INTENSIVE LEVEL SURVEY REPORT



Intensive Level Survey of Rancho Village Phase II, Oklahoma City, Oklahoma

Prepared for:
The City of Oklahoma City

Prepared by:
Integrated Environmental Solutions, LLC

May 2025

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Intensive Level Survey of Rancho Village Phase II, Oklahoma City, Oklahoma

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ABSTRACT

This report presents the findings of an intensive level historic resources survey of the Rancho Village Phase II survey area in Oklahoma City, Oklahoma. The City of Oklahoma City retained Integrated Environmental Solutions, LLC (IES) in January 2025 to conduct the survey. The purpose of the survey was to document a sampling of resources (defined as buildings, sites, structures, and objects) within the survey boundaries not included in the Phase I survey completed by Cox McLain Environmental Consulting, Inc. (Stantec) in 2022. The survey sought to identify individual resources eligible for listing in the National Register of Historic Places (NRHP) and to provide NRHP eligibility recommendations for the Rancho Village neighborhood.

IES conducted the survey between February 12 and February 13, 2025. In total, 125 resources were documented and assessed for individual NRHP eligibility based on their historical significance and integrity. The buildings evaluated were a sampling of resources indicative of all property types, conditions, and levels of integrity across the neighborhood not included in the Phase I survey.

The following report contains a project introduction, followed by research design and additional chapters covering the project objectives, areas surveyed, methodology, results, NRHP evaluations, and a historic context. The report also includes an annotated bibliography and a summary of the report. GIS-based maps, survey results, an inventory table, the Oklahoma State Historic Preservation Office's Historic Preservation (OK SHPO) Resource Identification form for each resource, and photographs of each resource. This information was also included in a digital format, and all survey data was compiled in the OK SHPO's Access database. The general outline of this report was based on the Phase I report to provide clarity and consistency across the two project phases.

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CHAPTER 1: INTRODUCTION

The project was funded with federal funding from the Oklahoma State Historic Preservation Office (OK SHPO) Certified Local Government (CLG) Fund and administered by the City of Oklahoma City's (the City) Planning Department. The intensive level survey was intended to provide the City with a Phase II survey encompassing unsurveyed areas of the Rancho Village neighborhood (Appendix A; Figures 1-3).

Platted in the 1940s, the neighborhood is in the southwest portion of Oklahoma City and is bounded by Southwest 36th Street/Southwest Grand Boulevard to the north, South Blackwelder Avenue and South Douglas Avenue to the east, Southwest 44th Street to the south, and South Pennsylvania Avenue to the west (Appendix A; Figures 1-2).

A Phase I survey was conducted by Cox McLain Environmental Consulting, Inc., now known as Stantec (Stantec) in 2022. This survey focused on northern portions of the neighborhood and documented 192 properties. The survey covered all resources on SW 39th Street, SW 40th Street, SW 42nd Street, SW 43rd Street, Jo Ann Drive, Magdalena Drive, and James Drive as well as portions of SW 41st Street, SW 44th Street, Johnston Drive, Reding Drive, Kinkaid Drive, within the neighborhood boundaries. The Phase I survey included Rancho Village Elementary School, Rancho Village Baptist Church, and Asbury United Methodist Church. The Phase I report recommended further survey and study to create a comprehensive context and district evaluation (Appendix A; Figure 3).

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CHAPTER 2: RESEARCH DESIGN

The research design includes a description of historic resources surveys discussing the purpose, types, and components of surveys. It also includes an overview of the National Register of Historic Places (NRHP) program including criteria for listing and aspects of integrity. The chapter concludes with a description of the standards and guidelines that were applied to this survey. This includes a statement regarding the qualifications of project personnel to meet the goals of the project.

2.1 Historic Resources Surveys

Architectural or historic resource surveys provide valuable information on existing resources, establish historic contexts for NRHP eligibility, and serve as a planning tool for local governments. The survey is a process which seeks to identify resources in a specific geographic area and provide guidance on NRHP eligibility. There are generally two types of surveys – reconnaissance level and intensive level. The goal of all surveys is to provide a database for cultural resource managers to use to determine important aspects of resources assisting with determining appropriate levels of preservation. Surveys are often the first step in the National Register Nomination process as it provides background information to guide a nomination.

In Oklahoma, the State Historic Preservation Office (SHPO), a division of the Oklahoma Historical Society (OHS), maintains the state's resource inventory, the Oklahoma Landmarks Inventory (OLI). The OLI is intended to aid in the preservation of the state's historic properties through documentation using Oklahoma's Historic Preservation Resource Identification (HPRI) Form. Data provided to OLI helps to understand the range and scope of resource types to assist with developing historical contexts and resource evaluations.

Surveys are intended to gather information to plan for the preservation or use of a community's resources. Historic preservation is integrated into community planning to ensure that the character of resources and neighborhoods are preserved. Surveys provide the necessary information to prepare preservation plans or establish policies to maintain or enhance neighborhoods or communities. Surveys also provide a base line of information which may be required for projects requiring compliance with Section 106 of the National Historic Preservation Act (NHPA).

2.2 National Register of Historic Places

The NRHP is a catalog of buildings, districts, structures, sites, and objects across the United States which are significant to American history, architecture, archeology, culture, and engineering. Properties listed in the NRHP must possess significance on the national, state, or local level and retain integrity. Typically, resources listed in the NRHP are at least 50 years old, retain integrity, and convey their historic significance.

2.2.1 *National Register Evaluation Criteria*

The regulatory criteria for evaluating resources for inclusion in the National Register are codified under the authority of the NHPA, as amended (36 CFR 60.4 [a–d]). These federal regulations and guidelines also provide the basis for assessing a resource's significance and integrity. The Advisory Council on Historic Preservation (ACHP) has also set forth guidelines to use in determining site eligibility. Federal regulations indicate that "[t]he term 'eligible for inclusion in the National Register' includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register listing criteria" (36 CFR 800.2[e]). Based on ACHP guidelines, any cultural resource that is included in or eligible for inclusion in the NRHP is a historic property.

After the identification of relevant historical themes and related research questions through research, four NRHP eligibility criteria are applied. The regulations provide that the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects at a local, state, or national level. According to the OHS's *Architectural/Historic Survey: A*

*Field Guid*e, most listed resources in Oklahoma are significant on the local level (Oklahoma Historical Society 2013). The criteria under which a resource may be considered significant are:

Criterion A: that are associated with events that have made a significant contribution to our history or the broad patterns of our history; or
Criterion B: that are association with the lives of persons significant in our past; or
Criterion C: that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
Criterion D: that have yielded, or may be likely to yield, information important in prehistory or history [36 CFR 60.4(a–d)].

Typically, certain resource types such as cemeteries, birthplaces, graves, religious properties, relocated resources, reconstructed resources, commemorative resources, or resources which are less than 50 years old are not considered eligible for inclusion in the NRHP. National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation" provides guidance on the 7 Criteria Considerations (National Park Service 1997).

2.2.2 *National Register Integrity Requirements*

In addition to meeting one or more of the criteria outlined in 36 CFR 60.4 and described above, a cultural resource must possess integrity of aspects of its character to be considered a significant cultural resource. In the most general sense, integrity refers to the ability of a property to convey its significance. The determination of integrity is intrinsically related to the physical features or aspects of a cultural resource and their ability to contribute to the significance of the resource.

Typically, the cultural resource must also retain the defining features and characteristics that were present during the property's period of significance to be considered eligible for NRHP listing. The NRHP defines seven aspects of integrity as: location, setting, design, materials, workmanship, feeling, and association.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting refers to the physical environment of a cultural resource, which differs from the location in that setting considers the character of a site's surroundings and how it relates to the resource.

Design typically refers to elements such as form, space, plan, or style of a structure or archeological site.

Materials are the physical elements of a site, such as the building materials used to construct a structure or the remnants of the raw materials that provided the subsistence base for past human occupation of a site.

Workmanship encompasses physical aspects of labor or craft industries through the application of both technological practices and aesthetic principles, and can be expressed either as common traditions or innovative techniques.

Feeling refers to an expression of the aesthetic character of a site and is typically applied to sites that include visible structural features.

Association is the direct link between the property and the event or person for which the property is significant. Association may also refer to the building's historic and current uses or functions.

Resources that may be considered eligible under Criteria A and B are those associated with events or broad patterns in history or persons affiliated with those activities. Although it is necessary to consider the architectural and physical integrity for resources evaluated under Criteria A or B, attributes of historical integrity will be more highly valued for these criteria. Thus, the most important aspects of integrity for evaluating resources under these criteria are location, feeling, and association.

Properties eligible for the NRHP under Criterion C derive significance from the physical qualities of their design, construction, and/or craftsmanship, which includes elements like engineering or architecture. A property significant under Criterion C is one that represents a noteworthy example of a defined property type or style, dates from a period of significance of one or more historic context(s), and exhibits the character-defining features of its property type. Therefore, a property must retain a high degree of physical integrity (design, materials, workmanship), as well as having relation to historic context.

For a cultural resource to be eligible under Criterion D, the property must have the potential to answer questions, in part or full, about human history that can only be answered by the actual physical material of the resource, and the information to be obtained must also be significant. The most common cultural resources listed under this criterion are archeological sites; however, non-archeological resources can be eligible under Criterion D.

2.2.3 *National Register Districts -Contributing and Non-Contributing Resources*

NRHP eligible districts define each resource within their boundaries as either contributing or non-contributing to the district. A contributing resource is a building, structure, site, or object that adds to the historical significance of the district. A non-contributing resource is a building, structure, site, or object that does not add to the historic significance of a property. Resources which are contributing retain all or most aspects of integrity as related to the period and area of significance established for the district. Resources which are non-contributing may have diminished integrity, for example they may have a significant 21st-century addition; or they may fall outside the district's period of significance.

2.3 Compliance with NRHP and OK SHPO Standards and Guidelines

All aspects of this project were completed in accordance with the Secretary of the Interior's *Standards and Guidelines for the Identification and Evaluation*, the guidelines for intensive level surveys provided in the OK SHPO's Architectural/Historic Resource Survey: A Field Guide (Oklahoma Historical Society 2013). Building descriptions and application of National Register Criteria for Evaluation were completed using several resources, some specific to suburban development including Post-World War II housing development. Resources used in assessing for NRHP eligibility include the National Register Bulletin Historic *Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (NR Methodology); the OK SHPO's *The Historic Context for Modern Architecture in Oklahoma Housing from 1946-1976* (OK SHPO Methodology); the National Cooperative Highway Research Program's *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*; the National Park Service's Best Practice Review "Area of Significance: Community Planning and Development;" and The National Park Service's White Paper "The Components of a Historic Context" by Barbara Wyatt (Ames and McClelland 2002; Ozan 2014; Pettis et al. 2012; National Park Service 2025; Wyatt, n.d.). Terminology used to describe resources, and their architectural styles were derived from Virginia McAlester's *A Field Guide to American Houses* (Second Edition) (McAlester 2014).

Project personnel are professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History or Archaeology and have extensive experience with similar projects. Kevin Stone, Cultural Resource Program Director served as the Cultural Resource Department Quality Control Officer ensuring all deliverables met all applicable state and federal requirements and guidelines. Morgan Granger, Senior Architectural Historian, served as the Project Manager and Principal Investigator responsible for all aspects of the project including field survey and deliverables. Jason Zan, Project Archeologist, supported Ms. Granger during the field survey. Thomas Chapman, GIS Analyst II, set up Field Maps and assisted with mapping associated with the survey.

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CHAPTER 3: PROJECT OBJECTIVES

The objective of the Phase II survey of Rancho Village was to document a sampling of previously unrecorded buildings in the project area per the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* and the OK SHPO's survey standards. This involved developing a historic context, documenting 125 resources in the survey area, and evaluating individual resources for NRHP eligibility. The project built upon the Phase I survey completed by Stantec in 2022; expanding the established context and provided recommendations for NRHP eligibility for the Rancho Village neighborhood.

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CHAPTER 4: AREA SURVEYED

4.1 Study Area

4.1.1 *Study Area Boundaries*

The study area included over 650 resources (historic age and modern) including the 192 previously surveyed Phase I resources and those which were previously not surveyed. The Phase II survey comprised 125 resources in the Rancho Village neighborhood (Appendix A; Figure 3). The neighborhood is in southwest Oklahoma City, approximately one mile northeast of Will Rogers World Airport and three miles southwest of downtown Oklahoma City.

The study area included the entirety of the Rancho Village neighborhood which is bound by S Pennsylvania Avenue to the west, SW 44th Street to the South, S Douglas Avenue to the east between SW 44th Street and SW 41st Street, to the north by SW 41st Street between S Douglas Avenue and S Blackwelder Avenue, to the east by S Blackwelder Avenue between SW 41st Street and SW 36th Street, and to the north by SW 36th Street between S Blackwelder Avenue and S Pennsylvania Avenue. The Phase I survey assessed all resources within this boundary along SW 37th Street, SW 38th Street (between S Pennsylvania Avenue and Johnston Drive, and S Avenida Avenue. Additionally, the Phase I survey included resources along the south side SW 38th Street between SW 36th Street and S Blackwelder Avenue, and along Johnston Drive, Reding Drive, and Kinkaid Drive between Rancho Drive and the northern and eastern project boundaries. The north side of Rancho Drive was also included between SW 36th Street and the south side of Kinkaid Drive. Areas included in the Phase I survey were not included in the Phase II survey.

4.1.2 *Current Land Use*

The project area is largely residential in nature with commercial and office properties located along SW 44th Street, SW 36th Street, and S Pennsylvania Avenue. Multi-family apartment complexes are located at the southeast corner of S Pennsylvania Avenue and SW 36th Street (Residences @ Penn Grand), and on the south side of Johnston Drive where it intersects with Johnson Drive/SW 38th Street (Rancho Village Apartments). There are three churches within the project boundary Redemption Church at 1411 SW 38th Street, St. Luke's Asbury Methodist Church at 1320 SW 38th Street, and St. James the Greater Catholic Church at 4201 S McKinley Avenue. There are two schools, Emerson South Mid-High School at 1401 Johnston Drive and St. James the Greater Catholic School which is associated with the church of the same name and address. The Residences @ Penn Grand, St. James the Greater Catholic Church, and St. James the Greater Catholic School were included in this survey, all other resources were included in the Phase I survey.

4.1.3 *Natural Environment*

The project area is generally flat with some slight hills, and vegetation is limited to trees, hedges, and shrubs. Vegetation largely appears to be intentional. Brock Creek runs north to south and is west of the project area. No other significant natural features are present in the largely suburban area.

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CHAPTER 5: METHODOLOGY

IES's methodology was developed using standards set forth by the National Park Service and guidelines from the OK SHPO for intensive level architectural/historic resource surveys. The initial approach to the project, developed in the proposal stage, was adhered to throughout the project. The project's main tasks were fieldwork preparation/data acquisition, field work, research, and post-fieldwork processing and evaluation.

5.1 Fieldwork Preparation

Project coordination began with a kick-off meeting (KOM) between IES, the City of Oklahoma City, and OK SHPO. The KOM took place on January 17, 2025. During the KOM, staff across the three institutions discussed the project objectives, areas of interest, and the project timeline. Following the meeting IES acquired background information to set up fieldwork maps using parcel data, historical aerials, and guidance from the City and OK SHPO. A GIS-based map was created in ArcMaps for field survey. The basemap was a high-resolution aerial imagery and Oklahoma County Assessor parcel data.

This data was made available on the ArcGIS Field Map application. The map was created so that surveyors could create points for each resource linking the point to geospatial information including latitude and longitude. Each point had collection field parameters matching the HPRI form collection fields. The map was downloaded onto smartphones for field collection.

During this period, desktop research was also conducted to begin developing the historic context. This included a review of the Phase I survey report, existing NRHP documentation, and appropriate reference materials. A review of the NRHP online database did not identify any previously listed resources in the Phase II project area. A review of the OK SHPO's OLI and the Oklahoma Determination of Eligibility List did not identify any previously surveyed, listed, or eligible properties in the Phase II project boundary.

Additionally, historians reviewed aerial imagery and historical maps to identify resources which were of historic age. Resources not meeting the age requirement (50 years old or older) were identified along SW 36th Street and SW 44th Street, and these resources were excluded from the survey. Using this information and Google Maps Street View, historians identified resources of interest throughout the Phase II survey area. The identified resources were used to inform the field survey activities. The resources identified prior to field survey were chosen as they represented a diverse sampling of style, materials, form, condition, and level of integrity. The goal of assessing such a diverse spread of resources was to determine if the neighborhood retains sufficient integrity and uniformity to warrant listing as a district.

Lastly, IES and the City created a letter explaining the survey and its associated activities. It clearly stated that the project and all aspects of the field survey were approved by the City of Oklahoma City Planning Department. Surveyors carried the letter during the field survey and disseminated it to the public as necessary.

5.2 Field Survey

The purpose of the above-ground resources survey was to:

a. locate previously identified and unidentified above-ground resources in the project area;
b. identify the characteristics which the properties must possess to be eligible for NRHP listing;
c. evaluate the historic significance of resources for a determination of eligibility for NRHP listing;
d. determine whether the properties retain sufficient integrity to qualify for NRHP listing;
e. determine if a resource has potential to yield significant historical data; and
f. determine if the resources collectively retain sufficient integrity and significance to warrant NRHP listing of the neighborhood as a district.

To accomplish these goals, IES field surveyors photographed and documented resources in the Phase II boundary from February 12-13, 2025. Surveyors photographed each resource from the public right-of-way (ROW) and entered information required on the HPRI form as necessary. Features and photographs were recorded in ArcGIS's Field Map application. Information typically recorded in the field included material types, foundation types and materials, and other details which may be difficult to assess in photographs. Geospatial information was also collected during field survey using automated processes built into the Field Map application. If property owners, neighbors, or other members of the public were encountered any relevant property or historical information was included in the survey notes. All streets in the survey area were driven and additional photographs were taken of the neighborhood to document streetscapes and other neighborhood features. Surveyors also drove through the Phase I survey area and briefly documented overall streetscapes to assess overall integrity of the area.

At least two photographs were taken of each resource and detached ancillary structures including garages, sheds, and accessory dwelling units (ADUs) were also photographed. Ancillary structures were recorded along the primary building and were not individually assessed or documented unless the structure was large enough to warrant an additional inventory form. All photographs were taken from the ROW.

5.3 Research

Prior to and after field survey, IES historians conducted extensive research to establish a historic context. Research explored events that shaped Rancho Village's development by studying newspaper articles, advertisements, plats, and included review of secondary historic contexts. Research conducted in the Phase I survey was incorporated into this report.

5.4 Post-Field Processing

After the field survey, architectural historians completed the HPRI forms using photographs and information gathered during the survey. Forms were reviewed for accuracy and completeness and the first five forms completed were provided to the City and OK SHPO for initial review. Comments provided during the review period were used to complete the remaining HPRI forms.

When describing properties, terminology and styles used by IES architectural historians were in keeping with those included in Virginia McAlester's *A Field Guide to American Houses* (Second Edition). Dates of construction were determined by combining Oklahoma County Assessor construction dates, historical aerials and maps, and using professional knowledge of materials, forms, and styles. Google Street View, Google Earth, and aerial imagery further informed what, and when, alterations and additions had been made to individual properties.

After completing HPRI forms and creating an inventory, historians made evaluations regarding individual resources. This included determining if the resource was contributing or non-contributing to a potential district. No individual properties were recommended eligible for listing in the NRHP.

In addition to HPRI forms, IES provided survey data to the OK SHPO who will load the data into the OLI Access database which serves as the online repository for recorded resources statewide.

CHAPTER 6: RESULTS

This chapter begins with an overview of the types of resources encountered during the field survey, including descriptions of their uses, ages, and styles. The following section describes the area's characteristics, and the chapter concludes with a section discussing integrity.

6.1 Resources Observed in the Study Area

A total of 125 resources were documented in the Phase II survey area (Appendix A; Figure 4 and Figures 5.1-5.6). These resources were documented on individual HPRI forms with supporting photographs. Most of the resources were originally single-family dwellings. A church, church school, and commercial properties were also documented. A breakdown of historical and current uses is provided in Table 1. Two historic-age secondary structures (one large, detached garage and one ancillary dwelling unit) were recorded on separate HPRI forms during the survey. Non-residential properties are concentrated on the perimeter of the survey area along S Pennsylvania Avenue and SW 44th Street. The exception is the church and associated religious school, which fronts on S Blackwelder Avenue, SW 41st Street, and S McKinnley Avenue.

The discrepancies between historical use and current use are largely related to historic-age single-family dwellings. Four single-family dwellings have experienced a change in use since their construction. Two houses were converted to a business/commercial property, one was converted to a medical business/office, and two are vacant/not in use. All four residential properties that have altered uses retain enough of their original forms to be identified as houses; however, some have significant alterations. The only resource historically used for business/commercial reasons is now vacant/not in use.

Table 1. Historical and Current Resource Uses

Historic Use	Resource Count	Current Use	Resource Count
Single-Family Dwelling	120	Single-Family Dwelling	115
Business/Commercial	1	Business/Commercial	2
Religious Structure	1	Religious	1
Church School	1	Religious School	1
Secondary Structure	2	Secondary Structure	2
Vacant/Not in Use	0	Vacant/Not in Use	3
Medical Business/Office	0	Medical Business/Office	1
Total:	**125**	**Total:**	**125**

Construction dates were assigned using the Oklahoma County Property Appraiser's records, historical aerial imagery, and historical maps and plats. Architectural historians used the Property Appraiser's construction dates as a starting point for determining the year of construction. Based on their experience, architectural historians assigned or altered construction dates as necessary. Historical aerial imagery aided in confirming construction dates during data processing. Where property records did not exist, aerial imagery and stylistic elements were the primary sources for dating resources.

According to the Oklahoma City Property Appraiser's records, historical aerials, and field verification, construction dates range from 1948 to ca. 1965. Most resources were constructed between 1949 and 1952, with the greatest single-year concentration of construction dates occurring in 1950. The Oklahoma City Property Appraiser did not have complete construction records for the church or church school. Property

records indicated that the lot is vacant, likely due to the church's tax-exempt status. Additionally, the property records for secondary structures either did not exist or were largely inaccurate when the dates were compared to aerial imagery. Therefore, the construction dates for these resources are based on historical aerial imagery and topographic maps. A breakdown of construction dates and historic uses is provided in Table 2.

Table 2. Construction Dates by Historic Use

Construction Date	Number of Resources	Number by Historical Use
1948	2	2 Single Dwellings
1949	26	26 Single Dwellings
1950	39	39 Single Dwellings
1951	17	17 Single Dwellings
1952	21	21 Single Dwellings
1953	3	3 Single Dwellings
1954	5	5 Single Dwellings
1955	1	1 Single Dwellings
Ca. 1955	2	1 Religious Structure
		1 Church School
1956	1	1 Business
1960	1	1 Single Dwellings
Ca. 1960	1	1 Secondary Structure
1961	2	2 Single Dwellings
1962	1	1 Single Dwellings
1963	1	1 Single Dwellings
1964	1	1 Single Dwellings
Ca. 1965	1	1 Secondary Structure
Total:	**125**	**125**

The identifying terms describing architectural styles are based on the Oklahoma HPRI form, which provides various style options. During the survey, architectural historians assigned an architectural style to each resource according to their expertise, stylistic options on the HPRI form, and following the guidance found in Virginia McAlester's *A Field Guide to American Houses*, which is considered the standard for identifying residential styles in the United States.

The Ranchette, also known as the Minimal Ranch, was the most dominant style recorded during the survey. Single-family dwellings are largely Minimal Traditional, Ranchette, and Ranch in their styles. Several houses did not have a distinctive architectural style, largely due to alterations and additions that diminished the original characteristics of the building's style at the time of construction. The resources surveyed are all modest examples of these styles and do not appear to be designed by a professional architect. The businesses observed were largely converted from single-family dwellings. The one purpose-built business or commercial property in this survey area lacks a distinctive architectural style. The one church in the survey area, St. James the Greater Catholic Church, is a Modern Movement style building with several

additions. The detached religious school associated with the church has no distinctive style. The types of properties, according to historic use, and their related styles are presented in Table 3.

Table 3. Primary Architectural Styles of Resources by Historical Use

Historic Use	Primary Architectural Style	Resource Count
Single-Family Dwelling	Ranchette/Minimal Ranch	42
	Minimal Traditional	26
	Ranch	25
	No Distinctive Style	24
	Mixed	2
	Modern Movement	1
Secondary Structure	No Distinctive Style	2
Religious Structure	Modern Movement	1
Church School	No Distinctive Style	1
Business/Commercial	No Distinctive Style	1
Total:		**125**

A total of 125 resources were inventoried in the Phase II survey. Of these, 50 resources, or 40 percent, were determined to be contributing to a potential NRHP-eligible district. The other 75 resources, or 60 percent, were determined to be non-contributing due to alterations and additions (**Table 4**). Resources that are contributing retain sufficient integrity to convey their period of construction and architectural style. Resources that are non-contributing have experienced alterations or additions which have diminished the building's integrity. Commonly in Rancho Village, these alterations include replacement of windows and doors, enclosed porches, garages, and carports, and removal of character defining features like porch supports. Additions which diminish integrity include front additions such as carports which are tied into the house's structure, second story additions, and large rear additions that are visible from the ROW. The replacement of exterior siding material does not significantly diminish integrity of a resource if the replacement siding is installed over the historic building fabric and the significant form, features, and detailing of the resource are not obscured by the installation of replacement siding.

Table 4. Contributing and Non-contributing Resource Status.

NRHP Status	Resource Count	Percentage
Non-contributing	75	60%
Contributing	50	40%
Total:	**125**	**100%**

6.2 Characteristics of the Survey Area

The Rancho Village neighborhood is generally flat with gridded streets. Streets in the southeast portion of the survey area are gridded with north-south and east-west roads intersecting at right angles. The areas of the neighborhood between SW 36th and SW 38th Streets and SW 43rd and SW 44th Streets are also generally gridded with north-south and east-west street patterns. The remainder of the neighborhood has diagonally gridded streets that incorporate curved elements. Rancho Drive is a curvilinear street that runs roughly north-south through the center of the neighborhood.



Figure 1. The intersection of SW 43rd Street and Kinkaid Drive looking northeast.

The neighborhood does not possess any parks or public recreation areas and has no neighborhood entry signs, streetscaping, or other landscaping that may suggest a planned neighborhood. Sidewalks were only observed along SW 36th Street, SW 44th Street, Rancho Drive, Johnston Drive, Magdalena Drive, SW 38th Street between SW 36th and S Blackwelder Avenue, and at the northwest corner of the intersection of SW 43rd Street and S McKinley Avenue. According to historical aerials, all the sidewalks except for those along SW 44th Street were constructed in ca. 2020. The sidewalks along SW 44th Street were constructed in ca. 2016. Houses historically used as single-family dwellings generally have shallow setbacks, although other property types have varying setbacks. Except for the sidewalks and some new commercial constructions along SW 36th and SW 44th Streets, the neighborhood's layout, roads, and physical elements appear to have changed little within the survey area boundaries.



Figure 2. SW 42nd Street looking east, southeast of James Drive.

6.3 Integrity Discussion

Most resources identified during the field survey have experienced one or more contemporary alterations or additions. Resource-specific alterations are noted on individual HPRI forms. The most observed alterations include replacement siding, windows, doors, garage doors, and porch supports. Often, replacement siding is vinyl or weatherboard, and some window replacements have resulted in the resizing of windows or alteration in the window type. Several historic single-family dwellings have also had garages, carports, breezeways, or porches enclosed to create additional habitable spaces. Additions were also common among single-family housing and largely included carports and rear additions that are integrated into the house, often contributing to the non-contributing status designation. Carports and detached garages, which are not attached or integrated into the house structure, are considered reversible and therefore do not contribute to a non-contributing status. Some second-story additions were also observed; however, the most substantial additions are at the rear of the houses. Ancillary structures were observed at residential properties; however, these were largely modern additions at the rear of the house or property.



Figure 3. An example of a highly altered house, 1305 Magdalena Dr, looking north.

The historically non-residential properties included the church, church school, and one purpose-built commercial building. The church has experienced various campaigns of additions and alterations. The church school building that is detached from the main structure has no additions. The plan of the ca. 1956 commercial building has remained unchanged since construction.

Modifications to single-family houses are common and often diminish integrity. Per the OK SHPO Methodology, the integrity of postwar houses should be more strictly evaluated than their predecessors due to their ubiquity. According to the report, some alterations do not immediately diminish integrity, however, several alterations may result in cumulative effects, resulting in the loss of integrity. Some alterations, such as the replacement of materials, windows, doors, and garage doors in kind, do not diminish integrity. Similarly, small-scale additions to the rear of a house do not necessarily diminish integrity as they do not significantly alter the overall character of the building. Alterations that are not in kind or are large additions diminish integrity. These alterations may include the alteration of apertures or the replacement of window types. For example, replacing a 2/2 wood sash window with a fixed window results in diminished integrity. Other alterations that may result in diminished integrity include garage enclosures, removal of character-defining features or details, and large additions (Ozan 2014). A resource may still be eligible or contributing to an NRHP district despite the use of modern siding, like vinyl or Hardy board. The installation of modern siding does not significantly diminish integrity when the modern siding is installed over the historic siding and when the forms, features, and detailing are preserved and visible (National Park Service 2022). When these considerations are applied to Rancho Village, diminished integrity is common in the neighborhood.

The aspects of integrity that are most diminished by these alterations are design, materials, and workmanship.



Figure 4. An example of a highly altered house converted to a commercial property, 1533 SW 44th St looking northeast.

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CHAPTER 7: NRHP ELIGIBILITY EVALUATION

Following the field survey, IES architectural historians assessed the survey area for resources that may be individually eligible for listing in the NRHP. The Phase II survey provided a sample of representative buildings in the Rancho Village neighborhood. The Phase I survey assessed 192 contiguous resources in the northeast corner of the neighborhood and provided a sufficient sample of neighboring resources, indicating the concentration of resources with integrity. This Phase II survey seeks to provide NRHP recommendations based on the sampling provided in Phase II and the concentration of resources assessed in Phase I. To assess for NRHP eligibility, individually and as a potential district, IES historians applied the National Register Criteria for Evaluation as described in National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation", the NR Methodology, and the OK SHPO Methodology. Historians also consulted the National Cooperative Highway Research Program's *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*.

The three resources in the Phase I survey area that were previously determined eligible were not assessed for eligibility during the Phase II survey. The newly surveyed 125 resources are recommended not eligible individually. Individually, these resources lack historic significance and generally lack integrity.

The Rancho Village neighborhood was assessed for NRHP eligibility using the sampling of resources included in this survey, Phase I survey data, and overall character assessment. The neighborhood is a typical example of post-World War II housing development in Oklahoma City and is unlikely to yield new information about community planning, architecture, or any other historical themes. As such, the Rancho Village neighborhood is recommended not eligible for the NRHP under Criterion D. The lack of individual resource integrity observed in the neighborhood during the Phase I and Phase II surveys means that the neighborhood overall does not retain sufficient integrity of design, materials, or workmanship to warrant listing under Criterion C. Per the NR Methodology and OK SHPO Methodology, neighborhoods of this period must retain a higher degree of integrity to warrant listing under Criterion C (Ozan 2014). As such, the neighborhood is recommended not eligible for NRHP listing under Criterion C.

The Rancho Village neighborhood is recommended as potentially eligible under Criterion A for its association with the first wave of the post-World War II housing boom in Oklahoma City, which conformed to the Federal Housing Administration (FHA) standards and guidelines. It is recommended that additional research be conducted to conclusively determine if Rancho Village was among the first suburban developments in its area of Oklahoma City. Given the repetition of the street patterns observed in Rancho Village that are seen in other neighborhoods of the Capitol Hill area, it is recommended that research be conducted to determine if Rancho Village influenced the street patterns of surrounding neighborhoods.

Additionally, the neighborhood may be eligible under Criterion B for its association with the local developer Pauline Kinkaid. Research uncovered little information about Kinkaid although she appears to have been developing land in Oklahoma City throughout the post-World War II era. Additional research is recommended to further establish potential significance under Criterion B. This may include deed-title research to identify which resources are specifically associated with Kinkaid and further research to establish Kinkaid's level of influence in Oklahoma City.

7.1 Single-Family Residences

According to the OK SHPO Methodology, Post-World War II housing should be differentiated from others and demonstrate a clear association with an important trend or pattern in history to be individually eligible under Criterion A (Ozan 2014). Within a neighborhood, such as Rancho Village, none of the individual properties meet this criterion as they are cohesive in their designs and styles.

To be individually eligible under Criterion B, a property much be directly associated with the life of an individual who made an important contribution to history, and the property must illustrate that person's most important achievements. Some houses in the Phase I survey area were determined to likely be

associated with the developers Pauline Kinkaid and Johnston Brothers Building Company. Kinkaid was a developer and realtor during the 1940s and 1950s. At the time, it was uncommon for women to work in this industry, making her unique. To date, research did not indicate that she made any significant contributions to the development of Oklahoma City; however, additional research may identify other areas of the city associated with Kinkaid. The Johnston Brothers Company was also a development company that operated from ca. 1948-1956. The company did not make significant contributions to the development of Oklahoma City according to research conducted to date. No other residences are known to be owned or occupied by notable residents. Therefore, no residents are recommended individually eligible under Criterion B.

The OK SHPO Methodology states that for an individual resource to be eligible under Criterion C, it must be an important example of a style, period, method of construction, or work of a master, or it must possess high artistic value. Further, the OK SHPO Methodology states that not all postwar houses are eligible as examples of architectural forms or styles from the period, and individual residences must be distinguishable from other examples. The houses surveyed in Phase II are modest examples of Ranch, Ranchette/Minimal Ranch, and Minimal Traditional style houses and are not known to have been designed by an architect. Furthermore, most resources in the neighborhood have significant alterations or additions which have diminished individual resources' integrity. No residence individually has the architectural significance necessary for listing under Criterion C (Ozan 2014).

None of the resources are individually eligible under Criterion D as they do not have the potential to reveal information significant to prehistory or history, including development patterns. The houses do not appear to offer a local interpretation of a standard design nor undocumented construction technique. As such, none of the houses in the Rancho Village neighborhood have individual significance under Criterion A, B, C, or D.

7.2 Apartment Buildings and Multi-Family Housing

No apartment buildings or multi-family houses were identified or assessed during the Phase II survey.

7.3 Non-Residential Buildings

The purpose-built non-residential buildings included in the Phase II survey area included a business/commercial building, a church, and a church school associated with the church. Additional business/commercial and medical business/office buildings were recorded; these, however, were originally single-family dwellings.

7.3.1 *Church*

The St. James the Greater Catholic Church and School is located at 4201 S McKinley Avenue and sits on a large lot that occupies approximately one-and-one-half blocks. The original building is the school section and is composed of one and two-story sections with large windows and flat roofs constructed in ca. 1955. The original building's one and two-story sections were connected by an addition before 1957. The church section of the building was a large ca. 1965 gable-roofed sanctuary addition on the school's east end with an additional ca. 2000 addition on the south end of the sanctuary. Due to the later additions to the church, the integrity of its design, workmanship, and materials has been greatly diminished. The church has not been relocated, and the neighborhood is largely unchanged; therefore, the active church retains its integrity of location, setting, feeling, and association.

To be eligible for the NRHP, religious property must meet the conditions of Criteria Consideration A. The Criteria Consideration states that a religious property must be significant under a "theme in the history of religion having secular scholarly recognition," is significant under another historical theme such as exploration, settlement, or education, or is significantly associated with traditional cultural values. Research did not determine that the church meets the requirements of Criteria Consideration A.

The St. James the Greater Catholic Church derives its potential significance from its association with community planning in the post-World War II suburban housing boom in Oklahoma City. Although the church is associated with the development of Rancho Village in the 1950s, the building lacks individual significance under Criterion A. Research did not determine whether the church has any known association to a historically significant person, nor is it an outstanding example of the Modern Movement style of church buildings, the work of an architectural master, or of high artistic value. Additionally, the church is not likely to yield new information about community planning, religion, or its style, type, or construction methods. Due to its lack of integrity and significance, the church is recommended not eligible for inclusion in the NRHP under Criterion A, B, C, or D.

7.3.2 *Church School*

The St. James the Greater Catholic School is adjacent to its associated church and is located on the same large parcel. The school is connected to the sanctuary and includes a freestanding building southwest of the sanctuary. An additional modern building is located east-southeast of the historic-age freestanding building and south-southwest of the sanctuary. The freestanding building is a ca. 1955 school building, likely associated with administrative uses. The building has a flat roof, large, fixed windows, a small, recessed entry, and engaged brick pilasters that flank apertures. The windows and door are likely replacements from the 1990s. The building overall retains its integrity of location, setting, design, materials, workmanship, feeling, and association. The church school is associated with the development of Rancho Village in the 1950s; however, it lacks individual significance in the area of community planning. Research did not identify that the church school had any association with significant events, persons, or trends in history. Additionally, the building is a typical mid-1950s academic administration building; it does not have an academic architectural style, and it is not the work of a master or of high artistic value. The resource is unlikely to yield new information about community planning, education, religion, or its type or construction. Due to the lack of significance, the church school is recommended not eligible for inclusion in the NRHP under Criterion A, B, C, or D.

7.3.3 *Business/Commercial Building and Medical Business/Office*

Purpose-built business/commercial buildings are concentrated around the neighborhood's periphery, and during this phase of the survey, the one purpose-built business/commercial building was located along S Pennsylvania Avenue. The single business/commercial building included in the Phase II survey is now vacant, and all buildings noted as current businesses/commercial or medical business/office were historically single-family dwellings. Those resources that have been altered from a single-family dwelling to any type of commercial property included in this section lack integrity of association and feeling due to their change in use and integrity of design, materials, and workmanship due to their significant alterations and additions. These types of resources retain their integrity of location and setting as they have not been relocated.

Although the one purpose-built business/commercial building is now vacant, it retains its forms and materials, which communicate its historic use as commercial property. Due to the enclosing of windows and doors, the building's integrity of materials and workmanship have been somewhat diminished. The resource retains its integrity of location, setting, design, feeling, and association. The property was constructed in 1956 and is associated with the development of Rancho Village in the 1950s. Although it is associated with the neighborhood's development, the individual building has no known association with historic events, persons, or trends in history. It is not the work of an architectural master, does not have an academic architectural style, and is not of high artistic value. Additionally, the resource is not likely to yield new information about community planning, commerce, or its building type or construction. As such, the building is recommended not eligible for inclusion in the NRHP under Criterion A, B, C, or D.

CHAPTER 8: HISTORIC CONTEXT

The following context describes the development history and architecture of Rancho Village, including the Phase I and Phase II survey areas to provide a holistic historic context for the neighborhood.

8.1 Neighborhood Development

The neighborhood was platted by Nicholas Joseph and Magdalena Reding in 1948 (**Figure 5**). The original plans named the neighborhood "Reding's Rancho Village" and stretched across 56 acres of the Reding homestead, originally owned by Nicholas's father, Hubert Reding. The northeast section of the neighborhood, particularly northeast of Rancho Drive between SW 38th Street and Kinkaid Drive along SW 38th, SW 39th, and SW 40th Streets, was the original area platted (Lee M. Bush & Co. 1948). Lee M. Bush & Co. took out an advertisement in 1948 that highlighted their involvement in the planning of Rancho Village, stating, "Months of study and planning of the streets, paving, sewer and water systems, and engineering to make the plan fit the ground and utilize all the space were necessary" (*Capitol Hill Beacon* 1948c).

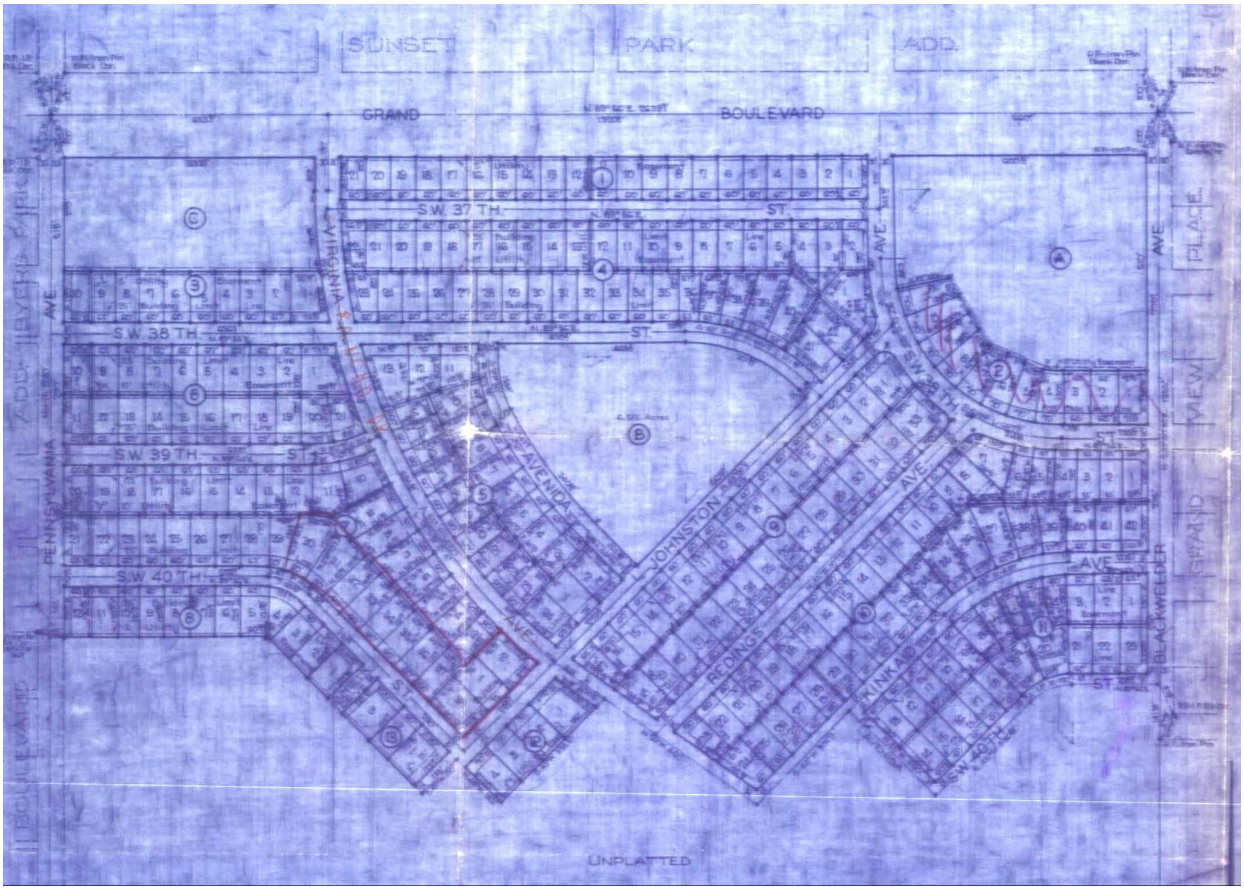


Figure 5. Detail of the original 1948 "Reding's Rancho Village" plat map by Lee M. Bush & Co.

Nicholas Reding was born in Goodhue County, Minnesota, on July 3, 1883, and relocated to the Oklahoma City area during the early land boom years (Find A Grave, n.d.). The Reding family, including Nicholas and his brothers Charles and Michael, arrived in Oklahoma City in 1895 where they were classified among the pioneer families of the area (*The El Reno Daily Tribune* 1940). In the early part of the twentieth century Nicholas was noted as having cattle in the market, indicating he primarily operated as a rancher during the period. In 1915, the *Oklahoma Daily Live Stock News* reported that Nicholas "who has a stock-farm south of the stock yards, had three loads of steers in today's market" (*Oklahoma Daily Live Stock News* 1915).

Two years prior a newspaper article described how Nicholas Reding, "a pioneer farmer in Oklahoma county," purchased silo, grew kafir, and produced ensilage. The article indicates that the conversion from kafir to ensilage, or silage, a preserved grass used to fed livestock in the winter was introduced on the Reding farm and was quickly replicated by other farms in the county (*The Daily Oklahoman* 1913).

By the mid-1940s it appears Reding had determined there was more development value in the land than value in continuing the farm. In a *Capitol Hill Beacon* article from August 6, 1948, the developers were "pushing development with all possible speed" and many of the houses were "finished-many are already sold" and streets were paved with concrete (Sellers 1948). In the same article it was noted that the "tract of land which Nicholas Reding turned over to the developers…embraces 180 acres" indicating the platting and property transfer had occurred prior to the article (Sellers 1948). Reding later donated more of his farmland to allow for construction of a hospital. The 1948 article further described Reding's involvement stating he "would not sell the land for a long time…it was not until the current deal came up that Reding felt that the section would receive the careful planning he wanted" implying that Reding played an active role in the platting of the land but not in building construction (Sellers 1948). Nicholas died in November of 1965, his wife Magdalena passed in January 1990 (*The Daily Oklahoman* 1965; *The Daily Oklahoman* 1990). Nicholas Reding was honored posthumously for his contributions in the development of Oklahoma City in 2012 (Raymond 2012).

The first neighborhood addition was executed by Harmon & O'Donnell of Denver, Colorado, who also developed Midwest City in southeast Oklahoma City in the 1940s to provide housing for the U.S. Army Air Corps' Midwest Air Depot (now Tinker Air Force Base). This development became a model planned postwar community. Harmon & O'Donnell also planned the Southern Hills neighborhood in the 1950s. It is located approximately two miles south of Rancho Village (Hedglen 2024). The third addition to the neighborhood was designed by Lee M. Bush & Co in 1953 (Lee M. Bush & Co. 1953).

The local building company Sooner Homes purchased land from the Reding family and sold blocks to other developers, including the Johnston Brothers Construction Company (JBCC) and Pauline Kinkaid. JBCC regularly advertised real estate sales in the neighborhood from 1948 to 1954, but little else is known about the company. Early advertisements from the Johnston Brothers described lots with a minimum of 60-feet of frontage, paved streets, fire protection, sewer/water/gas lines, proximity to bus transportation, and a planned shopping center, school, and churches (*The Daily Oklahoman* 1948). The Rancho Village neighborhood was called "Capitol Hill's Newest and Finest Residential Development" in a May 1948 advertisement by the Johnston Brothers in *The Daily Oklahoman*. JBCC advertised brick and stone "ranch type homes," noting the neighborhood's building restrictions, GI and FHA loan approval, and spacious home sites (**Figure 6**). Many of these houses were built by JBCC on speculation and then purchased using special financing such as the Department of Veterans Affairs-backed GI loans (*The Daily Oklahoman* 1948).

The Johnston Brothers targeted their advertising towards "young couples" emphasizing low down payments and monthly payments in *The Daily Oklahoman* in March of 1953. The advertisement called out the house at 1117 SW 43rd Street stating all Johnston houses in the neighborhood are brick on large lots with two bedrooms, a large living room, "a knotty pine den," tile bath with shower, central heating, and breakfast space in kitchens (*The Daily Oklahoman* 1953). This house is in the third addition to the Rancho Village neighborhood which was laid out by Lee M. Bush & Co. in 1953 (Lee M. Bush & Co. 1953).



Figure 6. Advertisement by the Johnston Brothers for Ranch Type Houses in Rancho Village, 1948.

Pauline Kinkaid was an Oklahoma Gas & Electric Company home lighting consultant, publicity director for the state of Oklahoma, a Tinker Air Force Base employee, and a church secretary before she began her career in real estate (*The Daily Oklahoman* 1961). Kinkaid purchased and developed parcels throughout the neighborhood, including the Rancho Village Apartments and at least seven houses, including her own residence at 1300 Kinkaid Drive, which was included in the Phase I survey. Kinkaid, along with her son Don, vigorously advertised their developments in Rancho Village and partnered with contractors to gain additional advertising. A 1948 advertisement presented the "Casas Manana House of Tomorrow" stating it was "MODERN RANCH STYLE ARCHITECTURE OF NEWEST DESIGN FOR EASY LIVING" (**Figure 7**) (*Capitol Hill Beacon* 1948a). Days before the advertisement an article invited locals to view the "Casa Manana" and its new "Freedom Kitchen," noting that several other houses were under construction in the area including those by the builder Amous Bouse (*Capitol Hill Beacon* 1948b). In 1949 an advertisement introduced another Kinkaid designed house the "Casa en Suenos (House of Dreams)" at 1328 Kinkaid Drive was advertised as "Another Personality Home" by Kinkaid and Long-bell Lumber Co (**Figure 8**) (*Capitol Hill Beacon* 1949).



Figure 8. Casa Manana, 1948.

After building the Rancho Village Apartments, Pauline Kinkaid continued to work in real estate but outside of the Rancho Village neighborhood. Kinkaid continued to work in the Capitol Hill area of Oklahoma City and was responsible for developing houses in Prairie Queen, approximately one mile south of Rancho Village and Heronville directly north of Rancho Village. In 1954, a newspaper article addressed a house under construction by Kinkaid and her son Don. It was described as a "modern, slant-roof, skyline windows house" at 2218 SW 62nd Street. In the article, Kinkaid was quoted as saying the television "is responsible for a new kind of house plans." The modern-type houses constructed in Prairie Queen contrasted to the Ranchette and Minimal Traditional houses of Rancho Village, these were larger with a "modern fold door between den and living room, two baths, and sliding window wall between living area and patio" (*The Daily Oklahoman* 1954b). The new houses in Prairie Queen were advertised in 1954, where they were described as "modern as 'Tomorrow' – yet as old fashioned as grandma's kitchen. Designed especially for viewing Television" (**Figure 9**) (*The Daily Oklahoman* 1954a). After Kinkaid concluded her development in Rancho Village, she went on to complete several other projects, including those in Prairie Queen and Heronville, which embraced evolving architectural trends.

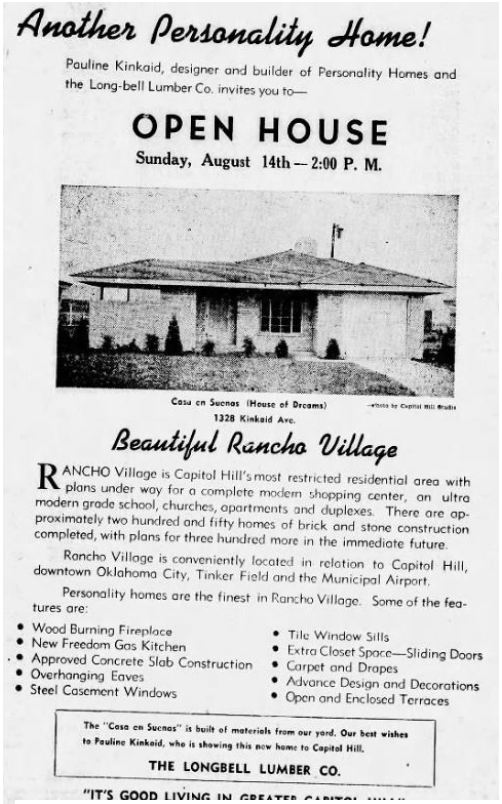


Figure 7. Casa en Suenos, 1949.



Figure 9. Advertisement for a house in Prairie Queen, 1954.

The early development plans for Rancho Village also included a school, shopping center, and religious facilities. The ca. 1950 shopping center is a Mid-Century Modern style building that was designed to embrace personal automobile ownership with large parking lots and multiple storefronts. As early as 1947, the Oklahoma City Public School system had determined that the neighborhood's development would warrant a school. The Rancho Village Elementary School was completed by the Dunning Construction Company in 1949, according to the designs of Bramblet & Baldwin. A year later, the first community church, Rancho Village Baptist Church, was constructed, and the population growth led to a 1956 addition by Noftsger & Lawrence. In 1951, the Asbury Methodist Church was constructed (Lee M. Bush & Co. 1948; Stantec 2022).

By 1954, most of the neighborhood had been developed. The undeveloped areas included the area bound by the south side of Jo Ann Drive to the north, Johnston Drive to the east, SW 44th Street to the south, and S Pennsylvania Avenue to the west. Also undeveloped was part of the block between Magdalena Drive, S Rancho Drive, and James Drive as well as the entirety of James Drive, SW 42nd Street, most of the block bound by SW 43rd Street to the north, S Blackwelder Avenue to the east, SW 44th Street to the south, and S Ranch Drive to the west. The large lot now occupied by St. James the Greater Catholic Church and School (ca. 1955) and the northwest corner where the Residences @ Penn Grand is today were also undeveloped at this time. These areas were developed from ca. 1955 through 1975 (NETR, n.d.).

Some demolitions have occurred throughout the neighborhood and includes some properties along SW 44th Street, the corner of Johnston Drive and SW 37th Street, and a couple of lots at the corner of SW 42nd Street and S McKinley Avenue. Most of the demolished properties have not been replaced with modern constructions, however, some buildings along SW 44th Street have been replaced (NETR, n.d.).

8.2 Architecture

The architectural context in this section focuses on the building styles seen in Rancho Village and uses terminology and stylistic features associated with specific styles, as referenced in Virginia McAlester's *A Field Guide to American Houses* (Second Edition). McAlester should be referenced for additional information or in reference to styles not included in this context. The styles assigned in this report and on individual HPRI forms are based on the list of styles provided in the OK SHPO's *Architectural/Historic*

Resources Survey: A Field Guide and *A Field Guide to American Houses,* which is recognized by historic preservation professionals as the industry standard for residential architecture.

8.2.1 *Minimal Traditional*

Minimal Traditional houses are characterized by their one-story plan, compact form, low or moderately pitched roof, little or no eave overhang, small entry porch or stoop, modest detailing, and lack of non-essential elements like gables or dormers. Additionally, most houses of the style have a side-gable roof, sometimes with a front-gable wing, and their modest detailing is often reflective of traditional styles like Colonial Revival or Tudor Revival (McAlester 2014).

The Minimal Traditional house was developed in the mid-1930s due to changes in the housing market caused by the Great Depression. To stimulate the building industry, the National Housing Act of 1934 was established by the federal government to provide government-funded home loans to individuals and families. During this period, the FHA also established guidelines for housing designs. The goal of these guidelines was to provide standards for construction that were accessible to Americans. The Principles of Planning Small Houses, published by the FHA in 1936, described a simple one-story house that lacked non-essential features. This included complex roofs, dormers, cornices, siding variations, and decorative elements. The simplified design characteristics of the style were easily constructed and required fewer materials, supporting the post-World War II housing boom that resulted from the influx of returning veterans. Most Minimal Traditional neighborhoods were largely developed between ca. 1935 and ca. 1950 and were often constructed quickly due to the simple nature of the house style. These houses were also commonly used for infill development due to their compact size and plan (McAlester 2014).

The integrity of Minimal Traditional houses is typically diminished by alterations and additions that alter the simplicity of the resource. This style of house is not typically significant individually due to how common the style was during the post-World War II era. This means that Minimal Traditional houses are not often individually eligible under Criterion C. A Minimal Traditional neighborhood may be eligible as a district under Criterion C if sufficient integrity is retained throughout the neighborhood. The Minimal Traditional style is rarely applied to non-residential buildings (Ames and McClelland 2002).

8.2.2 *Ranch*

Ranch houses are most commonly one-story with a low-pitched roof with wide roof overhangs. The style's plan emphasizes horizontality with an off-center main entry, attached garage, large picture window on the main elevation, and asymmetrical main elevation. Typical detailing includes using a variety of exterior materials, engaged masonry planting boxes at the foundation or porch level, and decorative shutters. Ranch houses are often on large lots and emphasize personal car ownership (McAlester 2014).

The Minimal Traditional house evolved into the Ranch style in Southern California in the mid-1930s. This style was favored by the FHA in the 1940s and subsequently was easier to finance than other styles of houses. The style was designed to present a traditional house on the exterior while embracing modern technology and layouts on the interior and was considered a conservative approach to modernism. The Ranch house became the most popular house type in the country during the 1950s and 1960s. Often Ranch houses were constructed as part of a neighborhood development that consisted of large lots emphasizing automobile ownership. The Ranch house itself also reflects the rise in personal car ownership in the United States, as garages or carports were integrated into the house and were often prominent features on the main elevation. Most Ranch houses were built between ca. 1935 and ca. 1975, but the style persists to present (McAlester 2014).

Ranch houses are commonly single-family dwellings, although some multi-family examples are not uncommon. Typically, multi-family Ranch houses are duplexes. Ranch houses were often constructed as part of planned neighborhoods and sometimes served as infill, like the Minimal Traditional style. Also, like Minimal Traditional houses, the Ranch house is so common in the United States that it is infrequently individually eligible for NRHP listing under Criterion C; however, neighborhoods made up of Ranch houses

may be eligible as districts. Few examples of non-residential Ranch houses were constructed, and commonly Ranch style commercial or office buildings are converted from residential properties on the periphery of a neighborhood (Ames and McClelland 2002).

8.2.3 *Minimal Ranch/Ranchette*

The Minimal Ranch, also called the Ranchette or Transitional Ranch, is a smaller house that blends some features of the Minimal Traditional and Ranch styles. Most Ranchettes are early variants of the Ranch style or were intended to blend in with Minimal Traditional houses. These houses are smaller than a Ranch, but typically have wide eave overhangs and some detailing that is commonly found on Ranch houses. Ranchette houses are often found near or in neighborhoods with Minimal Traditional houses, and the distinction between the two styles is often a matter of personal judgment. Typically, the distinguishing features between the two are the more elongated plan/form of a Ranchette, roof overhangs, inclusion of a picture window, brick skirting, and attached garages. Both styles feature qualities expressed by the FHA architectural guidelines. As individual houses, Ranchettes are rarely eligible for listing due to a lack of significance, but they are often contributing resources to Minimal Traditional, Ranchette, or blended neighborhoods (Ames and McClelland 2002; McAlester 2014).

8.2.4 *Mid-Century Modern (Modern Movement)*

Mid-Century Modern (MCM) houses, also called Modern Movement houses, are typically asymmetrical with horizontal emphasis. These houses lack ornamentation and are often boxy, with uninterrupted spans of walls along the main elevation. The style embraced new building materials and methods, but often incorporated more naturally derived materials, including wood, stone, and brick. MCM houses typically have large panes or bands of windows, a flat or low-pitched roof with wide overhangs, integrated masonry planting beds, a low or broad chimney, an integrated carport, and a recessed entry that is obscured from the street. Glazing is also commonly seen in the gable ends, and post and beam construction is common (McAlester 2014).

New building materials became widely available after World War II, allowing architects and builders to explore new designs and materials. This led to the development of the Mid-Century Modern style, also called the Post-War Modern or Contemporary style, and dates from ca. 1945 through the late 1960s. The style sought to eliminate exterior decorative ornamentation and focused on the interior plan, integrating indoor and outdoor spaces and focusing on views of the surrounding landscape from the house's interior (McAlester 2014).

The style was applied to various types of structures, including houses, gas stations, restaurants, and commercial, municipal, and religious buildings. Many architects of the era favored the style for institutional, educational, financial, commercial, and upper to middle-class housing. The FHA viewed the style as unconventional and did not often provide loans to MCM developments (Ames and McClelland 2002).

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CHAPTER 10: SUMMARY

The project was an intensive-level architectural or historic resources survey of the Rancho Village Neighborhood, Phase II. The neighborhood is in Oklahoma City, Oklahoma, south of the Oklahoma River. During the Phase II survey, 125 resources were recorded in the OK SHPO's Historic Preservation Resource Identification Forms and the Oklahoma Landmarks Inventory Access database. A sampling of individual properties throughout the Phase II survey area and overall neighborhood landscapes were documented photographically and maps of the survey area were prepared.

A brief historic context was developed to document the development of Rancho Village in the 1940s and 1950s. Individual property research was completed to establish significance of purpose-built non-residential buildings. No individual resources are recommended individually eligible for inclusion in the National Register of Historic Places.

The sampling of resources, combined with the resources identified during the Phase I survey were assessed for potential inclusion in the National Register of Historic Places as a district. Rancho Village is recommended potentially eligible under Criterion A for its association with community planning and development in the post-World War II era. Additional research is recommended to further establish the neighborhood's significance under this criteria. The neighborhood may be eligible under Criterion B for its association with the female developer Pauline Kinkaid, and additional research is recommended to determine if there is significance under Criterion B. Rancho Village is recommended not eligible for inclusion under Criterion C or D due to its overall lack of integrity.

APPENDIX A

Survey Maps

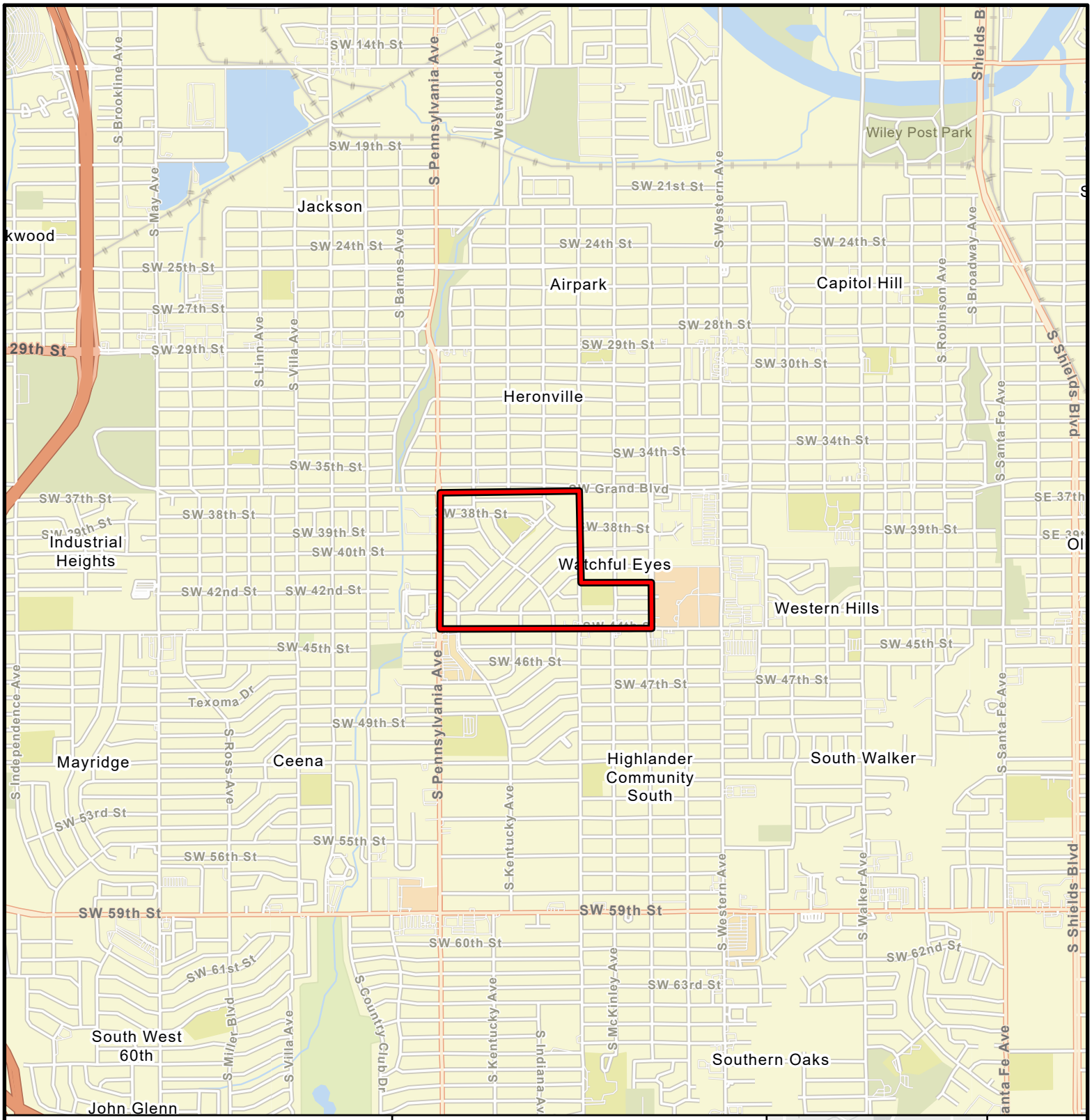


Figure 1
General Location
Overview Map

Rancho Village Neighborhood

County: Oklahoma
State: Oklahoma
Date map created: 3/24/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 2,500 5,000 ft
0 762 1,524 m



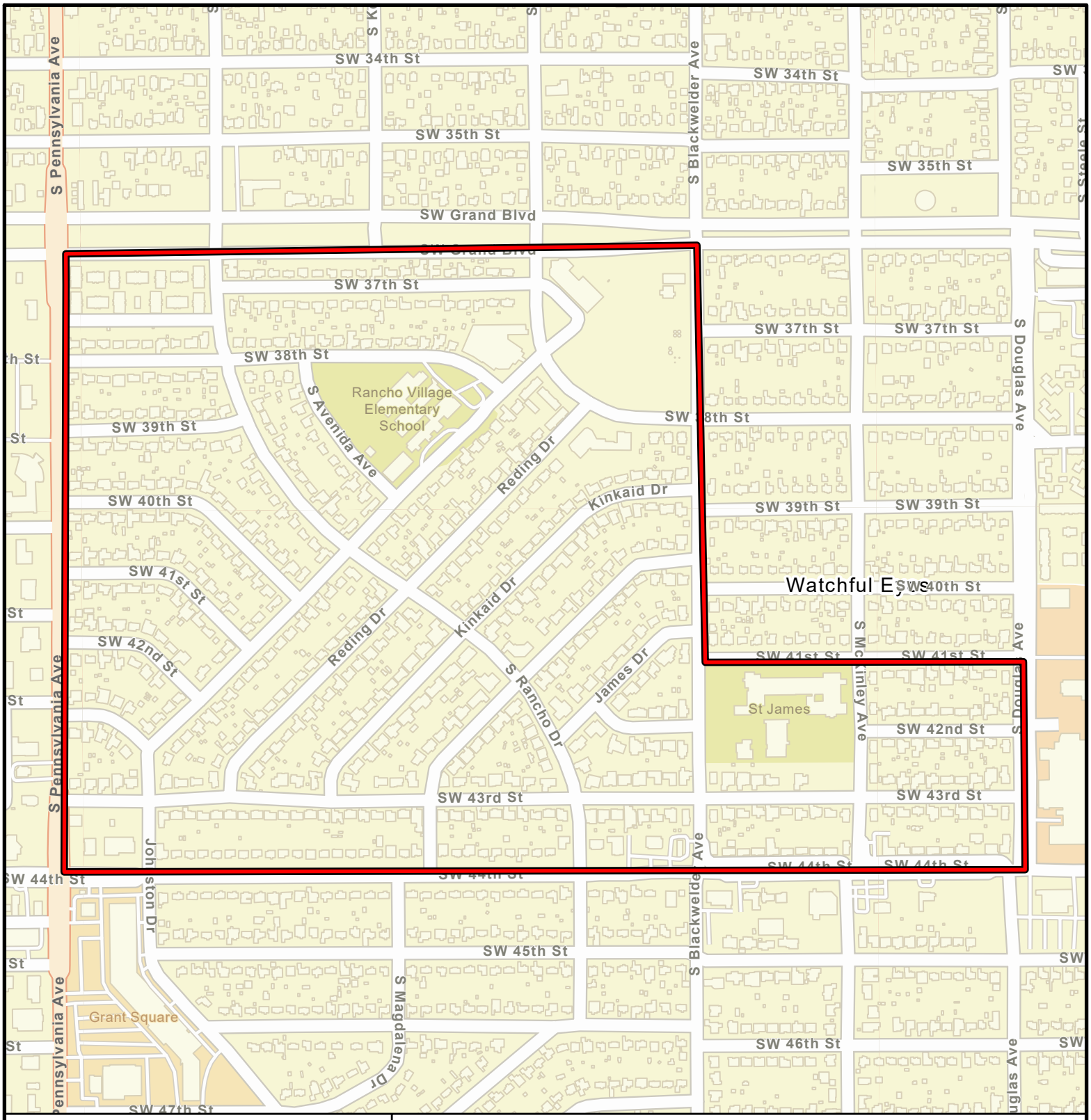


Figure 2
Neighborhood Map

Rancho Village Neighborhood

County: Oklahoma
State: Oklahoma
Date map created: 3/24/2025
Source: ESRI Street Map
Oklahoma City
IES Project Ref: 03.063.001

N

0 550 1,100 ft
0 168 336 m

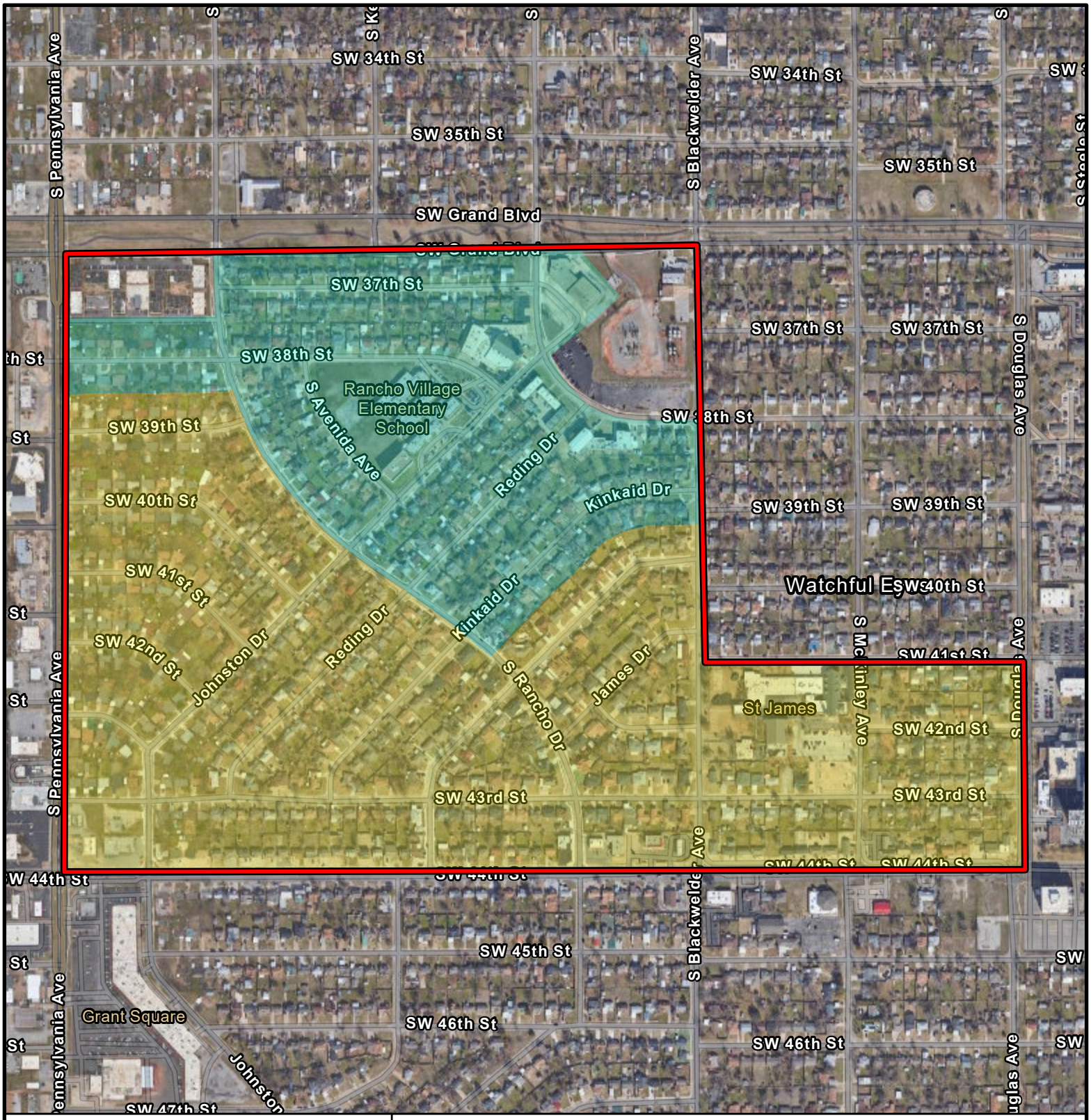


Figure 3
Survey Area
Location Map

County: Oklahoma
State: Oklahoma
Date map created: 3/24/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 550 1,100 ft
0 168 336 m

Rancho Village Neighborhood
Phase I Survey
Phase II Survey

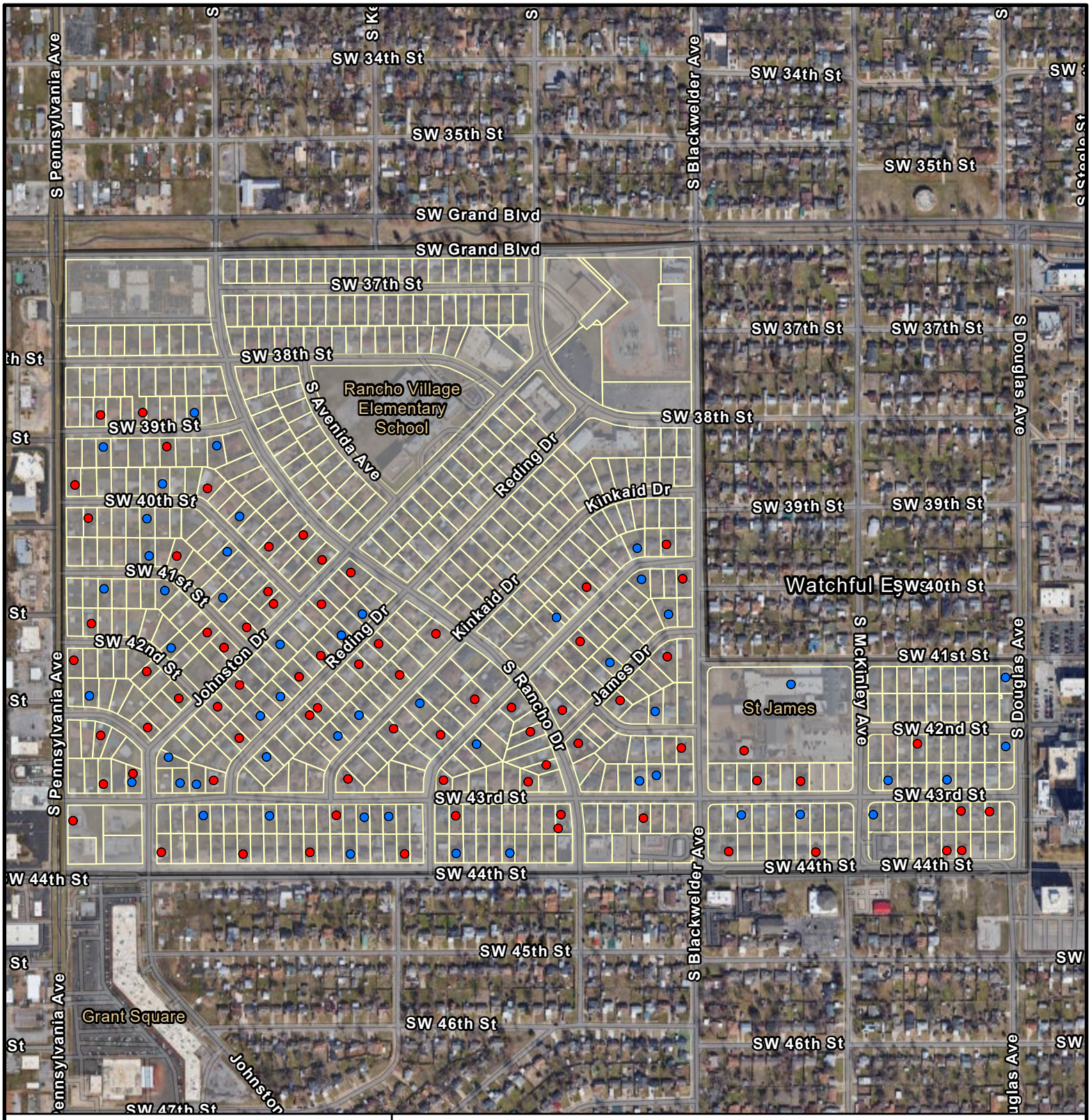


Figure 4
Resource Overview Map

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 550 1,100 ft
0 168 336 m

- Rancho Village Neighborhood
- Parcel Boundary
- Contributing
- Non-Contributing

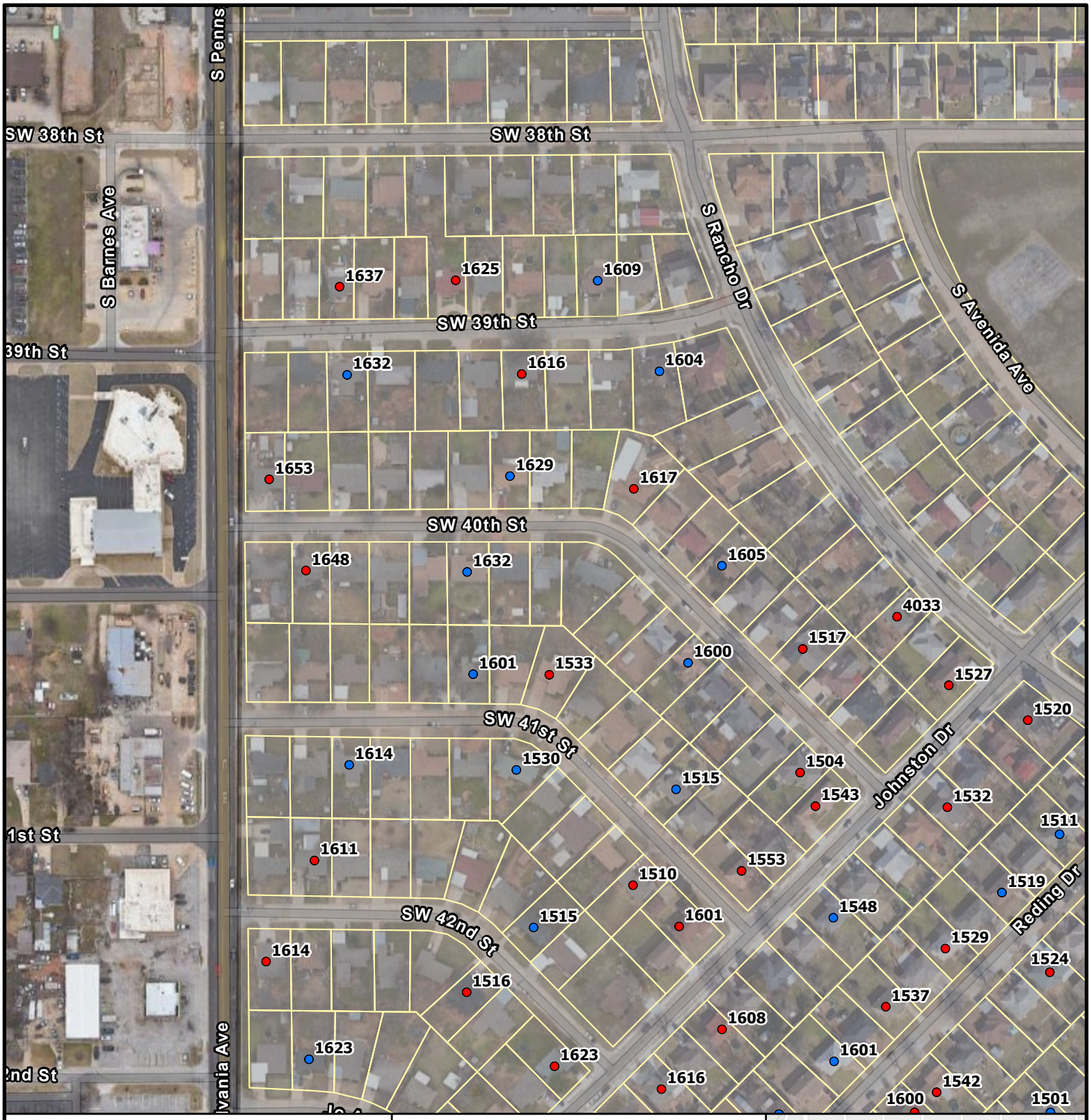


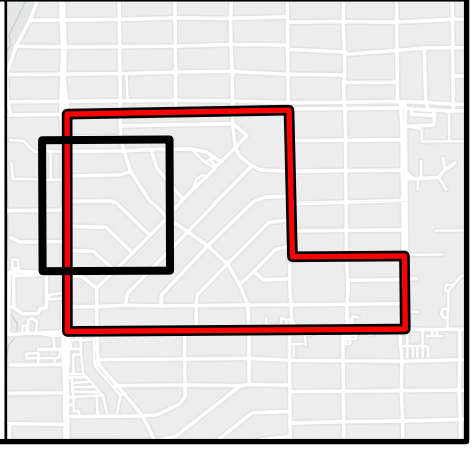
Figure 5.1
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing



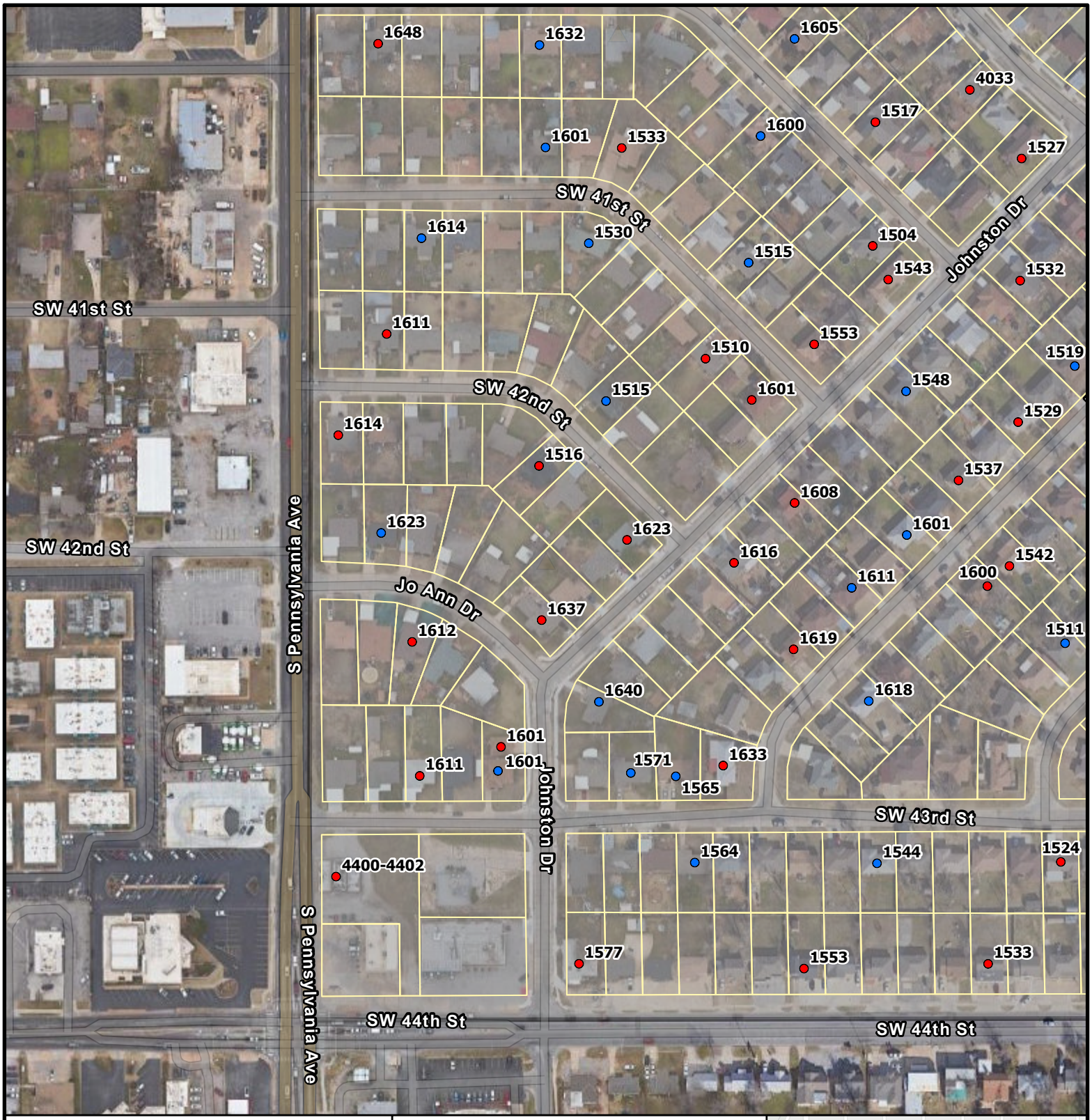


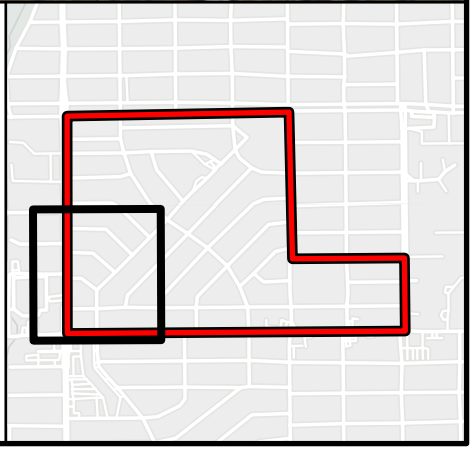
Figure 5.2
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing



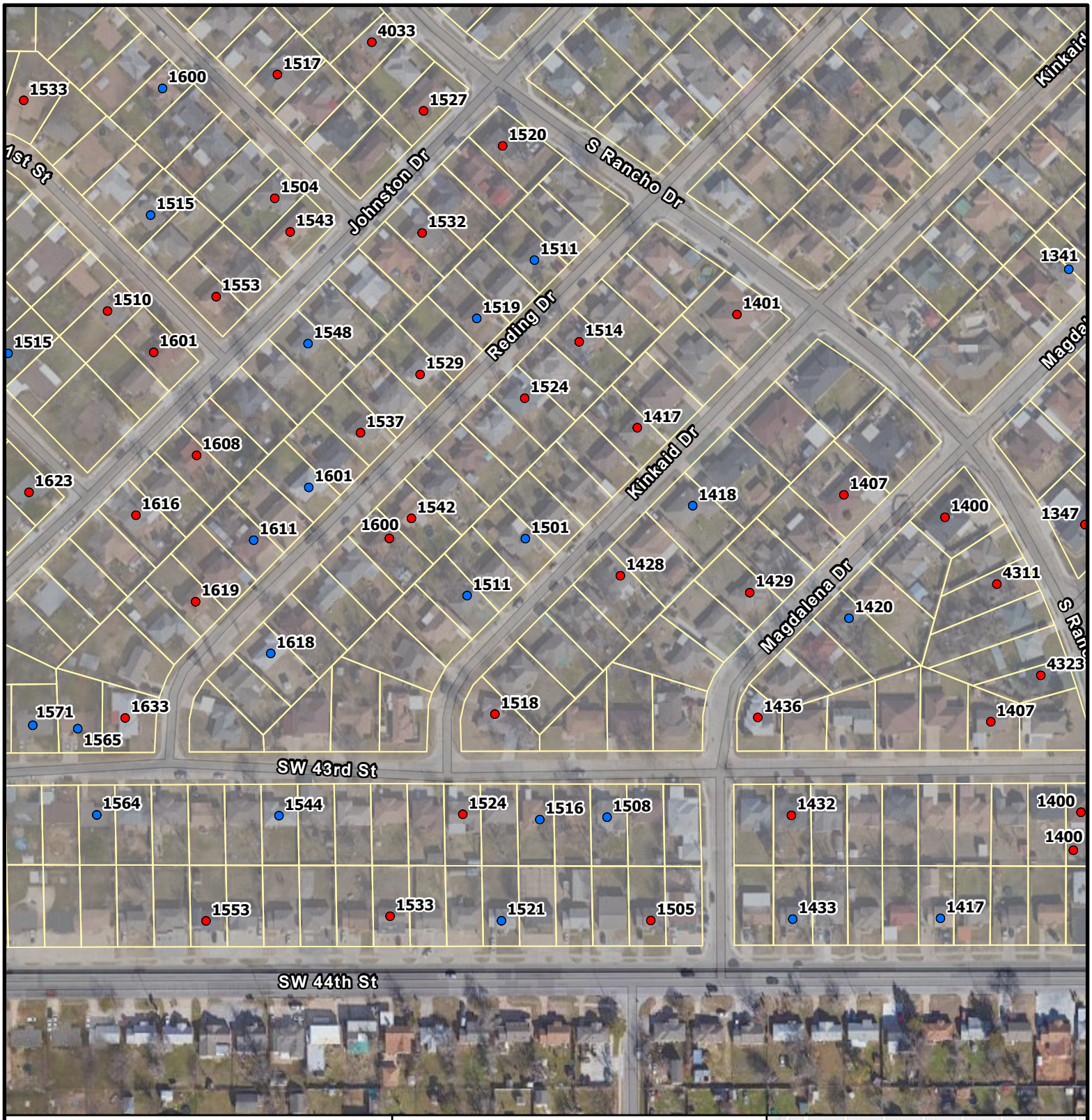


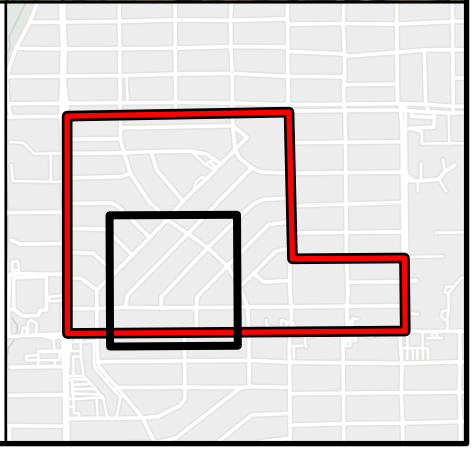
Figure 5.3
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing



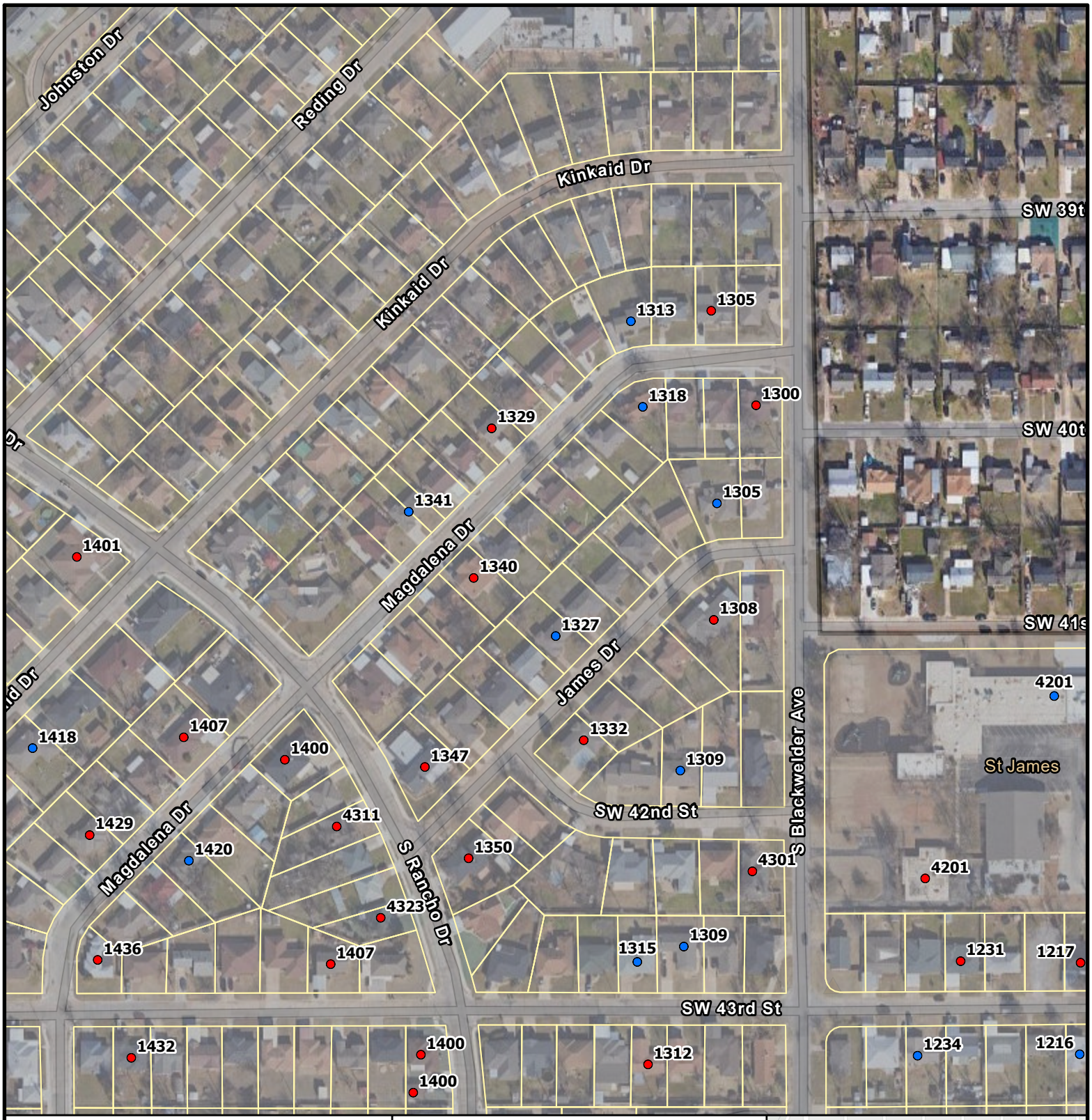


Figure 5.4
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing

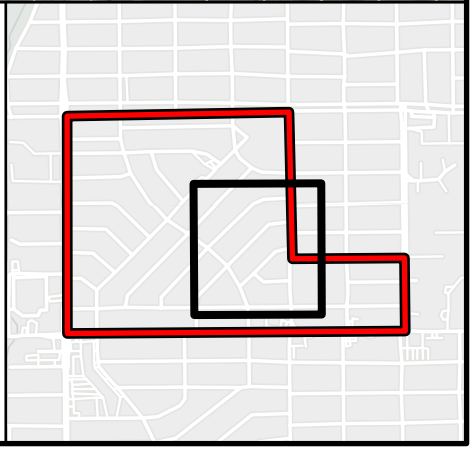




Figure 5.5
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing

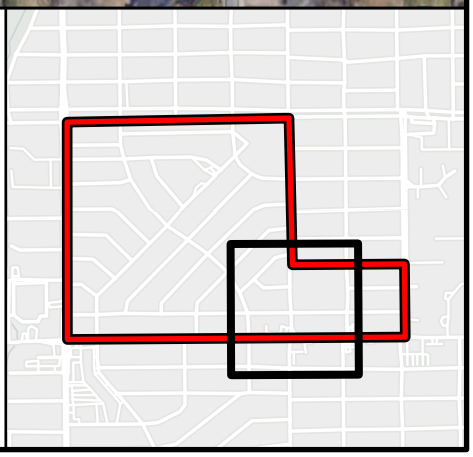




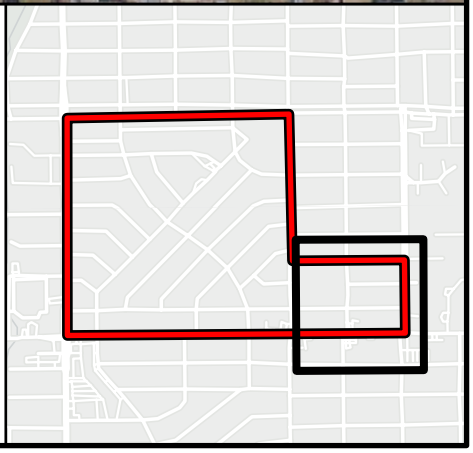
Figure 5.6
Address Number of Surveyed Resources

County: Oklahoma
State: Oklahoma
Date map created: 5/7/2025
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI Streetmap
IES Project Ref: 03.063.001

N

0 200 400 ft
0 61 122 m

Rancho Village Neighborhood
Parcel Boundary
Contributing
Non-Contributing



APPENDIX B

Inventory Table

	A	B	C	D	E	F	G	H	I
1	RESOURCE NAME	ADDRESS	RESOURCE TYPE	HISTORIC FUNCTION	CURRENT FUNCTION	ARCHITECTURAL STYLE	OTHER ARCHITECTURAL STYLE	INDIVIDUAL ELIGIBILITY	DISTRICT ELIGIBLITY
2	4201 S McKinley Ave	4201 S McKinley Ave	Building	Religious Structure	Religious Structure	Modern Movement		Not eligible	Contributing
3	1637 SW 39th St	1637 SW 39th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
4	4400-4402 S Pennsylvania Ave	4400-4402 S Pennsylvan	Building	Business	Vacant/Not in use	No Distinctive Style		Not eligible	Non-contributing
5	1533 SW 41st St	1533 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
6	1577 SW 44th St	1577 SW 44th St	Building	Single Dwelling	Vacant/Not in use	No Distinctive Style		Not eligible	Non-contributing
7	1553 SW 44th St	1553 SW 44th St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
8	1505 SW 44th St	1505 SW 44th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
9	1417 SW 44th St	1417 SW 44th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
10	1211 SW 44th St	1211 SW 44th St	Building	Single Dwelling	Medical Business/Office	No Distinctive Style		Not eligible	Non-contributing
11	1121 SW 44th St	1121 SW 44th St	Building	Single Dwelling	Vacant/Not in use	Other	Ranch	Not eligible	Non-contributing
12	1117 SW 44th St	1117 SW 44th St	Building	Single Dwelling	Business	Other	Ranch	Not eligible	Non-contributing
13	1106 SW 43rd St	1106 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
14	1116 SW 43rd St	1116 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
15	1141 SW 43rd St	1141 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
16	1100 SW 41st St	1100 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
17	1216 SW 43rd St	1216 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Contributing
18	1231 SW 43rd St	1231 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
19	1309 SW 43rd St	1309 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Contributing
20	1315 SW 43rd St	1315 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
21	1400 SW 43rd St	1400 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
22	1407 SW 43rd St	1407 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
23	1436 Magdalena Dr	1436 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
24	1508 SW 43rd St	1508 SW 43rd t	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
25	1611 SW 43rd St	1611 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
26	1623 Jo Ann Dr	1623 Jo Ann Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
27	1612 Jo Ann Dr	1612 Jo Ann Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
28	1611 SW 42nd St	1611 SW 42nd St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
29	1516 SW 42nd St	1516 SW 42nd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
30	1515 SW 41st St	1515 SW 41st St	Building	Single Dwelling	Single Dwelling	Mixed		Not eligible	Contributing
31	1530 SW 41st St	1530 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
32	1614 SW 41st St	1614 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
33	1601 SW 41st St	1601 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
34	1653 SW 40th St	1653 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
35	1632 SW 40th St	1632 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
36	1617 SW 40th St	1617 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
37	1600 SW 40th St	1600 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
38	1604 SW 39th St	1604 SW 39th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
39	1632 SW 39th St	1632 SW 39th St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Contributing
40	1625 SW 39th St	1625 SW 39th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
41	4033 Rancho Dr	4033 Rancho Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
42	1520 Johnston Dr	1520 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
43	1401 Kinkaid Dr	1401 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
44	1640 Johnston Dr	1640 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
45	1623 Johnston Dr	1623 Johnston Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
46	1616 Johnston Dr	1616 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
47	1553 Johnston Dr	1553 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
48	1608 Johnston Dr	1608 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
49	1532 Johnston Dr	1532 Johnston Dr	Building	Single Dwelling	Single Dwelling	Mixed		Not eligible	Non-contributing
50	1618 Reding Dr	1618 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
51	1611 Reding Dr	1611 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
52	1600 Reding Dr	1600 Reding Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing

	A	B	C	D	E	F	G	H	I
53	1529 Reding Dr	1529 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
54	1514 Reding Dr	1514 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
55	1511 Reding Dr	1511 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
56	1518 Kinkaid Dr	1518 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
57	1511 Kinkaid Dr	1511 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
58	1428 Kinkaid Dr	1428 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
59	1418 Kinkaid Dr	1418 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
60	1417 Kinkaid Dr	1417 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
61	1429 Magdalena Dr	1429 Magdalena Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
62	1407 Magdalena Dr	1407 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
63	1400 Magdalena Dr	1400 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
64	4323 Rancho Dr	4323 Rancho Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
65	4301 S Blackwelder Ave	4301 S Blackwelder Ave	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
66	1309 SW 42nd St	1309 SW 42nd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
67	1350 James Dr	1350 James Dr	Building	Single Dwelling	Single Dwelling	Modern Movement		Not eligible	Non-contributing
68	1347 James Dr	1347 James Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
69	1308 James Dr	1308 James Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
70	1327 James Dr	1327 James Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
71	1305 James Dr	1305 James Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
72	1300 Magdalena Dr	1300 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
73	1305 Magdalena Dr	1305 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
74	1318 Magdalena Dr	1318 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
75	1329 Magdalena Dr	1329 Magdalena Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
76	1340 Magdalena Dr	1340 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
77	1341 Magdalena Dr	1341 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
78	1312 SW 43rd St	1312 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
79	1571 SW 43rd St	1571 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
80	1564 SW 43rd St	1564 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
81	1544 SW 43rd St	1544 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
82	1524 SW 43rd St	1524 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
83	1432 SW 43rd St	1432 SW 43rd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
84	1130 SW 42nd St	1130 SW 42nd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
85	1100 SW 42nd St	1100 SW 42nd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
86	1121 SW 43rd St	1121 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
87	1144 SW 43rd St	1144 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
88	1521 SW 44th St	1521 SW 44th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
89	1605 SW 40th St	1605 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
90	1517 SW 40th St	1517 SW 40th St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
91	1515 SW 42nd St	1515 SW 42nd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
92	1629 SW 40th St	1629 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
93	1648 SW 40th St	1648 SW 40th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
94	4311 Rancho Dr	4311 Rancho Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
95	1332 James Dr	1332 James Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
96	1234 SW 43rd St	1234 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
97	1241 SW 44th St	1241 SW 44th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
98	1313 Magdalena Dr	1313 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
99	1601 SW 43rd St	1601 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
100	1637 Johnston Dr	1637 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
101	1548 Johnston Dr	1548 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
102	1510 SW 41st St	1510 SW 41st St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
103	1609 SW 39th St	1609 SW 39th St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
104	1616 SW 39th St	1616 SW 39th St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing

	A	B	C	D	E	F	G	H	I
105	1420 Magdalena Dr	1420 Magdalena Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
106	1433 SW 44th St	1433 SW 44th St	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Contributing
107	1533 SW 44th St	1533 SW 44th St	Building	Single Dwelling	Business	No Distinctive Style		Not eligible	Non-contributing
108	1614 SW 42nd St	1614 SW 42nd St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
109	1504 SW 40th St	1504 SW 40th St	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
110	1524 Reding Dr	1524 Reding Dr	Building	Single Dwelling	Single Dwelling	No Distinctive Style		Not eligible	Non-contributing
111	1619 Reding Dr	1619 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
112	1501 Kinkaid Dr	1501 Kinkaid Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Contributing
113	1217 SW 43rd St	1217 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
114	1516 SW 43rd St	1516 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
115	1519 Reding Dr	1519 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
116	1537 Reding Dr	1537 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Minimal Traditional	Not eligible	Non-contributing
117	1542 Reding Dr	1542 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
118	1601 Reding Dr	1601 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
119	1633 Reding Dr	1633 Reding Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
120	1565 SW 43rd St	1565 SW 43rd St	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Contributing
121	1601 Johnston Dr	1601 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranchette	Not eligible	Non-contributing
122	1527 Johnston Dr	1527 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
123	1543 Johnston Dr	1543 Johnston Dr	Building	Single Dwelling	Single Dwelling	Other	Ranch	Not eligible	Non-contributing
124	4201 S McKinley Ave	4201 S McKinley Ave	Building	Church School	Church School	No Distinctive Style		Not eligible	Non-contributing
125	1400 SW 43rd St	1400 SW 43rd St	Building	Secondary Structure	Secondary Structure	No Distinctive Style		Not eligible	Non-contributing
126	1601 SW 43rd St Secondary	1601 SW 43rd St	Building	Secondary Structure	Secondary Structure	No Distinctive Style		Not eligible	Non-contributing