hospital continued to operate through the early 1940s, after which the Ruby house returned to its original function and the maternity home at 215 South Seventh Street became a single family dwelling. The nurses quarter, as well as the connecting corridor between the Ruby Hospital and Maternity Home and a large addition on the back of 215 South Seventh Street, were removed after 1947.²⁰

Lasting development along South Seventh Street took off in the early 1920s, reflective of the town's population explosion related to oil activities. Between 1920 and 1925, eleven standing buildings were constructed. Besides 215 South Seventh Street, these consisted of 211, 315 ½, 319, 408, 501, 505, 509, 511 and 517 South Seventh Street and 710 East Ponca Avenue. As previously mentioned, the current, brick, two-story house at 408 South Seventh Street, occupied originally by Dr. Fred Niemann, replaced an earlier one-story house.²¹

It was also during this period that the Bethel Tabernacle (Grace Episcopal Church) building was moved from its original location at South Fifth Street and East Grand Avenue, which was behind the Ponca City City Hall. According to local information, the building was originally constructed as a guildhall in 1914 and moved in about 1922 as part of the effort to expand the city offices. Based upon the 1925 Sanborn Fire Insurance Map, the church was originally located at 710 East Central Avenue on Lots 19 and 20 of Block 7, Bluffdale Subdivision, with a north-south orientation. Between 1925 and 1931, the building was again moved. The second move placed the buildings towards the center of Lots 18, 19 and 20, Block 7 and the building reoriented to the east-west. The vestibule on what became and continues to be the north elevation was apparently added to the building as part of this second move.²²

Continuing the construction activity in the district in the latter 1920s was the erection of a new Catholic school building on the north side of Block 21 in the Bluffdale subdivision. With the new building, again came a new name, this time St. Mary's Roman Catholic School. New single family homes in the area during the last part of the 1920s included the H. F. Harter House at 800 South Seventh Street, the Evans-Souligny House at 808 South Seventh Street and 516 and 816 South Seventh Street. Nominated to be mayor of Ponca City in 1930 to finish the term of Mayor M. B. Shire, Harter had been commissioner of public property in 1924 and 1925 and a local merchant for years following his move to Ponca City in 1906. The Evans-Souligny House was built in around 1927 for Fred and Ida Evans. Also owning an 800-acre farm, the Evans split their time between the Ponca City house and farm to allow their four children to attend school in Ponca City. Fred also worked at the Post Office in Ponca City. Around 1941, Early C.

²⁰ 1913, 1919 and 1947 Sanborn Fire Insurance Maps. See also John Brooks Walton and Kathy Adams, *More Historic Homes of Ponca City and Kay County*, (Tulsa, Oklahoma: JBW Publications, 2005), 17.

²¹ 1919 and 1925 Sanborn Fire Insurance Maps.

²² 1925 and 1931 Sanborn Fire Insurance Maps. See also Marcia Davis Comments, provided via email from Kacey B. Flanery to author, 21 June 2017.

and Audrey Souligny, along with her parents Dr. J.A. and Armintha Douglass, purchased the house which they continued to live in until the early 1980s.²³

By about 1930, most of the extant primary homes in the district had been constructed. The lone primary house erected in the neighborhood after 1930 was 708 South Seventh Street, which went up in about 1934. Construction activity, however, continued primarily in the form of garage apartments. During the 1930s, 615 East Cherry Avenue, 615 East South Avenue and 207 ½, 211 ½ 308 ½, 408 ½ and 808 ½ South Seventh Street were built.²⁴

After 1940, just three houses were built. The lone multi-family dwelling at 305 South Seventh Street was built in about 1947 and, about seven years later, two matching single family homes were constructed at 700 and 704 South Seventh Street. At about the same time, the landmark rectory and church at Saint Mary's was added to the 1928 school building.²⁵

As with many close-in residential neighborhoods, the South Seventh Street area began to decline as the twentieth century continued its march forward. With the younger generations gravitating to newer developments that featured modern homes with more amenities, the homes along South Seventh Street were updated through the application of siding, replacement windows and other modifications. Demolition activity also took its toll on the area as through the years multiple homes on several blocks were removed but, unlike in the neighborhood's heydays of the 1910s through 1930s, no new construction was erected to fill the void.

²³ Ibid. See also Brooks, *More Historic Homes*, 51 and 55.

²⁴ 1931 and 1947 Sanborn Fire Insurance Maps.

²⁵ 1947 Sanborn Fire Insurance Map. See also Ponca City Criss-Cross Directories, 1948-1955.

ANNOTATED BIBLIOGRAPHY

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A short history of B. S. Barnes involvement in the establishment of Ponca City, including how the Bluffdale Subdivision received its name.

Bluffdale Plat. Available Kay County Clerk's Office, Kay County Courthouse, Newkirk, Oklahoma. 1894.

Legal record plat for the Bluffdale Subdivision. Shows the lots, blocks and streets as originally plotted.

"General Land Office Records." *Bureau of Land Management, U.S. Department of Interior*. <http://glorerecords.blm.gov>, accessed 3 March 2017.

Provides the legal descriptions and names of the original land claimants.

Gibson, Arrell Morgan. *Oklahoma: A History of Five Centuries*. 2nd edition. Norman, Oklahoma: University of Oklahoma Press, 1991.

A good general history of Oklahoma.

Land Patents. James W. Lynch and Charles Broadhead. Available "General Land Office Records," *Bureau of Land Management, U.S. Department of Interior*. <http://glorerecords.blm.gov>. 1894 and 1895.

Provides the exact legal description of the land that the claimants received a final patent on.

Moore, (no name). "Ponca City." Available Ponca City Vertical File, Oklahoma Historical Society, Research Library, Oklahoma City, Oklahoma. n.d.

Provides information about amenities in Ponca City that contributed to its growth.

Myatt, John T., v. Ponca City Land & Improvement Company. 14 Okla. 189. Decided 5 February 1903. Available <http://law.justia.com/cases/oklahoma/supreme-court/1903/62293.html>, accessed 4 March 2017.

Provides a history of the initial development of Ponca City as it relates to a court case deciding legal ownership of property within the Hartman Subdivision, which was the third subdivision composing the original townsite.

Plat of Lynchville. Available Kay County Clerk's Office, Kay County Courthouse, Newkirk, Oklahoma. 1894.

Legal record plat for the Lynchville Subdivision. Shows the lots, blocks and streets as originally plotted.

Ponca City Historic Preservation Advisory Panel. *Historic Context for Ponca City, Management Region 2*. Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma. n.d.

A summary history of Ponca City that includes a property type analysis with specific examples of the various property types in Ponca City. Probably prepared in the late 1980s.

Polk, R.L. and Company. *Ponca City Directory*. Various years, 1924-1958.

The directories are criss crossed so properties can be found by address. This is valuable information in determining dates of construction.

Ruth, Kent. National Register Nomination for "Donahoe, Daniel J., House." Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma. 1982.

Provides a brief description of the house and discusses the reasons that it was listed on the National Register.

Sanborn Fire Insurance Maps. Ponca City, Oklahoma. 1894, 1895, 1898, 1901, 1903, 1907, 1913, 1919, 1925, 1931 and 1947.

Maps developed for fire insurance purposes that show the footprint of all properties at a particular point in time. Useful to determine if the extant house is the historic house.

Shirk, George H. *Oklahoma Place Names*. 2nd edition. Norman, Oklahoma: University of Oklahoma Press, 1987.

Provides the names and basic location of the various post offices in Oklahoma and the date they were established.

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_____. *More Historic Homes of Ponca City and Kay County*. Tulsa, Oklahoma: JBW Publications, 2005.

The second book by the same authors that provides photographs and brief histories about various houses in Ponca City and other towns in Kay County.

The WPA Guide to 1930s Oklahoma. Lawrence, Kansas: The University Press of Kansas, 1986.

Provides good summary information about towns and cities in Oklahoma and the routes that connected them.

SUMMARY

The Architectural/Historic Intensive Level Survey of the South Seventh Street District proved a success. The survey covered the 200 through 800 blocks of South Seventh Street. A total of forty-four resources were minimally documented within the city-designated survey area. All resources were documented to the required OK/SHPO standards with completion of a Historic Preservation Resource Identification Form, placement map and adequate photo documentation. The forms were prepared using the OK/SHPO's Access database which facilitates the entry of the information into the collective web-based database of Oklahoma's built environment known as the Oklahoma Landmarks Inventory. The placement map showing each of the surveyed buildings was provided in this survey report as Map 2.

In addition, the survey resulted in the development of a historic context which discusses the development of Ponca City and the South Seventh Street District. Overall, the South Seventh Street District reflected the evolution of Ponca City during the first half of the twentieth century. With a few houses dating prior to the turn of the twentieth century, the preponderance of the neighborhood dated to the 1910s through 1920s. The popular architectural styles of these decades were found in the district, including Bungalow/Craftsman, Prairie School and Colonial Revival.

As part of the survey, documentation of the National Register-listed Daniel J. Donahoe House at 302 South Seventh Street was updated. Additionally, the previously documented Bethel Tabernacle and Saint Mary's Catholic School, Church and Rectory were also updated. As previously determined, the Bethel Tabernacle does not meet the eligibility requirements for the National Register while the Saint Mary's Catholic School, Church and Rectory merited individual National Register eligibility. The survey also identified 408 South Seventh Street as warranting further study for its possible architectural significance within the Ponca City community.

Although change was long a part of the neighborhood's history, the continued change through the latter part of the twentieth century into the twenty-first century has compromised the ability of the South Seventh Street District to convey its significance. Rather than replacing an older house with a new house, the more modern trends in the neighborhood have seen the removal of older houses with no replacement building. This has left holes in the neighborhood that disrupt the historic rhythm and cohesiveness of the district. Due to the lack of integrity, the South Seventh Street District does not meet the eligibility requirements of the National Register. This finding, of course, does not undermine the value of the survey. Rather, by providing a fuller history of the South Seventh Street District, the understanding of the area itself was improved and Ponca City has more comparative information to evaluate their late 19th/early 20th century neighborhoods.

APPENDIX

SPREADSHEET OF PROPERTIES DOCUMENTED

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	A	B	C	D	E	F
1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
2	PECAN PARK	601 SOUTH SIXTH STREET	SITE	NO DISTINCTIVE STYLE	C. 1895	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; SUBSTATION ADDED AT UNKNOWN TIME AND POOL WITH OTHER FACILITIES ADDED IN MID 1980S
3	BETHEL TABERNACLE	203 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1914	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. PREVIOUSLY DETERMINED NOT INDIVIDUALLY ELIGIBLE
4	206 SOUTH SEVENTH STREET	206 SOUTH SEVENTH STREET	BUILDING	FOLK VICTORIAN	C. 1899	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
5	207 SOUTH SEVENTH STREET	207 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1904	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
6	207 1/2 SOUTH SEVENTH STREET	207 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1937	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; ENTRY ENCLOSED. NOT INDIVIDUALLY ELIGIBLE.
7	211 SOUTH SEVENTH STREET	211 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1922	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.

SPREADSHEET OF PROPERTIES DOCUMENTED

	A	B	C	D	E	F
1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
8	211 1/2 SOUTH SEVENTH STREET	211 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1937	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
9	RUBY MATERNITY HOME	215 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1922	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
10	RUBY HOSPITAL	219 SOUTH SEVENTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1919	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; ONE SET OF SECOND FLOOR WINDOWS INFILLED, STAIRS TO SIDE ENTRY REMOVED, VINYL SIDING OBSCURES DETAIL. NOT INDIVIDUALLY ELIGIBLE.
11	DANIEL DONAHOE HOUSE	302 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	1910	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. INDIVIDUALLY LISTED ON NATIONAL REGISTER IN 1982
12	303 SOUTH SEVENTH STREET	303 SOUTH SEVENTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1916	CONTRIBUTES TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
13	305 SOUTH SEVENTH STREET	305 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1947	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE

SPREADSHEET OF PROPERTIES DOCUMENTED

	A	B	C	D	E	F
1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
14	SYLVESTER SOLDANI HOUSE	308 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1900	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; SIZEABLE REAR ADDITION LENGTHENS HOUSE AND APPLICATION OF VINYL SIDING HAS OBSCURED ANY ORNAMENTAL DETAILS. NOT INDIVIDUALLY ELIGIBLE.
15	308 1/2 SOUTH SEVENTH STREET	308 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1934	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; FORM REMAINS BUT NO ORNAMENTAL DETAIL DUE TO SIDING. NOT INDIVIDUALLY ELIGIBLE.
16	313 SOUTH SEVENTH STREET	313 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1899	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; DOUBLE CAR ADDITION CONNECTED ON NORTH SIDE AND PORCH ENCLOSED. NOT INDIVIDUALLY ELIGIBLE.
17	315 SOUTH SEVENTH STREET	315 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1916	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.

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1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
18	315 1/2 SOUTH SEVENTH STREET	315 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1920	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
19	316 SOUTH SEVENTH STREET	316 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1899	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
20	319 SOUTH SEVENTH STREET	319 SOUTH SEVENTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
21	402 SOUTH SEVENTH STREET	402 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1910	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; PORCH PARTIALLY PERMANENTLY ENCLOSED. NOT INDIVIDUALLY ELIGIBLE.
22	408 SOUTH SEVENTH STREET	408 SOUTH SEVENTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. WARRANTS FURTHER STUDY FOR INDIVIDUAL ELIGIBILITY.
23	408 1/2 SOUTH SEVENTH STREET	408 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1934	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. ON OWN MERITS, DOES NOT WARRANT FURTHER STUDY BUT MUST BE CONSIDERED AS PART OF MAIN HOUSE WHICH WARRANTS FURTHER STUDY.

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1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
24	SAINT MARY'S CATHOLIC SCHOOL, CHURCH AND RECTORY	415 SOUTH SEVENTH STREET	BUILDING	Mission/Spanish Colonial Revival	1928 & 1954	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; CHURCH AND RECTORY ADDITIONS CONSTRUCTED AFTER PERIOD OF SIGNIFICANCE; INDIVIDUALLY ELIGIBLE AS PREVIOUSLY DETERMINED
25	501 SOUTH SEVENTH STREET	501 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
26	502 SOUTH SEVENTH STREET	502 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 2013	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE; ADDED FOR NEARBY ST. MARY'S SCHOOL, PROBABLY FOLLOWING DEMOLITION OF ORIGINAL HOUSE. NOT INDIVIDUALLY ELIGIBLE.

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27	504 SOUTH SEVENTH STREET	504 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1975	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE; NONHISTORIC GARAGE WAS LIKELY ASSOCIATED WITH HOUSE THAT HAS BEEN DEMOLISHED. NOT INDIVIDUALLY ELIGIBLE.
28	505 SOUTH SEVENTH STREET	505 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
29	509 SOUTH SEVENTH STREET	509 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1923	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; SECOND FLOOR ADDITION TOWARDS REAR AND WINDOWS REPLACED. NOT INDIVIDUALLY ELIGIBLE.
30	511 SOUTH SEVENTH STREET	511 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
31	516 SOUTH SEVENTH STREET	516 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1928	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.

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1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	DESCRIPTION OF SIGNIFICANCE
32	517 SOUTH SEVENTH STREET	517 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1923	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; BRICK SIDING PROBABLY NOT ORIGINAL AND STONE CHIMNEY ON SOUTH SIDE LIKELY NOT ORIGINAL. NOT INDIVIDUALLY ELIGIBLE.
33	700 SOUTH SEVENTH STREET	700 SOUTH SEVENTH STREET	BUILDING	OTHER: RANCH	C. 1954	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE. NOT INDIVIDUALLY ELIGIBLE.
34	704 SOUTH SEVENTH STREET	704 SOUTH SEVENTH STREET	BUILDING	OTHER: RANCH	C. 1954	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE. NOT INDIVIDUALLY ELIGIBLE.
35	708 SOUTH SEVENTH STREET	708 SOUTH SEVENTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1934	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
36	718 SOUTH SEVENTH STREET	718 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1927	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.

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37	H.F. HARTER HOUSE	800 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1927	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; CHARACTER DEFINING ARCHED WINDOWS REPLACED AND SIDE ADDITION. NOT INDIVIDUALLY ELIGIBLE.
38	EVANS-SOULIGNY HOUSE	808 SOUTH SEVENTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1927	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; WINDOWS INSENSITIVELY REPLACED AND YARD FENCED TO INCLUDE PREVIOUS PROPERTY OF 812 S. 7TH STREET. NOT INDIVIDUALLY ELIGIBLE.
39	808 1/2 SOUTH SEVENTH STREET	808 1/2 SOUTH SEVENTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1937	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
40	816 SOUTH SEVENTH STREET	816 SOUTH SEVENTH STREET	BUILDING	COLONIAL REVIVAL	C. 1927	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO LACK OF HISTORIC INTEGRITY; SIDE ADDITION FLUSH WITH FAÇADE. NOT INDIVIDUALLY ELIGIBLE.

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41	GARFIELD SCHOOL	600 SOUTH EIGHTH STREET	BUILDING	OTHER: CONTEMPORARY	C. 2006	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE
42	615 EAST CHERRY AVENUE	615 EAST CHERRY AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1939	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO INSUFFICIENT AGE AND INTEGRITY; FRONT ENTRY PARTIALLY INFILLED. NOT INDIVIDUALLY ELIGIBLE.
43	GARFIELD PARK	800 EAST CHERRY AVENUE	SITE	NO DISTINCTIVE STYLE	C. 1894	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT.
44	710 EAST PONCA AVENUE	710 EAST PONCA AVENUE	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1923	CONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT. NOT INDIVIDUALLY ELIGIBLE.
45	615 EAST SOUTH AVENUE	615 EAST SOUTH AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1934	NONCONTRIBUTING TO SOUTH SEVENTH STREET DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; LARGE SIDE ADDITION. NOT INDIVIDUALLY ELIGIBLE.