



# Community Building

223 EAST GRAND AVENUE, PONCA CITY, KAY COUNTY, OKLAHOMA



The Community Building is a contributing resource and one of the largest commercial buildings in the Downtown Ponca City Historic District. The building historically housed retail shops and professional offices. In the 1970s or '80s, many of the storefronts were remodeled, but the upper floors remained remarkably intact. The four-story corner building is clad with buff colored brick and has an offset primary entrance. Significant exterior details include large display windows, an elaborate cast stone belt line between the floors, and an elaborate cast stone cornice.

The rehabilitation project sought to provide affordable living space for community members of Ponca City. Exterior brick walls were cleaned and repointed where necessary while the badly deteriorated windows were replaced with new, historically appropriate, aluminum windows. On the main level, modern infill windows, and awnings were removed and many of the original patterns of fenestration were restored. The open front retail space is used as community room. The original staircase and elevator lobby on the east wall were preserved as well. The upper floors retain the original corridors and while the office spaces were converted to housing units, there were no additions or other changes to the footprint of the building.

## Project Profile

**Year Built:** 1925

**Start of Rehab:** 9/1/2016

**Rehab Completion:** 12/31/2018

**Date of Certification:** 12/12/2019

**Original Use:** Commercial/Offices

**New Use:** Retail/Low-Mod Housing

**Est. Total Project Cost:** \$9,382,044

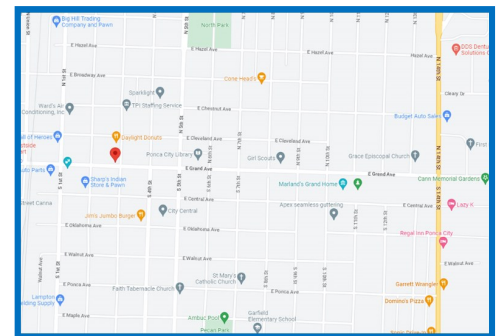
**Est. Qualified Rehab Costs:** \$4,862,837

**Est. Combined Federal/State Tax Credit (40%):** \$1,945,134

**Historic Preservation Consultant:**  
Building Preservation, LLC

**Architectural Consultant:**  
Wallace Architects, LLC

**Property Owner/Developer:**  
J. Jason Maddox; Ponca City Housing  
Associates, LP



Senator Bill Coleman (426)

Representative Ken Luttrell (405)