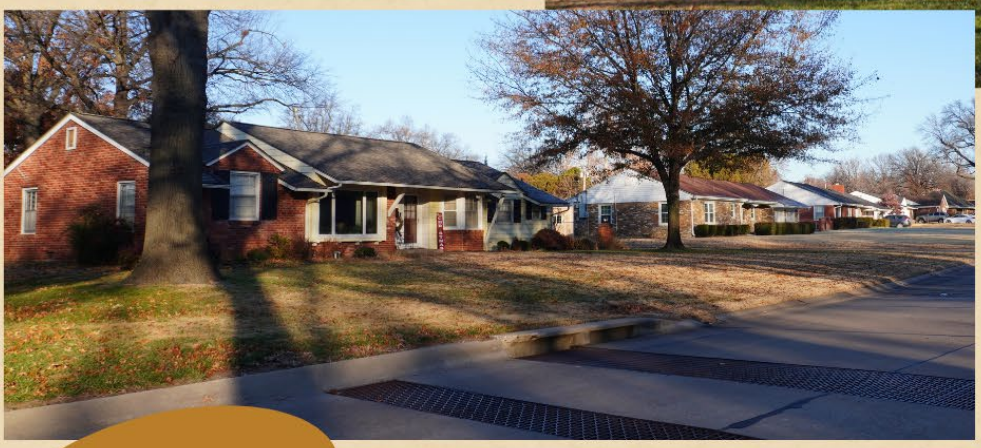
INTENSIVE-LEVEL SURVEY OF THE

EDGEWOOD ADDITION PONCA CITY, OK







2025

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FOR THE CITY OF PONCA CITY

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3 Abstract

The intensive-level survey of the Edgewood Addition in Ponca City, Oklahoma, was conducted between December 2024 and February 2025. The survey assesses the neighborhood's eligibility for inclusion on the National Register of Historic Places and eligibility as a local historic district for the City of Ponca City. The Edgewood Addition is a mid-20th-century residential neighborhood with 37 original single-family dwellings that were predominantly constructed during the 1950s. This was Lee Drake's, the developer, third neighborhood during his career. The survey follows the documentation requirements as outlined in the "Oklahoma Architectural/Historic Survey Requirements" by the State Historic Preservation Office.

4 Acknowledgment of Support

The activity that is the subject of this architectural survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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5 Introduction

Ponca City and its residents have a preservation-driven community and embraces its heritage from its earliest houses to its recent designation as an American World War II Heritage City by the National Park Service on September 17, 2024. Ponca City can trace its settlement to the Cherokee Outlet in the 1860s, but its preservation history started in the 1980s with astounding momentum. A series of preservation-minded organizations were sequentially created starting with the Ponca City Landmark Conservancy (PCLC) in 1985, the Ponca City Main Street program in 1987, and the Ponca City Historic Preservation Advisory in 1989 when the City became a Certified Local Government (CLG).[1] Since that time, many notable structures have been saved, two local historic districts established, and ten surveys undertaken. The City boasts two National Register historic districts and thirty-nine individually listed National Register properties.

Ponca City's preservation efforts started with saving the Poncan Theater when it was slated for demolition. A hotel proposal would have leveled the historic theater into a parking lot as well as the historic resources along the same block on East Grand Avenue.[2] The PCLC was created as an advocacy group to partner with the City of Ponca City on preservation matters. The Poncan Theater (NRIS 84000455) and the Ponca City Civic Center, currently City Hall, gave birth to the organization and saved many of Ponca City's unique and iconic buildings. For the Ponca City Civic Center, the partnership was a success, and voters overwhelmingly supported the bond issue to restore the building. The community resounded the City's preservation effort and continued to purchase its historic buildings like the Marland Mansion and Marland's Grand Home.[3]

When the National Trust for Historic Preservation visited Ponca City in 2002, the Director of the Southwest Office, Daniel Carey, was impressed with the community's homes and neighborhoods from the early 20th century through the post-World War II. The PCLC wanted Heritage Travels to visit and enjoy their community beyond the vibrant downtown alone, the surrounding neighborhoods support the commercial core, and the mansions are perfect heritage tourism attractions.[4] Since then Ponca City has continued surveying and identifying its cultural

[1] Leider & Associates, "Historic Preservation Plan, City of Ponca City, Oklahoma," (Report: City of Ponca City: 2007), 11.

[2] Leider & Associates, 11.

[3] Leider & Associates, 11.

[4] "Ponca City a Three-Dimensional, Historic Town," *Ponca City News,* December 25, 2002*,* Ponca City Public Library Vertical Files.

and historic resources and in particular, its vibrant historic neighborhoods and nominating properties to the National Register of Historic Places. In addition, it adopted its historic preservation plan in 2007.

6 Research Design

An intensive-level survey is defined as a systematic process of using field and archival methods of an area to fully identify the architectural, archeological, and historic properties. The results are calculated to produce a sufficient level of documentation, without any further data, to evaluate National Register eligibility.

The intensive-level survey of the Edgewood Addition complies with *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* as well as the Oklahoma State Historic Preservation Office's (SHPO) "Oklahoma Architectural/Historic Survey Requirements" and "Architectural/Historic Resource Survey: A Field Guide."

The purpose of the survey is to locate, identify, and record all buildings, sites, structures, objects, and districts within the survey boundary and document them at the minimum level. Each resource identified was evaluated for eligibility for the National Register of Historic Places and its association with Route 66. All documentation is recorded on the "Historic Preservation Resource Identification Form" provided by the SHPO and two accompanying photographs.

7 PROJECT OBJECTIVES

The goals for the preparation of the Intensive Level Survey of the Edgewood Addition in Ponca City, Oklahoma:

- Identify and record each property on the Historic Resource Form provided by the Oklahoma State Historic Preservation Office (SHPO);
- Assess each resource's potential eligibility for individual listing on the National Register of Historic Places;
- Assess if eligible under a Multiple Property Documentation Form for listing on the National Register of Historic Places:
- Provide a historical context for the survey area; and
- Prepare a final report outlining including but not limited to research design, fieldwork, and findings for the survey area.



Figure 1: Streetscape, looking Southwest

8 Area Surveyed

The Edgewood Addition is located in Ponca City, Kay County, Oklahoma. The survey comprises one block on Edgewood Drive which runs north to south between Rose Lane and Lake Road. The survey area is 20 acres and includes all the lots in the Edgewood Addition platted in 1954.

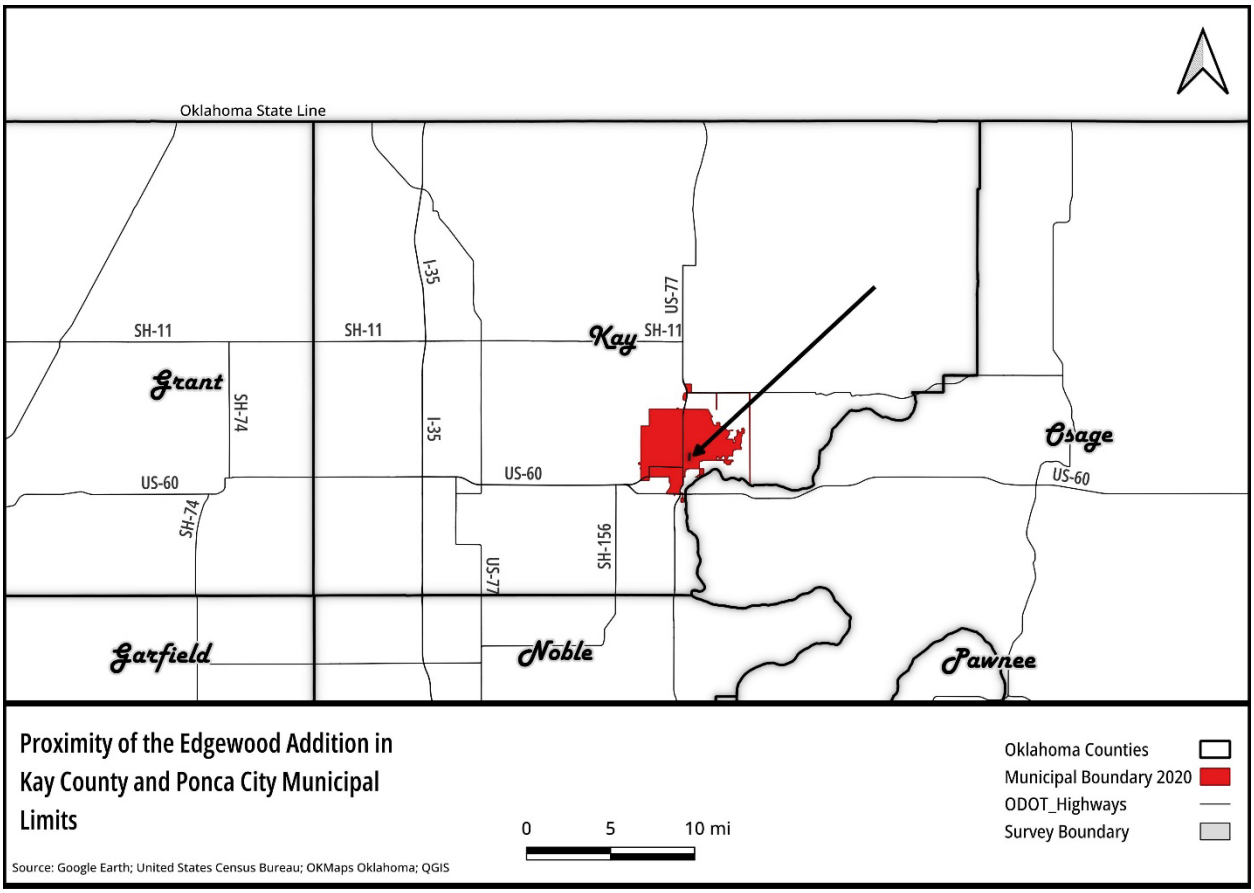
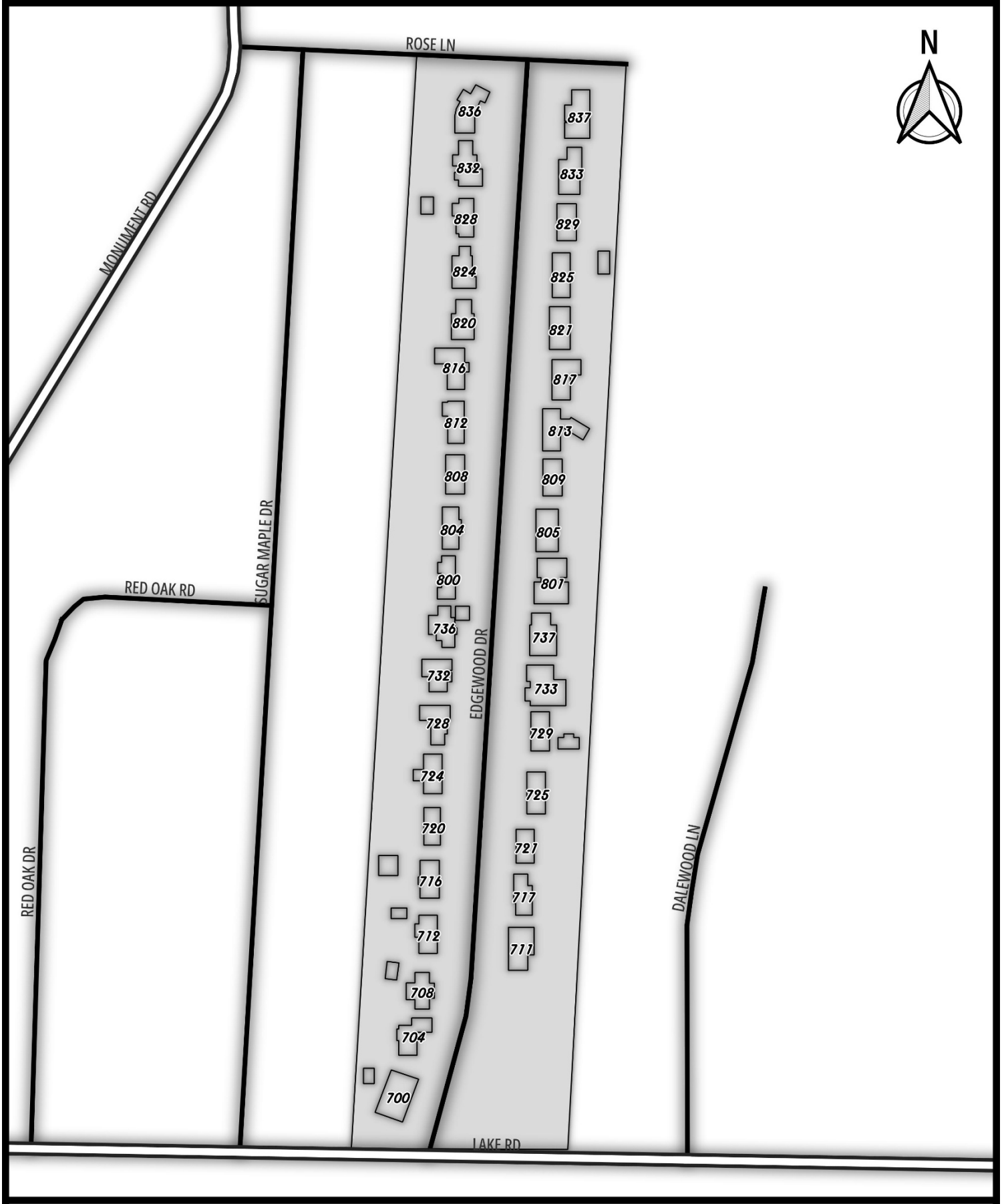


Figure 2: Map; Proximity of the Edgewood Addition in Kay County and Ponca City Municipal Limits



Edgewood Addition Survey Boundary

Legend

- Survey Boundary
- Building Footprints
- Major Streets
- Local Streets

0 100 200 ft

Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

Figure 3: Map; Edgewood Addition Survey Boundary

9 Methodology

The survey work for the Edgewood Addition was conducted by Kristin Dyer, consultant, for the City of Ponca City. An on-site visit was conducted on December 21-22, 2024, and research was completed between December 2024 and February 2025. Initial preparation included the creation of Excel sheets and Geographic Information System (GIS) databases to track data for each property within the survey boundary. All property addresses were cross-checked with the Kay County property assessor database and verified in the field. In addition, short legal descriptions were taken from the property assessor's website.

Fieldwork

Fieldwork and on-site research were conducted in December 2024, and 37 single-family houses were identified and photographed. At least three (3) photographs were captured for each primary building and additional photographs for corner lot properties. For the few properties that have a detached garage or accessory structure, the structure was photographed if visible from the public right-of-way. Intermittent streetscape photographs were taken where contiguous groups of houses were visible.

Archival Resources

Archival research was conducted as part of the survey including primary and secondary sources. Ponca City architectural surveys and National Register of Historic Places nominations were reviewed regarding the city’s history, architecture, and residential development. The Ponca City Library resources were reviewed including city directories, local history books, and vertical files. Other resources used were Ancestry.com for city directories and Newspapers.com for local newspaper articles, real estate ads, and social announcements to determine dates of construction, builders, and other relevant information. An Excel database was created for the information gathered from the city directories and newspaper to establish property ownership and property owner occupations.

Geographic Information Systems (GIS)

A geodatabase was created on QGIS based on the information provided by the Oklahoma Office Geographic Information’s, “OK Maps.” OK Maps is a data clearinghouse that allows the user to download shapefiles within Oklahoma. Building footprints, local streets, highways, counties, and municipal boundaries were used. Building footprints were modified to reflect the

basic layout of the building and should not be used for exact dimensions. Imagery was provided by Google imagery.

Static maps were overlaid over current aerial imagery to verify construction and additions. Due to the age of construction, Sanborn Fire Insurance Maps were not used. Aerial maps from the United States Geological Survey dated 1954, 1961, and 1966 were used. These maps were provided by the OK Historical Aerial Photo Viewer. Other static maps were used from the Oklahoma State University Digital Collections including Ponca City municipal and precinct maps and were used for research purposes due to copyright.

Architectural Styles

Architectural styles were selected based on “National Register Data Categories for Architectural Classification” in National Register Bulletin 16A: *How to Complete the National Register Form*. Architectural and vernacular classifications were derived from *A Field Guide to American Houses* by Virginia McAlester and “The Historic Context for Modern Architecture in Oklahoma: Housing from 1946-1976,” by Lynda S. Ozan.



Figure 4: Streetscape; Looking Northwest

10 RESULTS

The Edgewood Addition survey area contained 37 single-family houses and 10 detached buildings, and the survey area located to the east of Downtown Ponca City and the Pioneer Woman statue. The 20-acre addition was platted by Lee Drake and his mother, Mrs. Marguerite Drake in 1954. Drake's vision for the land was to construct custom-built houses of varied designs with each house initially to be built by either Harry J. Mowder, Hal Casy, Milton G. Kinney, or himself.[5] The addition was part of the former Earnest Whitworth (E.W.) Marland estate with mature trees planted by Marland, and the north-south road ends with a view of the Marland Mansion. All the houses were constructed between 1954 and 1961.

10.1 IDENTIFICATION OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES TO THE EDGEWOOD ADDITION HISTORIC DISTRICT

NATIONAL REGISTER ELIGIBILITY

EVALUATION	PROPERTIES	PERCENT
CONTRIBUTING	37	82%
NON-CONTRIBUTING	8	18%
	45	100%

The table below indicates the status of the survey area. "C" indicates a contributing resource, and "NC" indicates non-contributing resource.

FULL ADDRESS	STATUS	BUILDER	BUILT	STYLE
700 EDGEWOOD DRIVE	C	NA	1961	RANCH
700-B EDGEWOOD DRIVE	NC	NA	POST-1966	DETACHED GARAGE
704 EDGEWOOD DRIVE	C	LEE DRAKE	1955	STYLIZED RANCH
708 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1954	STYLIZED RANCH

[5] "Plans Announced for Development Of New Addition, Edgewood Drive," *Ponca City News,* August 29, 1954.

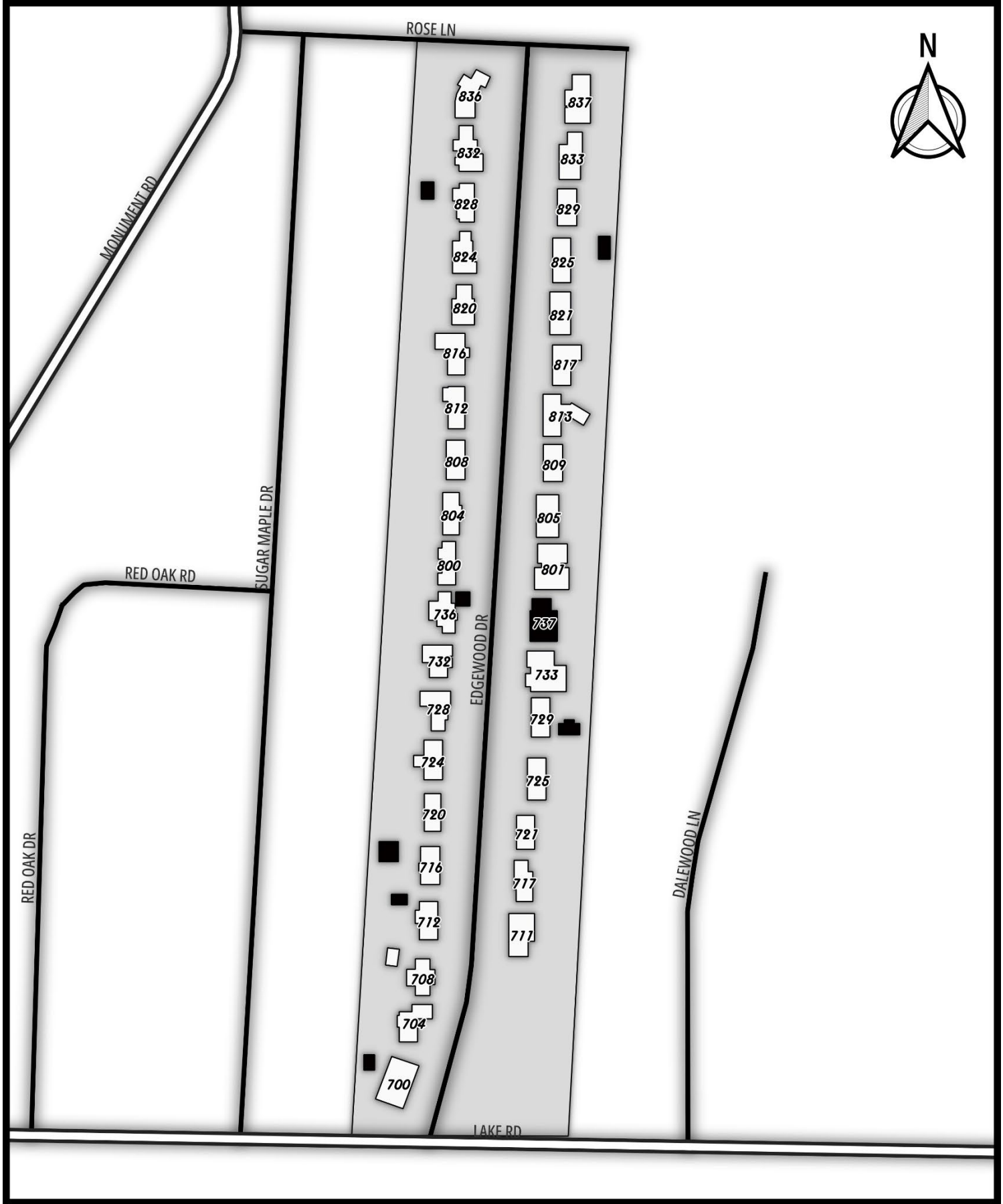
708-B EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1954	DETACHED GARAGE
711 EDGEWOOD DRIVE	C	MILTON G. KINNEY	1957	RANCH
712 EDGEWOOD DRIVE	C	NA	1954	STYLIZED RANCH
712-B EDGEWOOD DRIVE	NC	NA	2014	DETACHED GARAGE
716 EDGEWOOD DRIVE	C	NA	1957	RANCH
716-B EDGEWOOD DRIVE	NC	NA	2005	DETACHED BUILDING
717 EDGEWOOD DRIVE	C	NA	1957	STYLIZED RANCH
720 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1954	STYLIZED RANCH
721 EDGEWOOD DRIVE	C	HARRY J. MOWDER	1954	STYLIZED RANCH
724 EDGEWOOD DRIVE	C	LEE DRAKE	1954	RANCH
725 EDGEWOOD DRIVE	C	NA	1954	RANCH
728 EDGEWOOD DRIVE	C	MELVIN "MEL" CRISP, SR.	1954	RANCH
729 EDGEWOOD DRIVE	C	NA	1957	STYLIZED RANCH
729-B EDGEWOOD DRIVE	NC	NA	PRE-2004	DETACHED GARAGE
732 EDGEWOOD DRIVE	C	MELVIN "MEL" CRISP, SR.	1954	RANCH
733 EDGEWOOD DRIVE	C	NA	1954	RANCH
736 EDGEWOOD DRIVE	C	HARRY J. MOWDER	1955	RANCH
736-B EDGEWOOD DRIVE	NC	NA	2023	DETACHED GARAGE
737 EDGEWOOD DRIVE	NC	W. H. CASEY JR.	1955	NEO-COLONIAL
800 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1955	STYLIZED RANCH
801 EDGEWOOD DRIVE	C	LEE DRAKE	1954	RANCH
804 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1954	STYLIZED RANCH
805 EDGEWOOD DRIVE	C	NA	1957	RANCH
808 EDGEWOOD DRIVE	C	NA	1957	RANCH
809 EDGEWOOD DRIVE	C	NA	1957	RANCH

812 EDGEWOOD DRIVE	C	LEE DRAKE	1955	RANCH
813 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1955	RANCH
816 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1955	STYLIZED RANCH
817 EDGEWOOD DRIVE	C	NA	1957	RANCH
820 EDGEWOOD DRIVE	C	NA	1957	RANCH
821 EDGEWOOD DRIVE	C	NA	1960	STYLIZED RANCH
824 EDGEWOOD DRIVE	C	NA	1957	STYLIZED RANCH
825 EDGEWOOD DRIVE	C	HARRY J. MOWDER	1957	STYLIZED RANCH
825-B EDGEWOOD DRIVE	NC	NA	C. 1966	DETACHED CARPORT
828 EDGEWOOD DRIVE	C	NA	1957	STYLIZED RANCH
828-B EDGEWOOD DRIVE	NC	NA	C. 2022	DETACHED BUILDING
829 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1957	RANCH
832 EDGEWOOD DRIVE	C	NA	1957	RANCH
833 EDGEWOOD DRIVE	C	LEE DRAKE	1957	RANCH
836 EDGEWOOD DRIVE	C	WILLIAM H. "HAL" CASEY	1957	RANCH
837 EDGEWOOD DRIVE	C	HARRY J. MOWDER	1957	RANCH

10.2 Edgewood Historic District

The Edgewood Historic District is eligible for the National Register of Historic Places at the local level under Criterion C in the area of Architecture. The subdivision is an excellent representation of Ponca City's postwar architecture constructed between 1954-1961. The potential historic district is completely intact with all the original houses when the subdivision was developed and retains a high degree of integrity. The area was an ideal housing location for professionals and many of the Continental Oil employees, and it was a pristine neighborhood developed by one of Ponca City's residential developers and builders. Lee Drake and his mother, Mrs. Marguerite Drake, design the neighborhood with large lots from the former Marland Estate to be built with custom high-end ranch houses.

In addition, the Edgewood Historic District is eligible as a local historic district under Section 11-11-2 (L) (4) (e): *Embodiment of distinctive elements of architectural design, detail material or craftsmanship related to a uniqueness to the area or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation.*



Edgewood Addition Historic District
Contributing and Non-Contributing Resources

Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

0 100 200 ft

Legend

Building Footprints
CONTRIBUTING
NON-CONTRIBUTING

Local Streets
Major Streets
Survey Boundary

Figure 5: Map; Edgewood Addition Historic District, Contributing and Non-Contributing Resources

10.3 Construction Dates

The survey area's resources were developed in a short period of time between 1954 and 1961. Thirty-five (35) houses were constructed within the first three years with the last two houses built in 1960 and 1961. Construction dates do not include accessory buildings.

CONSTRUCTION DATE RANGES

YEAR RANGE	PROPERTIES
1954	11
1955	7
1956	0
1957	17
1958	0
1959	0
1960	1
1961	1
TOTAL	**37**

10.4 Architectural Styles

10.4.1 Ranch

There are 22 ranch houses in the survey area, comprising 59% of the resources. The ranch style became popular as the chosen architectural style of the 1950s and 1960s. Its origins are traced to Frank Lloyd Wright's Prairie Style and Cliff May's California ranch house designs. Many of its distinguishable features include open floor plans, low-pitched roofs, masonry chimneys, and wide eave overhangs. Ranch houses were typically constructed on larger lots in suburbs further away from downtown and commercial corridors.



Figure 6: 724 Edgewood Drive – Ranch

10.4.2 Stylized Ranch

The stylized ranch incorporated one or more common historical elements, giving it a distinct style. Design characteristics were used from Spanish, French, Tudor, Colonial Revival, and Neoclassical styles. Stylized ranches were found intermittently during the ranch houses' popularity; however, they were increasingly popular through the 1970s. There are 14 stylized ranch houses, making up 38% of the resources.



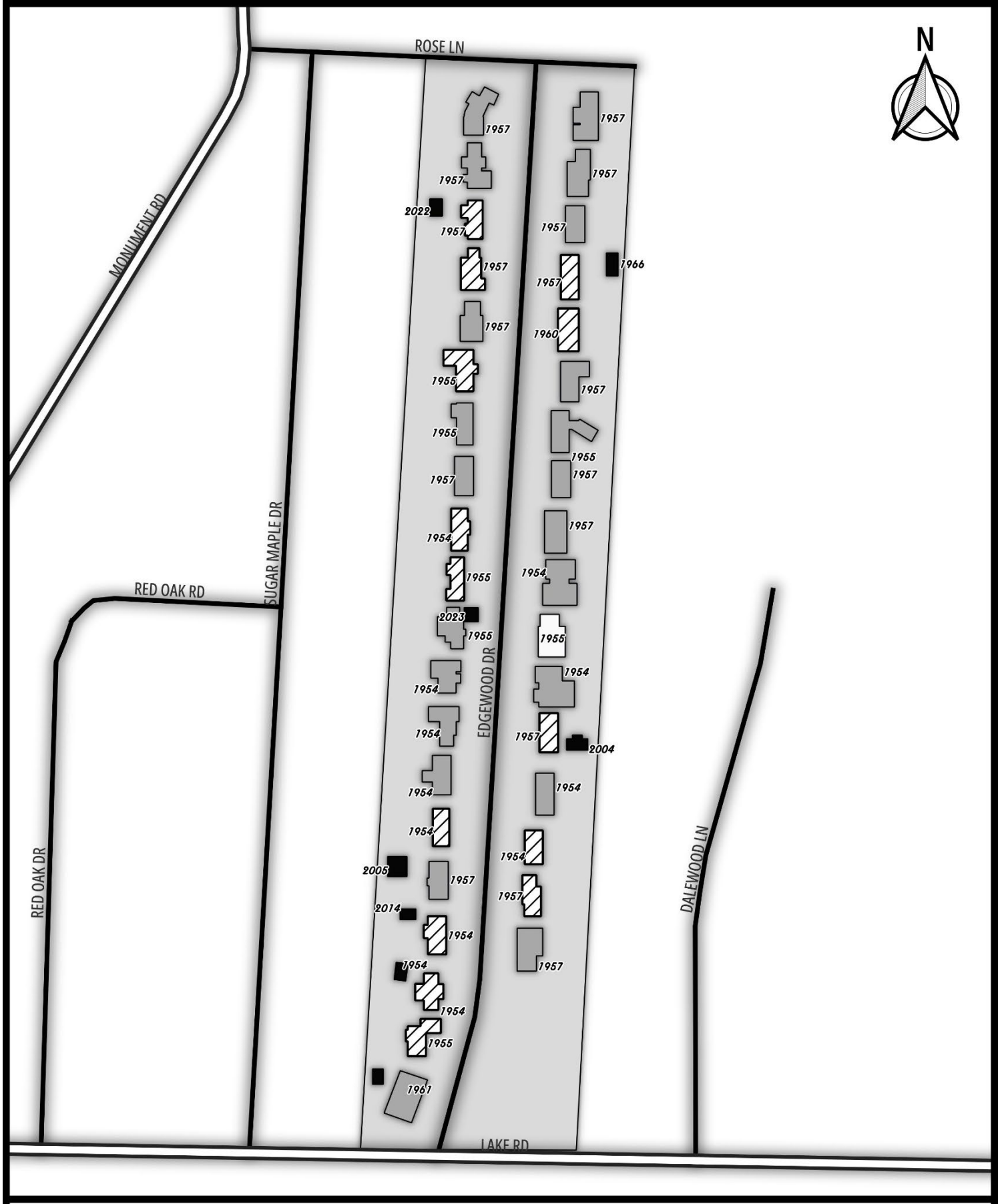
Figure 7: 828 Edgewood Drive - Stylized Ranch

10.4.3 Neo-Colonial

The Neo-Colonial house incorporates design elements from Colonial and Colonial Revival architecture. Typically, the elements are simplified or muted, and they are built with modern materials and features such as vinyl siding, attached garages, etc. There is one Neo-Colonial house making up 3% of the resources.



Figure 8: 737 Edgewood Drive - Neo-Colonial



Edgewood Addition
Architectural Styles and Construction Dates

Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS

0 100 200 ft

Legend

Building Footprints

- NEO-COLONIAL
- RANCH
- STYLIZED RANCH

- DETACHED BUILDING
- Major Streets
- Local Streets
- Survey Boundary

Figure 9: Map; Architectural Styles and Construction Dates

11 HISTORIC CONTEXT

Ponca City traces its roots to the early 1800s with a series of treaties with the Cherokee Nation. The Cherokee Nation moved from their ancestral homelands to portions of Arkansas and Northeastern Indian Territory as part of a treaty with the United States in 1818. Congress ratified the treaty proclaiming the Cherokee Outlet, sometimes called the Cherokee Strip, could be used freely and unmolested by the Cherokee Nation. Later in 1866, another treaty allowed friendly indigenous tribes to settle in the Cherokee Outlet, including the Osage, Pawnee, Nex Perce, Tonkawa, Otoe, and Ponca. Pressure mounted from white settlers who encroached on tribal land and wanted to create permanent settlements when it was leased to the Cherokee Strip Cattlemen's Association. The pressure and demand persuaded the United States government to open the land for settlement where the United States purchased six million acres of the Cherokee Outlet for $1.40 an acre in 1891.[6]

The Cherokee Outlet opening commenced on September 19, 1893; however, Ponca City was not slated or platted as a townsite by the Federal Government. The town of "Cross" was laid out roughly three miles north of present-day Ponca City. Burton Seymour Barnes organized the Ponca Townsite Company and sold 2,300 townsite certificates of land for a site near the Ponca Reservation where there was a Santa Fe Railroad Station called "White Eagle" by the government and "Ponca" by the railroad company. Barnes was not the owner of the land certificates he sold; however, settlers flocked to the area and purchased the certificates confident of the new townsite. The settlmement was a promising start to what was called New Ponca, and it was incorporated on December 19, 1893.[7]

The new town was located in "K" county. The lands that were surveyed prior to the opening were placed in counties with lettered names. In "K" county, settlers could claim 160 acres or a quarter section. Ponca City served as Kay County's commercial and principal center as well as north central Indian Territory, later Oklahoma. The community's economic driver was wheat and ranching, and by 1905, the city had a flour mill, electric lights, telephones, city hall, and natural gas.[8]

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[6] Leider & Associates, 9.

[7] Paula Carmack Denson, "Ponca City," *The Encyclopedia of Oklahoma History and Culture*, https://www.okhistory.org/publications/enc/entry?entry=PO008; Francis Thetford, "This is Oklahoma: Oil Flows, Kay Grows," Ponca City Public Library Vertical Files.

[8] Kelli E. Gaston, "Intensive-Level Survey of Ponca City's Overbrook," (Report: Oklahoma State Historic Preservation Office, 2016), 27.

Ponca City's prosperity continued in the early 20th century with the 101 Ranch and the first oil discovery. Colonel George Miller founded the 101 Ranch near present-day Ponca City in 1879. Originally from Pennsylvania, Ernest Whitworth "E.W." Marland moved to Ponca City in 1908 and drilled the first successful oil well in the area, the Willy Cry well, in 1911 at the 101 Ranch. The town flourished from Marland's success and multiple businesses. The population grew from 2,529 at statehood in 1907 to 7,051 in 1920 and 16,136 in 1930. Marland commissioned beautiful buildings, planted trees, and created botanical gardens. He brought culture and the arts by sponsoring artisans, sculptors, novelists, and entertainers. He also built his own lavish houses, Marland's Grand Home in 1916 and the E.W. Marland Estate in 1927.[9]

Marland had many companies that he consolidated in the Marland Oil Company in 1921. Since his prosperity expanded rapidly, it required the new millionaire to borrow large sums of capital from New York bankers. By 1928, Marland Oil was $30,000,000 in debt to the J.P Morgan Co. As part of a hostile takeover by the J.P. Morgan Co., Marland's company was wrestled away from him and forced him to resign his presidency. The company name was changed to the Continental Oil Company, commonly known as Conoco.[10] Despite the devastation of losing his company, Marland focused on his political career. Marland was elected to Congress in 1932 and Governor of Oklahoma in 1934.[11]

During World War II, the Land Lease Act of 1941 was passed. It allowed the United States to lend or lease war supplies to other nations for the defense of the United States. Six private flying schools were opened to provide flight training to the Royal Air Force (RAF) cadets, and the British Flight Training School No. 6 (also known as Darr School of Aeronautics) opened in August 1941 near the Ponca City Airport.[12] In addition, Continental Oil, headquartered in Ponca City, operated a separate oil refinery to manufacture high-octant aviation gasoline for the U.S. Government. These two factors contributed to Ponca City's economy and population growth through the war and into the post-war era, when the population rose to 24,411 by 1960.[13]

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[9] Leider & Associates, 9

[10] Bobby D. Weaver, "Marland, Ernest Whitworth," *The Encyclopedia of Oklahoma History and Culture*, https://www.okhistory.org/publications/enc/entry?entry=MA027.

[11] Clyda R. Franks, *Ponca City and Kay County Boom Towns,* (Chicago: Arcadia Publishing, 2002).

[12] "Ponca City and Kay County, Oklahoma," National Park Service, *American World War II Heritage City,* https://www.nps.gov/articles/000/ponca-city-and-kay-county-oklahoma.htm#:~:text=Today%2C%20Ponca%20City%20and%20Kay,numerous%20artifacts%20from%20Camp%20Tonkawa.

[13] There is not 1950 total population for Ponca City.

Edgewood Addition

The Edgewood Addition displays an excellent representation of residential development in Ponca City from 1954-1962. It is located roughly 1.25 miles northeast of the center of downtown Ponca City and approximately 1,600 feet from the Pioneer Woman statue. In the 1950s, the land that would become Edgewood Addition was part of the Woodlands Subdivision owned by E.W. Marland.[14] By 1954, portions of the land east of the Pioneer Woman statue were being developed into small residential subdivisions (see Figure 7).



Figure 10: "Edgewood Drive," Ponca City News, *July 22, 1955*

The Edgewood Addition's developer, Lee Drake, learned under the cusp of his father, Howard Drake. The elder Drake was a long-time resident of Ponca City and worked for the Marland Oil Company. From 1924-1928, he was the Vice President of the Reagan County Purchasing Company, a Marland Oil Company subsidiary. After he left the company, he pursued entrepreneurial endeavors such as purchasing a Buick agency in town and operating it as the Ponca City Motor Company. Later owned and operated the Prudence Thrift Company, a finance business. Howard Drake was associated with E.W. Marland's political career and served as the National Emergency Council Director during Marland's term as governor from 1924 to 1938.[15]

Shortly before he passed in 1946, he purchased the Marland golf course and the 30-acre Hillcrest land directly east of the golf course to subdivide and develop. Drake's manager on the project was his son, Lee Drake. In the post-war era, Ponca City's population was stable from 16,136 in 1930 to 16,794 in 1940; however, this did not stop the housing boom. Advertisements stating there were bountiful amounts of building materials for new houses, remodeling, and repairs; Federal Housing Authority mortgages; and endless real estate advertisements for the modern home. During the 1950s, the building boom did not slow with $671,104 worth of

[14] "County precincts, city of Ponca City, Oklahoma, Kay County Copyrighted, not able to be reproduced," Map, 1950, Oklahoma State University Digital Collections, https://dc.library.okstate.edu/digital/collection/OKMaps/id/7927/rec/10.

[15] "Howard Drake Dies After Long Illness," *Ponca City News,* November 11, 1946.

construction at the beginning of 1951. Ponca City residents were building new residences or improving their existing properties with garages, fences, additions, and remodeling.[16]

Edgewood Addition was platted in 1954 by Lee Drake and his mother, Mrs. Marguerite Drake, as part of a larger building boom occurring in Ponca City. This was the third addition completed by Mrs. Marguerite Drake and her son, Lee, following the McFadden Park Addition in 1947 and the Drake Park Addition in 1951. Construction in the 1950s was met with unchecked vehemence, especially with building new single-family houses, and the Edgewood Addition featured 38 lots with an average frontage of 100 feet and an average depth of 155 feet on one side and 175 feet on the other side.[17]

Each home was custom built and was of "varied designs in new development," and the first three new houses were a California ranch, a stone ranch with Colonial Revival features, and a brick stylized ranch with Colonial Revival features.[18] The new homes were valued between $18,000 and $25,000.[19] When the area was platted, the Drakes already had a list of builders to choose from, including Lee Drake. Based on the survey results, there was one residence constructed by Milton G. Kenney, two residences by Mel Crisp, four residences by Harry J. Mowder, five residences by Lee Drake, and nine residences by William H. "Hal" Casey.

The first residents who moved into the Edgewood Addition in 1954-1955 were business owners and professionals. Joe L. McClellan and his wife, Mary E., moved into 720 Edgewood Drive, and Robert J. Freele at 728 Edgewood Drive were employees of Continental Oil. Thomas C. Glasscock (724 Edgewood Drive) and Laile G. Neal (725 Edgewood Drive) were physicians. Kelly Vick (732 Edgewood Drive) was the head of the General Adjustment Bureau, and Jeff D. Morgan, Manager of Morgan Oil Company, and Ann, his wife, moved into 801 Edgewood Drive.[20]

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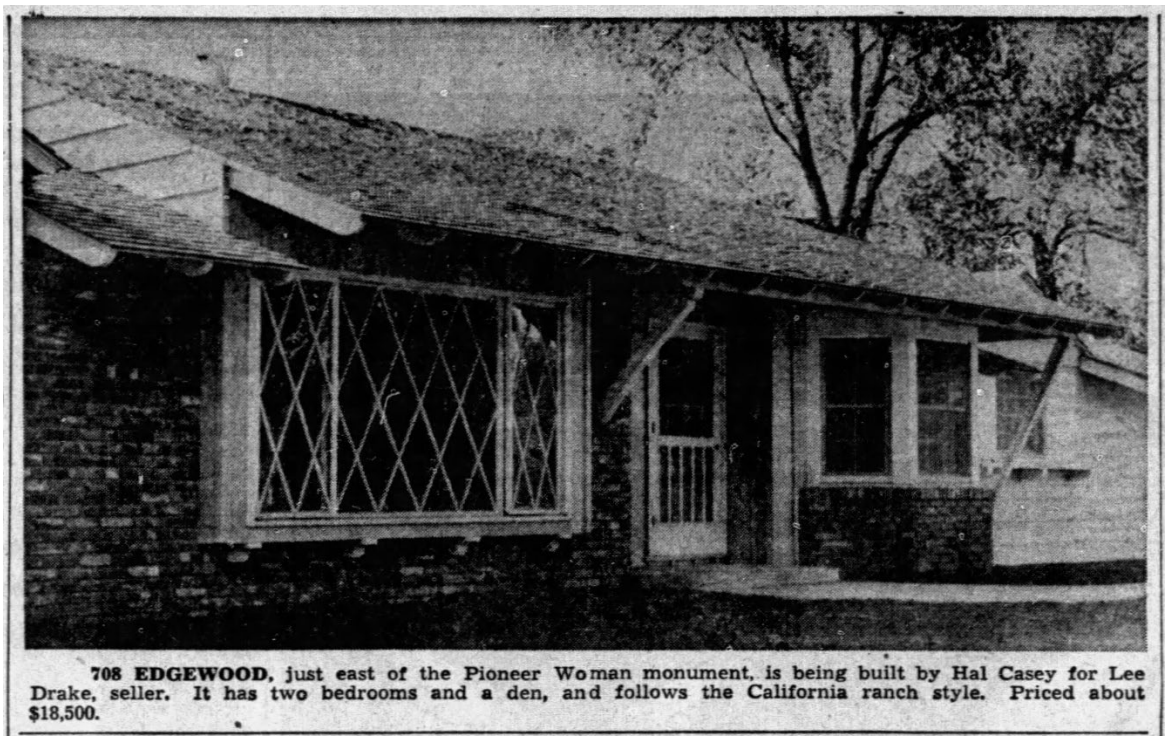
[16] "Paul Ostrander, "Building Permits Exceed $67,000 in 1951," *Ponca City News,* March 11, 1951.

[17] "Plans Announced for Development Of New Addition, Edgewood Drive," *Ponca City News,* August 29, 1954.

[18] "Plans Announced for Development Of New Addition, Edgewood Drive." .

[19] Approximately $210,000 and $291,500 based on the U.S. Inflation Calculator at https://www.usinflationcalculator.com/.

[20] R.L. Polk & Co., *Polk's Directory, Ponca City, 1955,* Ponca City Public Library; Social Announcement, *Ponca City News,* December 20, 1954.



708 EDGEWOOD, just east of the Pioneer Woman monument, is being built by Hal Casey for Lee Drake, seller. It has two bedrooms and a den, and follows the California ranch style. Priced about $18,500.

Figure 11: 708 Edgewood Drive in the Ponca City News*, September 22, 1954*

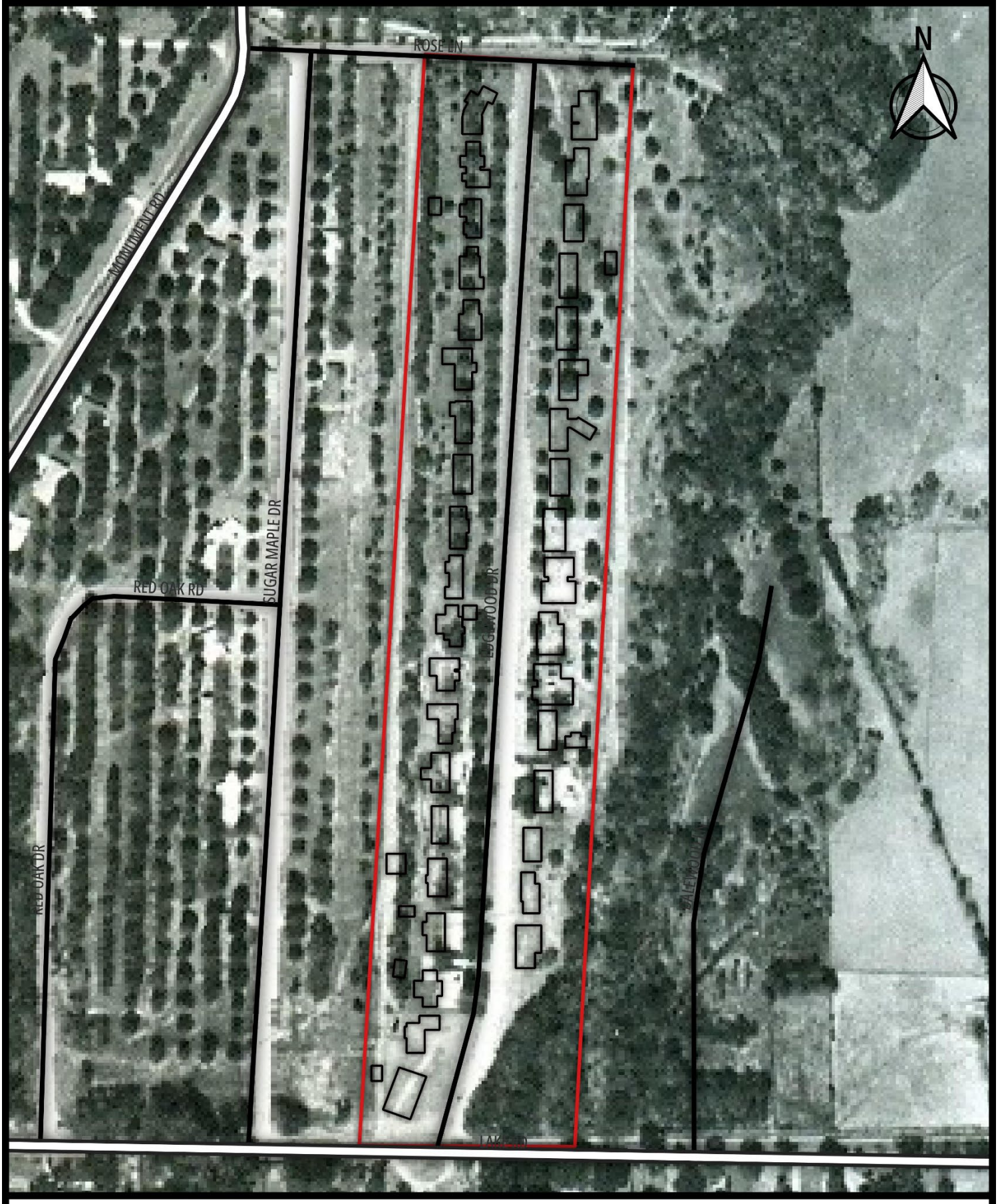
By 1957, 33 of the 38 original lots were developed with single-family houses, and two were under construction. Many residents were citizens invested in Ponca City's growth as business owners, professionals, medical personnel, or employees of the Continental Oil Company.[21] There were five business owners, including Homer. R. Luther and his wife, Lenore (733 Edgewood Dr.) owned the Home Luther Music Company, and Jack and Connie Monsour (813 Edgewood Dr.) owned Monsour's Super Market. There were three doctors and one dentist, John W. Burrow (824 Edgewood Dr.). The largest singular group of owners worked for the Continental Oil Company as regular employees, attorneys, directors, superintendents, etc. The exception in this category was Melvin F. Endicott (809 Edgewood Dr.) who was Vice President for the Parker Petroleum Co. Inc. Other owners included widows, Mrs. Alma W. Mooney (712 Edgewood Dr.); Mrs. Louise Taylor (800 Edgewood Dr.); and Mrs. Kathleen Riggs (804 Edgewood Dr.); clergyman, Reverand Arthur C. Young (808 Edgewood Dr.); and Senior High School principal, Homes S. Anderson (828 Edgewood Dr.).[22]

[21] R.L. Polk & Co., *Polk's Directory, Ponca City, 1957,* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

[22] R.L. Polk & Co., *Polk's Directory, Ponca City, 1957.*

The final remaining lots were developed with single-family houses by 1962. Bole Casey (833 Edgewood Dr.) was a rancher, and James Sharrock (700 Edgewood Dr.) was a farmer. Glen I. Herbig (837 Edgewood Dr.) was the Vice President and Treasurer of the Ponca City Savings & Loan Association. Dan Raff (821 Edgewood Dr.) was a sales manager for General Door & Sash Company. The final lot on the southeast corner of the addition was never developed.[23]

[23] R.L. Polk & Co., *Polk's Directory, Ponca City, 1962-1963,* Ponca City Public Library.



Edgewood Addition
1954 Aerial overlaid with Current Building Footprints

Source: Google Earth; United States Census Bureau; OKMaps Oklahoma; QGIS, USGS

0 100 200 ft

Legend

USGS 1954 Aerial
Band 1 (Red)
Band 2 (Green)
Band 3 (Blue)
Survey Boundary

Figure 12: Map; Edgewood Addition: 1954 Aerial overlaid with Current Building Footprints

12 Annotated Bibliography

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This resource provides a background and historical context for Ponca City.

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This resource was used for background information regarding Ponca City’s residential development.

Leider & Associates. “Historic Preservation Plan, City of Ponca City, Oklahoma.” Report: City of Ponca City: 2007.

This planning document provides a brief history of Ponca City and its preservation history.

McAlester, Virginia Savage, *A Field Guide to American Houses,* New York: Alred A. Knopf, 2013.

This is an excellent resource for identifying and interpreting residential architectural styles, forms, variations, and a brief historical background for each style.

National Park Service, “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation” U.S. Department of the Interior. 1995.

National Park Service. “Ponca City and Kay County, Oklahoma.” National Park Service. *American World War II Heritage City.* https://www.nps.gov/articles/000/ponca-city-and-kay-county-oklahoma.htm#:~:text=Today%2C%20Ponca%20City%20and%20Kay,numerous%20artifacts%20from%20Camp%20Tonkawa.

This resource provides a background and historical context for Ponca City and Kay County during World War II.

Ozan, Lynda S. “The Historic Context for Modern Architecture in Oklahoma: Housing from 1946-1976,” Report. State Historic Preservation Office, 2014.

This is an excellent resource for identifying and interpreting mid-century residential architectural styles, forms, variations, and a brief historical background for each style. In addition, it provides a historic context for mid-century residential development in Oklahoma.

R.L. Polk & Co. *Polk’s Directory, Ponca City, 1952, 1955, 1962, 1963, 1965, 1966, and 1975.* Ponca City Public Library.

This resource provided property owner information, property owner occupations, and estimated built dates for the houses.

R.L. Polk & Co. *Polk's Directory, Ponca City, 1957, 1959, 1960.* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

This resource provided property owner information, property owner occupations, and estimated built dates for the houses.

Thetford, Francis. "This is Oklahoma: Oil Flows, Kay Grows." Newspaper Clipping. Ponca City Public Library Vertical Files.

This resource provides a background and historical context for Ponca City.

Weaver, Bobby D. "Marland, Ernest Whitworth." *The Encyclopedia of Oklahoma History and Culture.* https://www.okhistory.org/publications/enc/entry?entry=MA027.

This resource provides a background for E.W. Marland, who is associated with the oil discovery in Ponca City.

Ponca City News. Various Articles. 1941-1960.

The newspaper articles from the *Ponca City News* were used for a variety of purposes. Articles listed within the footnotes and within the survey forms provide a historic context for the Edgewood Addition. Many articles were used to identify the construction dates, builders, and sale values of the houses within the survey area. Building permit listings provided additional information regarding housing construction in Ponca City.