Intensive Level Survey
Of
Ponca City's
Overbrook Historic District

June 2016

Kelli E. Gaston, M.A.

Architectural Historian

ACKNOWLEDGEMENT

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ABSTRACT

This intensive level survey of properties located on Overbrook Avenue in Ponca City was conducted in order to (1) to minimally document each property with an HPRI form and photographs, (2) to explore the possibility of creating a historic district for this particular street within the addition.

The survey was conducted between February and May 2016. A total of forty-two (42) resources were documented and evaluated. Of those properties, thirty-one (31) were determined to be contributing resources to the identified Overbrook Historic District and eleven (11) were determined to be non-contributing to the Overbrook Historic District. No properties within the survey area were determined to be individually eligible for the National Register of Historic Places (NRHP).

INTRODUCTION

Historic preservation began in Ponca City much as in other communities across the country, when local residents come together to save a single building. What began as a crusade gradually became institutionalized in the community and continues to thrive. One building becomes many more. In Ponca City, that building was the Poncan Theater, and with the help of local enthusiasts, what began as a grassroots effort to save the Poncan has grown over the last twenty years or so into one of the most active and effective local preservation programs in the state.[1]

Ponca City was richly blessed architecturally in its early years. Often referred to as the "Jewel of the Prairie," the discovery of oil and natural gas and the subsequent economic boom greatly impacted the built environment of the community. There was a concerted effort on the part of local businessmen, such as E.W. Marland and Lewis Wentz to bring the best and the brightest – scientists, educators, entertainers, engineers, and architects -- to the community. These residents left a significant impact on the landscape of this north central Oklahoma community. Despite what seems to be an obvious abundance of architectural and historic resources, until recently, many of these properties were not appreciated. They simply melded into the landscape of everyday life.

But since the saving of the Poncan in the late 1980s/early 1990s, there has been close cooperation between the City of Ponca City and the Main Street Program. The city participates in the state's Certified Local Government (CLG) program, a program which requires that the city enact and enforce preservation zoning, as well as other preservation related activities in return for a share of the state's federal preservation funds. One such activity included the preparation of a Historic Preservation Plan in 2007. That same year, the city was designated a Preserve America community by the National Trust for Historic Preservation. The 2007 Historic Preservation Plan was followed by the more recent Comprehensive Plan addressing housing, transportation, and a host of other issues and also known as Vision 2020. This comprehensive plan emphasizes maintaining the historic character of downtown as well as carefully balancing the needs for maintaining historic housing areas with the needs for new units.[2] The comprehensive plan also calls for identifying additional historic districts, possibly to be protected by zoning regulations. In addition to identification of historic resources, the plan calls for offering financial assistance for façade rehabilitations in the form of low interest loans, grants, technical assistance, or expedited, approval for façade or sign improvements.[3] Further, the Comprehensive Plan calls for strengthening the standards and guidelines of the Historic Preservation Advisory Council. The Main Street program provides architectural guidance, as well as façade grants for member businesses. Since 1987, Main Street has helped infuse as much as $25 million into the downtown economy. [4] With the help of the city and Main Street

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[1] For a brief history of the Poncan renovation, see http://www.poncantheatre.org/poncan_history.htm.
[2] "Vision 2020 Ponca City Comprehensive Plan," http://www.poncacityok.gov/DocumentCenter/View/190 (accessed May 2013).
[3]"Vision 2020 Ponca City Comprehensive Plan," http://www.poncacityok.gov/DocumentCenter/View/190 (accessed May 2013).
[4] For more information, visit http://www.poncacitymainstreet.com/index.htm.

program, Ponca City is committed to preserving its architectural and historic resources, a mentality dating back to the days of E.W. Marland.

Because of its focus on historic preservation, survey, nomination, and active preservation of buildings, sites, structures, and objects in the community is a priority. The city was responsible for a survey of the downtown commercial district in 2008 as well as a National Register nomination for the district in 2010. The community also has several listed residential districts with preservation overlay zoning, as well as an ever increasing number of scattered, National Register listed properties. Listed properties reflect a variety of property types, ranging from an aircraft hangar from the World War II period, to Marland Mansion, and Wentz Camp. Ponca City is proud of its heritage and of the buildings associated with it.

RESEARCH DESIGN

Definition

A survey is the systematic process of identifying and recording historic buildings, structures, objects, districts, and sites. Surveys may be organized to look at all of the resources within a fairly small geographical area, such as a residential neighborhood, the incorporated limits of a city, or a section of land. Surveys may also identify resources relating to a specific theme within a county, region, or state.

Purpose

The principal purpose of a survey is to gather the information needed to plan for the wise use of a community's resources. The historic resources in a community or neighborhood give it special character and cultural depth. To use those resources effectively, to respect their value, and to extend their lives, it is necessary to integrate historic preservation into community planning. Survey information can be used to prepare a preservation plan that helps the community establish policies, procedures, and strategies for maintaining and enhancing those resources that make the community special. Survey data can also facilitate the review of federally funded or permitted projects that are subject to compliance with Section 106 of the National Historic Preservation Act of 1966.

Uses

Survey information is used for a variety of purposes
- To identify and to document individual properties and districts eligible for listing in the National Register of Historic Places;
- To identify districts, individual properties, or archeological sites that warrant further study;
- To identify areas that are not eligible for the National Register and warrant no further study at the time of the survey;
- To document the existence and distribution of specific property types;
- To provide a context for evaluating properties nominated to the National Register; and
- To assist in long-range planning for the protection of significant resources.

Survey Types

Intensive

In an *intensive* survey, the goal is to document all historic buildings, structures, sites, objects, and potential districts in the study area. Detailed research is conducted on each individually property, sufficient to enable an evaluation of the property's eligibility for listing in the National Register.

Reconnaissance

The goal of a *reconnaissance* level survey is to estimate the distribution of historic properties in an area and to identify individual properties and areas that warrant further study. As such, it becomes the foundation for future survey and research efforts. Reconnaissance surveys generally fall into two categories: windshield survey and sample survey. In a windshield survey, researchers drive the streets and roads of a defined geographical area. The basic purpose of the windshield survey is to get a general picture of the distribution of different types and styles of properties, and of the character of different neighborhoods. Representative streetscape photographs that characterize the area are then taken and ultimately, a short description is written describing the character of the study unit. The purpose of the sample survey is to record minimum-level documentation on all properties that appear to be eligible for listing in the National Register and on representative properties within the study unit. Minimum- level documentation includes a survey form and photographs. Included photographs were taken by the surveyor and are on file at the SHPO unless otherwise noted. In Oklahoma, a reconnaissance level survey generally includes elements of both the windshield and sample survey.
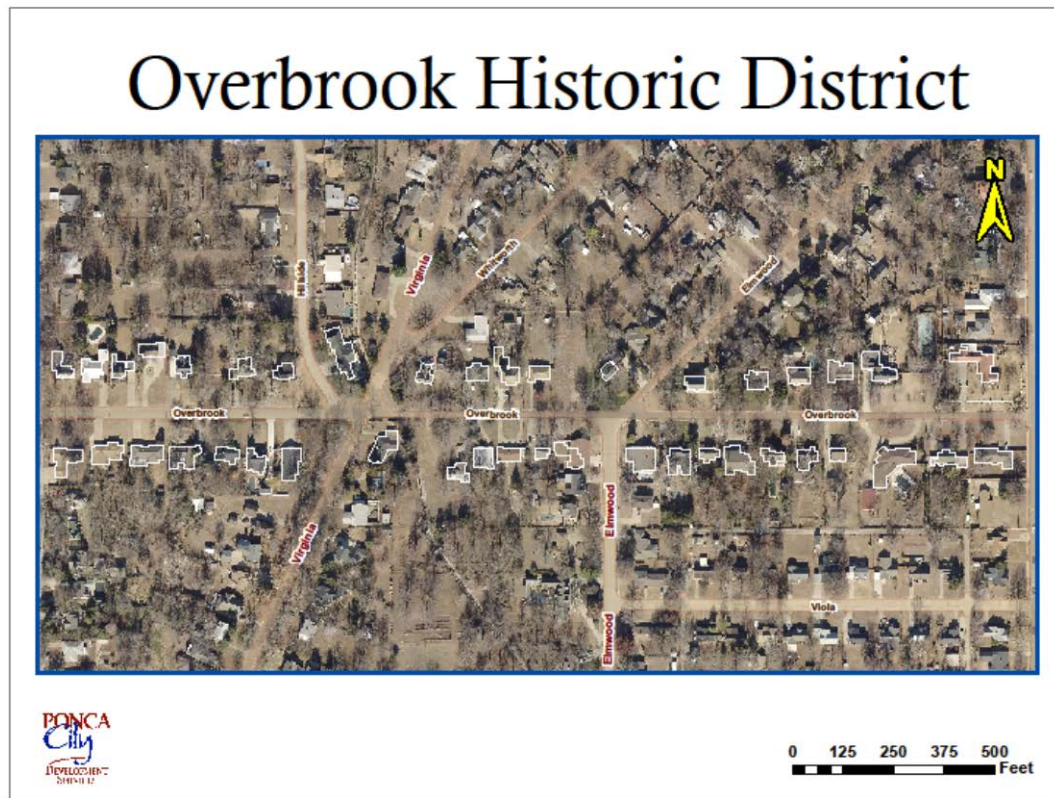
PROJECT OBJECTIVES

The purpose of this survey was to locate, identify, and document all buildings, site, structures, objects, and districts within the survey area that meet the criteria for listing in the National Register of Historic Places. The results of this project will provide a basis for nominating eligible properties to the National Register and will assist the city with long range planning and preservation.

Each property within the survey boundaries was documented at a minimum level, regardless of age or condition. Minimum level documentation includes the completion of a Historic Preservation Resource Identification Form (HPRI) and two photographs. The properties were also keyed to a survey map. The collected information was used to determine the property's eligibility for the National Register of Historic Places, as either an individual property or as part of a historic district.

Over the years, many modifications have been made to individual properties within the survey area. Although each residence is assessed for its overall individual retention of integrity, there are several common alterations that affect a property's designation as eligible or as contributing/non-contributing. These include the replacement of original materials, such as cladding, windows, and doors, as well as additions. The effect of such replacements on the individual eligibility or the contributing/non-contributing status of a property depends on the material, its application, and its location. Radical and overwhelming alterations completed outside the period of significance dramatically detract from the historic character of a property and result in its ineligibility for listing in the National Register of Historic Places.

Overbrook Avenue is located approximately one mile north of Grand Avenue, the historic thoroughfare through downtown Ponca City. For the purposes of this intensive level survey project, both sides of East Overbrook Avenue were surveyed from North 7th Street on the west to North 14th Street on the east. This includes the 700, 800, and 900 blocks of East Overbrook, as well as properties on cross streets located along Overbrook.

Overbrook Historic District

METHODOLOGY

The National Register of Historic Places is the official list of the nation's most historic places. It was established with the passage of the Historic Preservation Act of 1966. Properties listed in the National Register must be significant for their association with a historic event or notable person, or be architecturally or archaeologically significant. Properties meeting one or more of these criteria must then be further evaluated to ensure that the property's historic integrity is intact. Historic integrity is related to a building, site, structure, object, or district's ability to convey its historic significance. In laymen's terms, the historic elements of a property should continue to be recognizable. Integrity is assessed based on a property's location, design, setting, materials, workmanship, feeling, and association.

Prior to beginning fieldwork, the surveyor reviewed documentary and archival sources relating to Ponca City and Kay County. The previous surveys, Oklahoma Landmarks Inventory database, and existing National Register nominations were extremely helpful in providing a starting point for the research process. Resources utilized include Sanborn Fire Insurance Maps, local histories, City Directories, historic photographs, and Kay County Clerk property records. Each residence was recorded and photographed. The field work was compiled and each property assessed based on the standards provided in the National Register Criteria for Evaluation.

PROPERTY LIST

PROPERTY ADDRESS	OPINION OF NRHP ELIGIBILITY	DATE OF CONSTRUCTION
98 Elmwood	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	2011
100 Elmwood	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1924
105 Hillside	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1996
700 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1958
701 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1947
703 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1950
704 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1958
707 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1930
708 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1952
709 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1938
711 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1924
712 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	CA 1925
714 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1950
715 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1940
716 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1939
717 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1938
804 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1948
808 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1953
809 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1948
811 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	2007

812 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1962
813 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1948
814 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1953
900 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1959
901 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1929
904 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1928
906 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1939
907 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1930
908 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1981
910 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1942
911 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1938
912 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1949
914 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1930
915 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1951
916 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1954
917 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1933
920 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1930
924 E. Overbrook	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1951
925 E. Overbrook	NON-CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1954
232 Virginia	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1954
233 Virginia	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1952
301 Virginia	CONTRIBUTING RESOURCE TO THE OVERBROOK HISTORIC DISTRICT	1923

PREVIOUS SURVEYS

Architectural field surveys were conducted in Acre Homes in 2004/2005. The 800-900 blocks of Overbrook Avenue were surveyed in 2004. At that time, Historic Preservation Resource Identification Forms (HPRI) were not completed as the database was being re-written. The 700 block of Overbrook Avenue was surveyed in 2005. After Phase II was completed, the consultants concluded that the district was not eligible at that time, although no justification for their decision was included in the final draft of the survey report.[5] Subsequently, the City of Ponca City has been working to produce HPRI forms for Phase I on a street by street basis, as well as to update the overall findings of National Register of Historic Places (NRHP) eligibility as the more "modern" properties in the addition reach fifty (50) years of age. Since 2000, more attention has been focused on the significance of modern residential properties, with the National Park Service issuing "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places" with a section on the "Postwar Suburban House and Yard, 1945-1960" in 2002 and the OK/SHPO issuing "The Historic Context for Modern Architecture in Oklahoma: Housing from 1946 to 1976."[6] But at the time of the 2004/2005 Acre Homes survey, these homes had yet to reach 50 years old and as they were not exceptionally significant, they could not be considered contributing resources. Each of those homes were re-evaluated for their NRHP status as part of this project.

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[5] City of Ponca City Community Development, "Acre Homes Addition Survey: Phase I and Phase II Reports, 2004-2005."
[6] Available at: http://www.okhistory.org/shpo/thematic/modernarchitecture.pdf.

KINDS OF PROPERTIES LOOKED FOR

Acre Homes was designed and built as a residential addition. There is limited commercial development to the east along North Fourteenth Street (US-77), as well as War Memorial Park and Ponca City High School to the west of the survey area. However, there are only residential properties within the boundaries of the survey area. Construction in Acre Homes began shortly after 1923, with the earliest homes along Overbrook Avenue (301 Virginia) dating to that year. There are no Sanborn Fire Insurance maps of the area until 1931, as the area was outside the city limits when the 1925 map was completed. The earliest available Polk City Directory for Ponca City dates to 1930.

KINDS OF PROPERTIES OBSERVED

Although Mission/Spanish Colonial Revival was E.W. Marland's personal style of choice for residential and commercial buildings, setting was more important than architectural style in his vision for Acre Homes in the 1920s. Homes along Overbrook Avenue dating to the 1920s and 1930s reflect nationwide architectural trends. There is an outstanding collection of Colonial Revival and Tudor Revival style homes, two of the most popular house styles of that time period. As with most additions from this time period, there are two distinct periods of development, homes built before the Great Depression and World War II and those built after these important events. Although a handful of Colonial Revival style homes would be built after the war, most construction after 1945 reflected a shift toward modern styles, particularly minimal traditional and ranch. At this time, there have been few modern intrusions.[7]

Colonial Revival

914 E. Overbrook is an outstanding example of the side-gabled roof sub-type of the Colonial Revival Style, most popular in the United States from 1880-1955. Built in 1930, this brick clad residence retains a high degree of integrity.

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[7] 98 Elmwood (2014) and 811 Overbrook (2010) "the Rose House" are recent infill construction as is 105 Hillside.

911 E. Overbrook is a notable local example of the gambrel roof sub-type of the Colonial Revival Style. Built in 1938, this residence has an addition on the east side of the home, but it does not overwhelm the original building.

Tudor Revival

910 E. Overbrook was designed for the Humes Family by Architect William Caton in 1942. This stone clad residence retains many original features, with some alterations evident.

711 E. Overbrook is a more modest example of the Tudor Revival style. This shingle clad residence was designed for Edward L. Sheldon by John Duncan Forsyth in 1924.

Modern Style Residences

Minimal Traditional (1935-1950)

The minimal traditional home developed from the Tudor style. Generally, these homes were simplified and scaled back versions of the traditional Tudor forms. They featured low pitched roofs instead of the steeply gabled, with a narrow roof overhang instead of the wide overhang typical for Tudor revival homes. But they did generally possess a large chimney; usually it was one of the most dominant features of the home. Otherwise, minimal traditional homes possessed very little in terms of architectural detail. Generally, they were single story.[8]

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[8]Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1995): 477-478.

714 E. Overbrook is a modest example of the side-gabled roof subtype of the Minimal Traditional style built in 1950.

Ranch (1935-1975)

The ranch style developed first in the American southwest. Designers, such as Clifford May, looked to traditional working ranch headquarters in California and Arizona as inspiration. These homes were sited on larger pieces of land and seemed to fit into the natural landscape. The space and "countrified" setting of early ranch homes appealed to individuals who had been living in cramped accommodations. Subsequent ranch houses featured sprawling designs on larger lots. Many times, a Spanish colonial influence was evident, but elements from other historical periods are also found on ranch homes, although many have no decorative details. In terms of plan, asymmetrical one-story shapes dominate ranch examples. Most have a hipped, cross-gabled or side gabled roof with a moderate to wide roof overhang. One of the other defining characteristics is the use of large picture windows. The very size of ranch homes, as well as the ever increasing popularity and availability of the automobile, helped spawn the suburb. As such, an integrated garage also became central to the ranch style.[9]   Although asymmetrical shapes are common, ranch homes in a variety of shapes (identified as Linear, L, Complex, Massed, T, U, V, and Y) can be found in Ponca City and across the country. The most common subtype of the ranch style is the linear ranch, literally a rectangular box. As their name implies, the "T" ranch is shaped like the letter, as is the "L" ranch and the "V" ranch. The complex ranch is a combination of wings and other ranch shapes and is highly irregular in plan. The massed ranch is usually rectangular but is deeper than a standard linear ranch. [10]

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[9] McAlester, 479-480; David Bricker, "Ranch Houses Are Not All the Same," National Park Service Bulletin, http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf, (accessed May 2012).

[10] Cathy Ambler, National Register Nomination for Ranch Acres Historic District.

232 Virginia is a notable example of a cross-gabled roof ranch. Built in 1954, this residence retains many of its original decorative elements, including decorative knee brackets in the gable ends and wood detail work on the slab garage doors.

The Ranch style became the most popular architectural style for residential construction in the United States from the end of World War II to the oil crisis of the mid-1970s. The biggest period of construction for the ranch was in the 1950s (70% of houses built in the 1950s were ranch), but the style continued to dominate into the 1960s and the early 1970s.[11]

Contemporary (1945-1990)

The contemporary style offered homeowners a stark contrast to the wildly popular ranch. Rejecting applied details, contemporary style design focused on function, causing homes to be designed "from the inside out, with the attention not on details visible as one approaches the house but rather on the functionality of the interior space and the integration of outdoor views."[12]

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[11] Louisiana State Historic Preservation Office, "Louisiana Architecture: 1945-1965 Post-War Subdivisions and the Ranch House," Louisiana State Historic Preservation Office, http://www.crt.state.la.us/hp/nationalregister/historic_contexts/ranchhousefinalrevised.pdf, (accessed May 2012).

[12] Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2015) 630.

233 Virginia is a notable local example of the gabled-roof variations sub-type of the contemporary style. Built in 1952, this residence retains a high degree of integrity and has several unique features on the property, including a bridge crossing the creek that runs through the neighborhood.

808 E. Overbrook is a nice example of the front-gabled roof sub-type of the contemporary style.

900 E. Overbrook was designed by notable local architect, Robert E. Buchner, and built in 1959.

Modern Intrusions

105 Hillside

98 Elmwood

RESULTS

The survey area for this project is located within the larger Acre Homes Addition in Ponca City. This two hundred (200) acre addition was platted by Earnest Whitworth (E.W.) Marland in May 1923 and annexed by the city of Ponca City in 1930.[13] Marland envisioned a pastoral landscape to house his employees, their families, and other locals. Acre Homes was designed to include a "romanticized, agrarian combination of amenities: acre-sized lots would accommodate vegetable gardens, backyard chickens, and a cow."[14] The neighborhood would feature narrow, tree-lined brick streets. The east/west streets such as Overbrook, Liberty, and Cottonwood were designed to continue the grid pattern already established in town, but the intersecting streets, such as Virginia, Elmwood, and Whitworth would intersect the east/west streets at irregular angles, creating oddly shaped lots and more visual interest. Furthering the pastoral vision, the addition was bisected by a small creek. For recreation, the rural subdivision was conveniently located adjacent to the Marland Polo Field and the Marland Golf Course, and eventually Ponca's City Park.

This romanticized vision for Acre Homes never fully materialized, but the historic character of the neighborhood that developed from Marland's vision remains today. There are over four hundred (400) homes within the roughly 200 acre addition. Although the name implies that the lots were an acre in size, even original homes were located on significantly smaller lots (such as 911 E Overbrook, located on .31 acres). But even the smaller lots within Acre Homes are oversized and stand out from the typical city lots found in other adjacent residential neighborhoods. The Polo Field is gone, with Elmwood Avenue extended south through it[15] and surrounded by additional residential development. The Marland Golf Course was also subdivided for residential development after World War II.

After evaluation of each residence within the survey area, it is apparent that the portion of the Acre Homes addition located along East Overbrook Avenue between North 7th Street and North 14th Street is eligible for listing in the NRHP as the Overbrook Historic District.   The district is significant at the local level for its architecture and its role in community planning and development in Ponca City. Overbrook Historic District has a period of significance ranging from 1923 when the addition was platted and the first home was built, through 1962 when this

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[13] City of Ponca City Community Development, "Acre Homes Addition Survey: Phase I and Phase II Reports, 2004-2005," 5.

[14] Ibid.

[15] According to the update to the 1931 Sanborn Fire Insurance Map, the extension of Elmwood Avenue was complete by 1947, although an exact date is unknown.

section of Acre Homes was finally built out.[16] There has been very little infill construction since 1962, with only four homes built since that time.[17]

In order for a property within the proposed boundaries to be considered a contributing resource to the historic district, it must meet the following criteria: it must have been built during the period of significance (1923-1962) and it must contain sufficient materials and details to convey its historic significance. For evaluation purposes in the Overbrook Historic District, replacement siding will not cause a property to be considered non-contributing unless the material was applied inappropriately (such as vertically). Enclosure of a front porch (except for screening) will cause a property to be considered non-contributing as will significant changes to the roofline. The evaluation of additions depends on its size and location.

Utilizing the National Register Criteria for Evaluation, as well as the above mentioned criteria, of the forty-two (42) properties located within the boundaries of the Highland Park Historic District, thirty-one (31) are contributing resources and eleven (11) are non-contributing resources. There are no individually eligible properties within the district boundaries.

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[16] A larger portion of Acre Homes may be eligible for listing in the NRHP in the future. The rest of the addition was beyond the scope of this project but there appears to be a high degree of historic integrity in this addition, as owners seem to appreciate the architecture and historic character of their homes. However, the sheer number of homes in the addition, the costs involved with preparing a nomination for so many residences, and the amount of owner support which would be required for listing has caused the city to move forward with smaller sections of the addition. There is significant owner support among residents of Overbrook Avenue.

[17] Infill construction includes 98 Elmwood, 105 Hillside, 811 E Overbrook, and 908 Overbrook. As with many historic neighborhoods, tear downs are a serious concern, as one resident, who has already built two new homes in the neighborhood, expressed a desire to buy another, tear it down, and build a new home. It is a highly sought after area because of its location, lot size, and overall historic charm.

Overbrook Historic District

No	Street Address	Year Built	Contributing Resource	No	Street Address	Year Built	Contributing Resource	No	Street Address	Year Built	Contributing Resource
1	701 E Overbrook Ave	1947	No	15	907 E Overbrook Ave	1930	Yes	29	900 E Overbrook Ave	1959	Yes
2	703 E Overbrook Ave	1950	Yes	16	911 E Overbrook Ave	1938	Yes	30	98 Elmwood Ave	2011	No
3	707 E Overbrook Ave	1930	Yes	17	915 E Overbrook Ave	1951	No	31	814 E Overbrook Ave	1953	Yes
4	709 E Overbrook Ave	1938	Yes	18	917 E Overbrook Ave	1933	Yes	32	812 E Overbrook Ave	1962	Yes
5	711 E Overbrook Ave	1924	Yes	19	925 E Overbrook Ave	1954	No	33	808 E Overbrook Ave	1953	Yes
6	715 E Overbrook Ave	1940	Yes	20	924 E Overbrook Ave	1951	Yes	34	804 E Overbrook Ave	1948	No
7	717 E Overbrook Ave	1938	No	21	920 E Overbrook Ave	1930	Yes	35	233 Virginia Ave	1952	Yes
8	105 Hillside Ave	1996	No	22	916 E Overbrook Ave	1954	Yes	36	232 Virginia Ave	1954	Yes
9	301 Virginia Ave	1923	Yes	23	914 E Overbrook Ave	1930	Yes	37	716 E Overbrook Ave	1939	Yes
10	809 E Overbrook Ave	1948	Yes	24	912 E Overbrook Ave	1949	Yes	38	714 E Overbrook Ave	1950	Yes
11	811 E Overbrook Ave	2007	No	25	910 E Overbrook Ave	1942	Yes	39	712 E Overbrook Ave	1925	Yes
12	813 E Overbrook Ave	1948	Yes	26	908 E Overbrook Ave	1981	No	40	708 E Overbrook Ave	1952	Yes
13	100 Elmwood Ave	1924	No	27	906 E Overbrook Ave	1939	Yes	41	704 E Overbrook Ave	1958	Yes
14	901 E Overbrook Ave	1929	Yes	28	904 E Overbrook Ave	1928	No	42	700 E Overbrook Ave	1958	Yes

HISTORIC CONTEXT

Ponca City is located in southeastern Kay County, just south of the Kansas state line in north central Oklahoma. Ponca City and Kay County were part of the so-called "Cherokee Outlet" the area of land guaranteed to the Cherokee Nation by the federal government to provide access to their ancestral hunting grounds in the west. The land was also home to other Native American tribes, including the Tonkawa and the Ponca, peoples forcibly removed to the area in the 1800s. The land was desirable for grazing purposes during the era of the great cattle drives. Initially, ranchers grazed their herds without compensating the tribes, but eventually, a price per head rental was paid. In 1873, the Cherokee Strip Cattlemen's Association was formed and the entire area was leased by the Association from the tribes. Although it had been given in perpetuity, increasing pressure from white settlers in the 1880s led to the opening of the Cherokee Outlet for settlement in 1893. Prior to the opening, the land was surveyed and broken into seven, lettered counties. Kay County was initially "K" county. Settlers could claim 160 acres, a quarter section.[18]

In the months leading to the run, potential settlers from across the country and even around the world flocked to Arkansas City, just across the Kansas state line. Among those settlers was B.S. Barnes, a Michigan businessman looking to make it rich in real estate. His idea was to subdivide whatever 160 acres he claimed into a new town. The federal government had already surveyed and staked off numerous towns, but there was little opportunity to make money from selling lots in a government controlled township. So, B.S. Barnes traveled the Strip, looking for an additional, better town site, eventually stumbling across a spring just outside of the Ponca Reservation. The site was near the current railroad line and the water in the natural spring was potable and abundant. Barnes brought in surveyors to plat the area and returned to Arkansas City, promoting his new town and forming the Ponca City Townsite Company.   His company sold city lots for $2.00 each and lots were to be distributed through a drawing.[19]

On the day of the opening, B.S. Barnes participated with thousands of others. He arrived at his "town" and staked his claim, but others claimed the quarter section as well. Eventually, Barnes was able to negotiate with other claimants and his plans for distribution of the lots was carried out. On September 21, 1893, a drawing was held in the new town and over 2,000 lots were awarded to individuals who had purchased tickets. The city was incorporated in December 1893.

The new town grew overnight as settlers began building frame businesses and residences. Initially, though, the town's potential was hampered by problems with transporting water from the spring and with access to the railroad. The government platted town of Cross was located within a mile of the Ponca City townsite and the Santa Fe railroad stop was there. Barnes and other Ponca Citians attempted to convince the Santa Fe to add a stop at Ponca City but their efforts were initially unsuccessful. It was not until 1894 that service to Ponca City began, with a boxcar depot serving the needs of the community. Initially, the railroad and the postal service insisted on referring to the new community as New Ponca. Ponca Station was located at the community of White Eagle, several miles away. It took several years for the name Ponca City to become officially recognized.   Cross and Ponca

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[18] Alvin O. Turner, "Cherokee Outlet Opening," *Encyclopedia of Oklahoma History and Culture,* *http://digital.library.okstate.edu/encyclopedia* (accessed June 24, 2013); Louis Seymour Barnes, "The Founding of Ponca City, "*Chronicles of Oklahoma 35 (Summer 1957): 154-162.*
[19] Barnes, ibid.

City continued to compete until B.S. Barnes convinced the Santa Fe station master in Cross to move to Ponca City. With that defection, other Cross residents and businesses moved, literally, to nearby Ponca City. Eventually, the Cross community would be annexed into Ponca City.[20]

Ponca City quickly became a commercial center, the principal city of Kay County and north central Oklahoma. It was a trading post for Native Americans and farmers. Wheat was the major crop and ranching continued to be an important industry. By 1894, the city had its first flour mill and electric lights. Telephones arrived in 1896. In 1900, the first phase of the City Hall was complete. In that same year, a massive fire on Grand Avenue destroyed many of the original frame businesses. As they rebuilt, business owners chose to construct more permanent brick structures. In 1901, the city laid the first brick sidewalks. In 1909, the city received $6,500 for the construction of a public library from the Carnegie Foundation. By 1910, Ponca City's population had reached approximately 4,000 and the city boasted a waterworks, public sewers, an iron works, ice cream factory, and three grain elevators.[21]

In 1905, natural gas was discovered near Ponca City and the city's history would forever be altered. At first, the discovery had little impact on the community, oil exploration in Oklahoma centered on the Osage reservation to the east. But in 1908, large scale exploration for oil and natural gas in Kay County would begin with the arrival of E.W. Marland. Marland began drilling in the coal fields of West Virginia. Marland was the first oil man to use geology to successfully locate oil. He heard of the natural gas finds in the Ponca City area and decided to explore the possibility. Marland was the first to drill for oil in Kay County. Actually, his first well was the first one drilled west of Osage County. His first well was located on lands belonging to the Millers on the 101 Ranch. The first well was unsuccessful, but in 1910, a second well in the same area was a gasser. His ninth well struck oil and the 101 Ranch Oil Company was formed. With Marland's eventual success, oil and gas exploration in Ponca City would become a major industry in 1911. The first major field was opened at Mervine in 1913, followed by the North Newkirk in 1916, and the Three Sands Field in 1921. Typical of other boom times, Ponca City soon resembled a Wild West community, with gun fights, cattle rustlers, prostitutes, and an overall sense of lawlessness despite the sudden prosperity. The discovery of oil and natural gas resulted in a dramatic population increase in Ponca City and surrounding areas of Kay County, as well as a shift in the economic activities of the community, as the area shifted from primarily agrarian to primarily oil related.[22]

In 1915, E.W. Marland established a refinery for his oil at Ponca City, also adding a research center to develop new and better petroleum products. His company was now known as Marland Oil. By 1922, Marland would control one-tenth of the world's oil reserves and more than one-third of Ponca City's population would be employed by Marland Oil. Marland rewarded his employees generously and also gave lavishly to the local community, helping to build churches and other public facilities. Marland was a builder, and brought in architect John Duncan Forsyth to design private and business related facilities

[20] Paula Carmack Denson, "Ponca City," *Oklahoma Encyclopedia of History and Culture"* *http://digital.library.okstate.edu/encyclopedia*, (accessed June 24, 2013); Barnes, ibid.

[21] Barnes; *Ponca City News*, "History of Ponca City," http://poncacity.com/centennial/index.htm (accessed June 2013).

[22] John Joseph Mathews, *Life and Death of an Oilman: the Career of E.W. Marland* (Norman: University of Oklahoma Press, 1951); Bobby D. Weaver, "Marland Oil Company," *Oklahoma Encyclopedia of History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed June 2013).

throughout Ponca City.[23] Forsyth designed and built a home for his family at 712 East Overbrook in Acre Homes. The Forsyths remained in Ponca City until 1930.[24]

In 1928, Marland Oil Company became part of Continental Oil (Conoco), as a result of a hostile takeover by J.P. Morgan. Conoco continued exploration and research and development in the Ponca City area, bringing new jobs and construction projects. No longer in control of the oil company he had built, E.W. Marland chose to become involved in state politics, although he also started to rebuild Marland Oil. As governor, Marland was instrumental in bringing WPA projects to Oklahoma during the Great Depression and in establishing the Interstate Oil Compact.[25]

Over the years, the fortunes of Ponca City would continue to rise and fall with that of the oil business. The commercial success of the community and its residents is evident in the extant properties. Many of the larger homes along Overbrook were built during the boom years of the oil industry, for high ranking executives at Marland Oil and later Conoco.[26] The houses in the Overbrook Historic District stand as lasting reminders of Marland's grand vision for the neighborhood and for the City of Ponca City.

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[23] John Joseph Mathews, *Life and Death of an Oilman: the Career of E.W. Marland* (Norman: University of Oklahoma Press, 1951); Bobby D. Weaver, "Marland Oil Company," *Oklahoma Encyclopedia of History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed June 2013).

[24] John Brooks Walton and Kathy Adams, *Historic Homes of Ponca City and Kay County* (JBW Publications, 2005), 100.

[25] "Our History," *ConocoPhillips,* http://www.conocophillips.com/who-we-are/our-legacy/history/Pages/default.aspx (accessed June 2013); Mathews, *Life and Death of an Oilman*; Weaver, "Marland Oil."

[26] Oil executives living in the area included Edward L. Sheldon at 711 East Overbrook, and Bert H. Lincoln at 920 East Overbrook, *Historic Homes of Ponca City and Kay County,* 98-115.

ANNOTATED BIBLIOGRAPHY

Adams, Kathy and John Brooks Walton. *Historic Homes of Ponca City Kay County*. JBW Publications: 2005.

This resource provides an overview of a number of historic residential properties across Kay County, many of which are located in Ponca City. It also provides some information on architects other than John Duncan Forsyth, including Bob Buchner, another known architect who designed properties along Overbrook.

Ambler, Cathy. National Register Nomination for "Ranch Acres Historic District." 2007.

This National Register nomination is for Oklahoma's first modern historic district, Ranch Acres, located in suburban Tulsa. The homes in this district were built at around the same time as the ranch style homes located in the Highland Park II Historic District. This nomination provides a good history of the development of this architectural style, as well as specifics as to the different types of ranch homes.

Barnes, L.S. "Founding of Ponca City." *Chronicles of Oklahoma* 35, p 154-162.

Brief retelling of the founding of the City of Ponca City after the land run of 1893 by the son of town founder, B.S. Barnes. L.S. Barnes later lived in the survey area.

Bricker, David. "Ranch Houses Are Not All the Same." National Park Service, http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf, (accessed May 2012).

This article provides a history of the development of the ranch house style, especially focusing on the public's love/hate relationship with the style.

Conoco Phillips, "Our History." http://www.conocophillips.com/who-we-are/our-legacy/history/Pages/1909-1929.aspx (accessed May 2013).

The Conoco Phillips Company maintains a brief overview of the company's development, starting with Continental Oil, and then the acquisition and merger with other oil companies.

Daughters of the American Revolution, *The Last Run, Kay County, Oklahoma, 1893.* Ponca City, OK: privately published, 1993.

Although an imperfect source as to some historical specifics, *The Last Run* is an oft referred to local resource on the city's past.

Encyclopedia of Oklahoma History and Culture, http://digital.library.okstate.edu/ encyclopedia (accessed May 2016).

This online resource covers a variety of research topics related to Ponca City and the oil boom. These include articles on E.W. Marland, the Cherokee Outlet opening, on the city of Ponca City.

"History of Ponca City." http://poncacity.com/centennial/index.htm (accessed May 2016).

This locally maintained website provides a year by year account of significant events as gleaned from the pages of the Ponca City News and published in the paper in anticipation of the state's Centennial in 2007.

"Historic Homes" Vertical File at Ponca City Public Library

The Ponca City Public Library maintains an excellent collection of news clippings and other publications on a variety of topics, primarily from the *Ponca City News*. There are numerous files helpful for preservation research, dealing with downtown buildings, churches, schools, and residential properties throughout Ponca City. In addition to news clippings, there are maps and brochures from various events, including home tours.

Kay County Assessor Records

The Kay County Assessor's office participates in the Courthouse USA program, making a minimal amount of data from their records easily accessible from anywhere. The photos provided are generally very limited, there is no mapping functionality, and no sketch of the resource is provided. The County Assessor also maintains copies of recorded plat maps.

Louisiana State Historic Preservation Office. "Louisiana Architecture: 1945-1965 Post-War Subdivisions and the Ranch House." Louisiana State Historic Preservation Office, http://www.crt.state.la.us/hp/nationalregister/ historic_contexts/ranchhousefinalrevised.pdf, (accessed May 2012).

This narrative on the development of post-war architecture in the state of Louisiana discusses pre and post war developments in the housing industry and the subsequent impact on architectural styles. It specifically focuses on the development of the ranch house style.

Matthews, John Joseph. *Life and Death of an Oilman: the Career of E.W. Marland*. Norman: University of Oklahoma Press, 1951.

Matthew's biography provides a detailed glimpse into the tumultuous life of E.W. Marland. Particularly noteworthy for this and other projects related to Ponca City is discussion of his company, as well as Marland's philanthropy and his love of architecture.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Knopf, 2015.

This updated version of McAlester and McAlester's classic provides in-depth discussion of more modern house styles, particularly minimal traditional, ranch and contemporary.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 2005.

This book traces the development of architectural styles in the United States from the colonial period to the end of the twentieth century. The discussion of each style includes drawings, photographs, and distinguishing characteristics.

Ponca City Community Development. "Revised Draft Acre Homes Addition Survey, Phase 1 and Phase II
     Reports, 2004-2005." Ponca City, 2005.

This early architectural survey of the Acre Homes Addition documented (to some degree) each of the homes within the Acre Homes Addition.

Polk City Directory. 1930, 1932, 1936, 1938, 1940, 1942, 1946, 1948, 1952, 1955, 1957, 1959, 1960,
     1962, 1963, 1965.

These "criss-cross" directories contain occupant name, occupation, etcetera for extant properties, as well as telephone numbers once available. Directories from 1936 on were accessed at the library in Ponca City while 1930 and 1932 were available at the Oklahoma Historical Society.

Ponca City News

The *Ponca City News* is a daily paper operating in Ponca City. According to the paper, the *News* was created with the merger of the *Ponca City Courier* and the *Ponca City Democrat* in 1918. Both papers originally date to the period just after the land opening. In the 1990s, the paper ran a special series on the homes built for E.W. Marland's top executives, many of which were located in Hillcrest. These special articles provide some history of the house as well as history of the families who have resided within it.

Sanborn Fire Insurance Maps. Ponca City, Oklahoma. 1931, 1931 update.

These maps, developed to help insurance agents determine policy rates, typically show change over time to a specific locale, as well as shape, size, and building materials. The 1931 and updated 1931 versions Ponca City versions were referred to for purposes of this project.

SUMMARY

The Overbrook Avenue Historic District in Ponca City contains an outstanding collection of historic homes. Part of the Acre Homes Addition developed by famous oilman turned politician, E.W. Marland in 1923, Overbrook Avenue was home to oil executives, doctors, entrepreneurs, and a host of other locals looking for a country living experience near the city. The neighborhood is eligible for listing in the National Register of Historic Places at the local level for its architecture and for its association with community planning and development in Ponca City, Oklahoma.