

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: St. Ann's Home for the Aged

Other names/site number: St. Ann's Rest Home; St. Ann's Home; Trinity Gardens (current)

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 3825 NW 19<sup>th</sup> St.

City or town: Oklahoma City State: OK County: Oklahoma

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide **X** local

Applicable National Register Criteria:

**X** A \_\_\_ B \_\_\_ C \_\_\_ D

<div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 5px;"> <div style="width: 60%;">Signature of certifying official/Title:</div> <div style="width: 35%;">Date</div> </div> <div style="border-top: 1px solid black; padding-top: 5px;">State or Federal agency/bureau or Tribal Government</div>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> <div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 5px;"> <div style="width: 60%;">Signature of commenting official:</div> <div style="width: 35%;">Date</div> </div> <div style="border-top: 1px solid black; padding-top: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Title :</div> <div style="width: 50%;">State or Federal agency/bureau or Tribal Government</div> </div> </div>	

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>2</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling  
DOMESTIC/Single Dwelling  
DOMESTIC/Secondary Structure

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling  
DOMESTIC/Secondary Structures

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Modernistic

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

St. Ann's Home for the Aged (St. Ann's) is located at 3825 NW 19<sup>th</sup> Street, nearly four miles northwest of downtown Oklahoma City, Oklahoma County, Oklahoma. Opened in 1950, the two-story Modernistic building features a modified Kirkbride Plan, a batwing shape comprised of five wings radiating out from a central core; the central core has a basement level. The brick building has a concrete structure, stone details, and a flat roof behind a short parapet. Additions to the building occurred in circa 1965 and 1997. Formerly open second story porches were enclosed in circa 1965. In 1997, the two south wings were widened and a portico installed at the front entrance. The 1997 additions enabled the building to transform from dormitory-style housing to apartments. The building occupies the center of its five-acre site on the north side of NW 19<sup>th</sup> Street. A paved drive, dating to 1950, circles around the north side of the building from the street and connects to parking lots in front of the building added in 1997. To the northwest of the building is a one-story brick Maintenance Worker's Dwelling (contributing building) with flat roof, dating to 1950. To the east of St. Ann's is Villa Isenbart, a two-story brick apartment building constructed in 1997 (non-contributing building). A circa 2005 covered patio sits to the northeast of the Maintenance Worker's House (non-contributing structure). St. Ann's retains historic integrity to communicate

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its local significance under Criterion A for its association with the social history of senior housing in Oklahoma City.

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## Narrative Description

### Setting and Site

St. Ann's Home for the Aged (St. Ann's Home) at 3825 NW 19<sup>th</sup> Street is located within a post-World War II neighborhood approximately four miles northwest of downtown Oklahoma City (*Figure 1*). One-story Minimal Traditional tract houses surround the five-acre St. Ann's property on the north, west, and south. To the east is St. Patrick's Catholic Church (1962) and School (1950).<sup>1</sup> To the south of the St. Ann's property, NW 19<sup>th</sup> Street runs east-west and features a wide landscaped median (*Figures 2 through 5*).

The five acres on which St. Ann's Home sits was undeveloped at the time of its construction. The site boundaries remain intact from this time (*Figures 2 & 4*). A chain link fence defines the west, north, and east boundaries. The west and north boundaries abut the backyards of adjacent single-family dwellings, while the east boundary abuts a driveway used by St. Patrick's Catholic Church.

The St. Ann's Home building (contributing) is centered within the site and set back approximately one hundred feet from the street. The 1950 Maintenance Worker Dwelling (contributing building) sits to the northwest of the main building across the circle driveway. To the northeast of this dwelling is a small concrete patio installed in circa 2005 (non-contributing structure). A contemporary wooden pergola (installed in circa 2012) shelters part of the patio (visible in *Photo 23*). The two-story brick Villa Isenbart (non-contributing), an associated apartment building constructed in 1997, parallels the east property line. Additional site elements include a small concrete slab with metal clothesline, dating to 1950, to the north of St. Ann's Home, a chain link enclosure (circa 2010) for off-leash dogs to the east of the clothesline, and two wood-fenced trash enclosures on either side of the main building (1997).<sup>2</sup>

Vehicular circulation on the site includes the 1950 asphalt driveway that encircles the building, connecting to NW 19<sup>th</sup> Street at the east and west sides of St. Ann's. In 1997, a third driveway

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<sup>1</sup> The church's website states the building was dedicated in September 1962; the 1955 update to the 1932 Sanborn, Vol. 5 sheet 603, states the school was constructed in 1950.

<sup>2</sup> The 1954 aerial image shows the clothesline; aerials from between 1995 and 2002 indicate the trash enclosures were installed when the building was renovated in 1997, and aerials from 2008 and 2010 indicate the dog area was in place by April 2010.

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entrance from the street was built centered on the building and leading to a circular drop-off at the building entrance. To the east and west of this center drive are parking lots, built in 1997. The 1950 driveway also connects to these driveways. Additional parking occurs at the east side of St. Ann's along the east and west edges of the 1950 driveway. A smaller paved circle drop-off for Villa Isenbart interrupts the east side parking.

Pedestrian circulation at St. Ann's is minimal. Concrete sidewalks line the south edge of the property within the right-of-way of NW 19<sup>th</sup> Street. Additional concrete sidewalks line the north edge of the south parking lot and perimeter of the circular drop-off. Sidewalks also extend along the outside edges of the east parking areas and connect to St. Ann's and Villa Isenbart respectively. A concrete sidewalk to the west of St. Ann's extends north from the parking lot and turns to the northeast to parallel the southwest wing of the building. This sidewalk connects to the chapel wing, and a perpendicular walk extends northwest towards the maintenance worker's dwelling.

Landscaping on site is also minimal. Lawn covers most of the property. Volunteer trees and undergrowth line the fences along the west, north, and east boundaries. Mature trees occur sporadically along the north portion of the property. Ornamental trees and shrubs grow along the primary south elevations of St. Ann's Home and mark the driveway entrances (*Photos 1, 5, 6, & 8*). Additional trees occupy the areas between the wings on the north side of the building (*Photo 3*). Within the open lawn area to the west of St. Ann's are small resident garden plots (*Photo 2*).

### **St. Ann's Home for the Aged (Contributing Building, 1950)**

#### **Exterior**

St. Ann's Home for the Aged is a modified Kirkbride Plan, a design popularized in the early nineteenth century for use in hospitals. The design consists of a sprawling batwing shape with wings extending from a central core to maximize daylight and fresh air within patient or resident rooms. At St. Ann's five wings radiate from a central core, creating a quasi-star-shaped plan. The two-story building has a flat roof with parapet, a concrete superstructure and foundation, and a brick exterior and stone detailing. A basement is under the central core.

Although dominated by its plan design, the building exhibits Modernistic and Classical stylistic influences.<sup>3</sup> Modernistic features include stone banding around the window bays and parapet that

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<sup>3</sup> According to McAlester, Modernistic incorporates both Art Deco and Art Moderne subtypes, which are both present in this building. Virginia Savage McAlester, *A Field Guide to American Houses*, revised ed. (New York: Alfred A. Knopf, 2019), 580-582.

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accentuate the building's horizontality, geometric stone details at the primary entrance and central chimney, and stone surrounds at secondary entry bays on the south wings. Classical references include simplified pilasters dividing window bays and arched window bays on the Chapel wing. Decorative bronze scuppers and downspouts drain the flat roof on the historic portions of the building (*Figure 6*).

### *Exterior Alterations*

The majority of the exterior dates to the original 1950 construction; although, exterior alterations that occurred in circa 1965 and 1997 are discernible by material differences. When constructed, the southwest, southeast, and northeast wings had one-story end bays with upper-story patios. In circa 1965, these patios became sunrooms, enclosed with brick of a more orange hue than the 1950 brick.<sup>4</sup> The original stone parapet coping was reused along the new second story walls. In 1997, the building underwent an extensive rehabilitation to transform from dormitory-style housing into private apartments. This necessitated the construction of additions on most wings of the building, as well as a covered portico at the main entrance. The two south wings were widened to the north, almost doubling their footprints (*Figures 7 through 11*). The north-facing exterior walls of these additions have vinyl lap siding, while brick covers the public-facing south elevations. Brick egress stair towers were also built onto these two wings and the northeast wing. The 1997 tapestry brick has a harder finish and incorporates colors from both the 1950 and circa 1965 additions. Cast stone coping lines the parapet walls of the 1997 additions.

The 1997 alterations also included the replacement of all original windows and exterior doors, as well as some infilling of historic masonry openings within the north wing. Hung sashes with simulated divided lites replaced casement windows with horizontal muntins (*Figure 12*). Generally, twelve-over-twelve hung sash units fill the first story masonry openings while eight-over-eight units fill the second story openings. Glass block replaced smaller one-over-one bathroom windows.<sup>5</sup> All replacement windows fill historic masonry openings, and unless otherwise noted all historic masonry openings have stone sills. Upper story masonry openings are slightly shorter than the first story openings.

### South (Primary) Façade of the Central Core

The building faces south toward NW 19<sup>th</sup> Street (*Photos 1, 5, 6, & 8*). Three distinct wall planes comprise the symmetrical south façade. The center plane features the main entrance. Three bays

<sup>4</sup> Historic aerials from 1964 and 1969 indicate these alterations occurred between those years. Undated plans from the first installation of air conditioning show these upper sunrooms in place. The date of the air conditioning is so far unknown.

<sup>5</sup> The historic casement windows matched those currently seen on the Maintenance Worker's House.

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organize this wall. Brick pilasters with decorative stone capitals extend above the adjacent parapet walls; decorative stone adorns the cornice level, and a stone cross finial rises from the center of the parapet (*Photo 7*). A one-story brick airlock, constructed in 1997, covers the first story of the 1950 building. A glazed door with sidelights pierces the center of the airlock wall; sash windows pierce the center of the east and west walls of this airlock and cast stone coping covers the parapet walls. A pair of windows pierces the second story wall above the entrance. The east and west bays of this wall mirror each other. Each contains a pair of windows separated by a brick pilaster with simple stone capital and base; stone bands line the heads of the upper windows and the outer edges of the end windows of both stories.

The one-story portico, also built in 1997, projects south from the airlock and connects to a brick wall within the median of the circle drive. A stone surround accentuates the central portal within this wall; a cast stone name plate reading "Trinity Gardens" decorates the lintel of the surround (*Photo 6*).<sup>6</sup> Cast stone decorative elements adorn the upper wall and portico roof. These decorative ornaments refer to the historic elements on the original building.

### Southeast and Southwest Wings

The two south building wings extend southeast and southwest from the Central Core, flanking the main entrance (*Photos 1 & 5*). The two wings have identical decorative treatments with subtle differences in fenestration pattern. On the primary inward-facing elevations, facing southwest and southeast respectively, rectangular stone bands organize two rows of vertically aligned, regularly spaced windows. Two-story brick pilasters with simple stone capitals and bases separate each of the twenty-one window bays. The fenestration pattern within this banded area generally follows an A, B, C, C, C, C, B, C, C, etc. arrangement from south to north, where A is a paired double-hung window unit found only at the southernmost bays, B is a smaller glass block unit, and C is a single double-sash window unit. At ground level, a series of brick half walls (installed circa 1997) enclose air conditioning units (*Photos 6 & 8*).

The southernmost portions of both wings feature former one-story sunrooms that received upper story additions in circa 1965 (*Photo 1*). These end pavilions are approximately one foot shorter than the rest of the wings and are inset approximately the same distance from the adjacent walls. At the first story of the outward-facing walls, former secondary entrances became windows in 1997. The historic decorative stone surrounds remain (visible in *Photo 5*). At the Southeast Wing, paired windows flank the centered stone surround, and four single windows pierce the upper wall.

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<sup>6</sup> The stone surround may have been repurposed from the 1950 primary entrance, as the stone matches the historic decorative elements used on the building. See also Figure 5.



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The Southwest Wing mirrors this arrangement, with the following exception. A two-story brick stair tower projects from the west side of the wall, covering the westernmost windows. A metal door pierces the north end of the first story of this tower's southeast-facing wall, and a pair of fixed windows pierces the center of the southwest-facing wall. No openings pierce the northwest-facing wall of the stair tower.

The north elevations of the Southeast and Southwest wings are also similar and date to 1997 (*Photos 2 through 4*). Pairs of vertically aligned windows pierce each story within a vinyl lap siding wall. Brick wraps the south (outer) corners. The brick continues along the outward-facing walls and intersects with the stair towers on the ends of each wing. At the Southeast Wing, a brick stair tower nestles within the junction of the northeast and southeast elevations; a single door pierces the first floor southeast-facing wall of this tower and a paired fixed window unit pierces the center of the northeast-facing wall.

### Chapel Wing

The Chapel Wing extends to the northeast from the Central Core between the Southwest and North wings (visible in *Photos 2 & 3*). As the name suggests, this two-story wing contains the building's historic chapel. This is the shortest (lengthwise) of the building's five wings. The north end of the wing is inset and flanked to each side by a one-story cubic mass. Each one-story mass features a single window centered in the northwest elevation and a centered masonry opening on the outward facing elevations featuring a window on the northeast mass and a door on the southwest mass. The northwest elevation of the main portion of the Chapel Wing has no openings.

The southwest and northeast elevations of the Chapel Wing each feature four evenly spaced two-story, multi-light windows with arched stone surrounds (*Photo 9*). The three southernmost windows on the southwest elevation were infilled with CMU in 1997 upon construction of the north addition on the Southwest Wing (*Figure 13*).

### North Wing

The North Wing extends due north from the Central Core. Six windows pierce the east elevation at each story (*Photos 3*). The center windows are smaller units, formerly lighting a bathroom on each story. When constructed in 1950, seven regularly spaced, vertically aligned windows pierced the west elevation, and three bays organized the north elevation (*Photo 10; Figure 8*). During the 1997 renovations, the north three bays of the west elevation and the west bay of the north elevation were infilled with brick and the sills removed. The center bay on the first story of the north elevation formerly contained an egress door. Today, the concrete steps remain, and a window fills

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the masonry opening. A brick chimney with a decorative stone capital rises from the roof along the west elevation.

Narrow north-facing walls of the Central Core flank the North Wing (*Photos 9 & 10*). The wall between the Chapel and North wings features a single window at the first story and none in the second story. A set of concrete steps at ground level leads down to a door into the basement under the Central Core. The wall between the North Wing and the Northeast Wing contains a single window at each story.

### Northeast Wing

This wing extends northeast from the Central Core and between the North and Southeast wings (visible in *Photos 3, 4 & 10*). Similar to the Southeast and Southwest wings, the northernmost portion of the wing features a former one-story portion that received an upper story addition in circa 1965. On both the southeast and northwest elevations of this part of the wing, a double sash window unit pierces the north end of the wall at the first story, and a single window pierces the center of the upper wall. The northeast elevation features a single window centered at the first story; three windows pierced the upper façade, but the easternmost window was infilled with brick in 1997.

The northwest elevation of the wing features a series of variously sized, vertically aligned windows at both stories (*Photo 10*). The wall at the junction between the main block of the wing and the former one-story portion to the north was partially rebuilt in 1997.<sup>7</sup>

Additions in 1997 obscure portions of the 1950 southeast elevation of the wing (*Photo 4*). The north addition on the Southeast Wing covers the south half of the wall, and a brick stair tower was added near the north end of the wall. The visible portion of the 1950 wing features decorative elements seen on the primary facades of the building. Two-story brick pilasters with stone capitals and bases separate four window bays between the Southeast Wing and the stair tower. At the stair tower, a single pedestrian door pierces the south end of the southeast elevation, and a pair of fixed windows pierces the center of the northeast elevation.

### **Interior**

The interior arrangement of St. Ann's Home for the Aged follows the form of the building (*Figures 7 through 10*). Historically, both stories of the Southwest, Southeast, and North wings and the

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<sup>7</sup> Based on the brick used. The 1950 plans show an exterior door where today a bathroom is located.

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second story of the Northeast Wing housed dormitory-style rooms flanking double-loaded corridors (*Figure 14*). Residents shared bathrooms along each corridor. The Chapel Wing historically contained the chapel, a two-story volume (*Figure 15*). The first floor of the Northeast Wing functioned as a communal dining room with a kitchen at the northeast end (*Figure 16*). Public gathering spaces occupied the Central Core, around which each wing radiates (*Figure 17*). Vertical circulation consisted of a switchback stair at the southwest corner of the Central Core, a similar stair near the north end of the Southeast Wing, and an elevator off center from the Central Core. Historic images indicate finishes were simple: plaster walls and ceilings, wood trim, and asbestos floor tiles.

In 1997, the interior of the building underwent extensive rehabilitation to transition the facility from a privately funded rest home to HUD-financed affordable senior housing (*Figures 9, 11, & 18*). Today, the historic interior spatial relationships remain largely intact. Living spaces occupy every wing except the Chapel, and the Central Core continues to function as gathering space and the primary circulation core (*Photos 11, 12, 16, & 17*). The Chapel Wing today functions as the primary gathering space for the facility (*Photos 13 & 14, Figure 19*). Individual apartments replaced dormitories and shared bathrooms, and apartments replaced the communal dining room and kitchen on the first story of the Northwest Wing. Additions to the Southwest and Southeast wings allowed for those wings to remain double-loaded (*Photos 18 through 20*) while the North and Northeast wings became single loaded to accommodate the larger living spaces (*Photos 19 & 20*). The elevator and southwest stair were retained and supplemented with stair towers on the Southwest, Southeast, and Northeast wings.

The alterations required the removal of most interior materials to abate lead paint and asbestos. Gypsum board replaced plaster walls; lay-in acoustical grids replaced plaster ceilings within public spaces.<sup>8</sup> Gypsum board also replaced plaster ceilings within apartments; carpeting covers the concrete floors throughout the building except in the first-floor lobby where LVP is installed. Wood baseboard lines perimeter walls throughout the building.

The Chapel received the fewest number of changes. In contrast to the simple finishes within the building, the Chapel featured terrazzo floors, marble wainscoting, and plaster walls all of which remain intact (*Photos 13 & 14*). New windows installed in the historic openings replaced clear glass rather than stained glass windows. Inset gypsum board panels fill the three south windows along the southwest wall, continuing to indicate where the historic openings existed. The faux box

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<sup>8</sup> A note on the undated mechanical plans on file with Catholic Charities indicates lay-in ceilings were installed when air conditioning was first installed.

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beam and plaster ceiling were removed in 1997 due to damage and replaced with a lay-in acoustical grid at approximately the same height as the historic ceiling, allowing the space to remain a two-story volume. Other remnants recalling its historic function include the raised altar with kneeling screen, inset plaster niches between window bays, shaped proscenium opening, and marble panels on the proscenium sidewalls. The one-story sacristies on either side of the altar today function as storage (northeast) and kitchenette (southwest).

The basement under the Central Core remains unchanged. The southwest stair provides access down to the unfinished basement, housing mechanical equipment. The building's concrete structure remains exposed (*Photo 21*).

### **Maintenance Worker's Dwelling (Contributing Building, 1950)**

The initial development of St. Ann's Home for the Aged included the construction of a dwelling for the head maintenance worker. This one-story brick building has a pinwheel plan created by a T-shaped residence on the west and a T-shaped garage on the east; as a result, two staggered wall planes make up each elevation. Like St. Ann's Home, the brick building has a flat roof behind a short stone parapet.

The primary elevation faces south (*Photo 22*). The façade is five bays wide. From the west, Bay 1 is blank. In Bay 2, a historic steel casement window pierces the center of the west wall. A historic wooden door pierces the wall to its east (Bay 3). The eastern two bays (4 & 5) organize the south façade of the garage. Each bay has a historic wood garage door. Two bays organize the west elevation (*Photo 23*). Each features a historic steel casement window centered within each wall plane. Three bays organize the north elevation (*Photo 24*). The east bay is blank (Bay 1). Bay 2 is a single small masonry opening at the west end of the east wall plane. Bay 3 features a centered masonry opening. Plywood covers both masonry openings on this elevation. Vegetation obscures most of the east elevation (*Figure 21*). The south wall plane appears to feature no openings. A single bay organizes the north wall plane, featuring a historic wood garage door.

The south entrance door leads into the square living room (*Photo 25*). A cased, arched opening within the west wall leads into a small kitchen. The bedroom occupies the northwest corner of the building with a bathroom to its east. The garage doors in the east and south elevation lead into the garage and workroom. Historic plaster walls and wood trim remain throughout. The bathroom retains pink and black wall tile. Asbestos floor tiles cover the floors of the residential areas while concrete covers the utilitarian spaces. Glued acoustical ceiling tiles cover the ceilings. The building

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conveys sufficient integrity to convey its historic association with St. Ann's Home for the Aged and is, therefore, a contributing resource to the property.

A small concrete patio installed in circa 2005 is northeast of the Maintenance Workers Dwelling (*Photo 23*). A wooden pergola partially shelters the patio. The patio is a non-contributing structure to the property due to age and the lack of an historic association with St. Ann's Home.

### **Villa Isenbart (Non-Contributing Building, 1997)**

Part of the renovations to St. Ann's Home in 1997 included the construction of a new apartment building on an open portion of the east side of the property (*refer to Figure 23 for photographs*). Villa Isenbart is a two-story brick building with a hipped roof. Narrow pavilions extend west from the north and south ends of the rectangular building, and a one-story hipped roof extension on the west elevation give the building a backwards E-shaped plan. The building is a non-contributing resource due to its age and lack of historic association with St. Ann's Home for the Aged.

The primary elevation faces west toward St. Ann's. Nineteen bays organize this elevation. The north and south bays, Bays 1 and 19, feature brick insets at both stories, imitating windows within the end pavilions. The center bays feature divided light sash windows at both stories. The one-story community room appendage covers bays 4 through 7 of the first story. The main entrance is at the west end of the one-story appendage's south wall.

The south elevation faces NW 19<sup>th</sup> Street. Six bays organize this brick elevation. Each features a divided light sash window at the first and second stories. The north elevation is a mirror of the south elevation. Vinyl lap siding covers most of this wall. Six bays also organize this elevation with windows at each story.

The east (back) elevation has a brick base and end bays, but vinyl lap siding covers most of the elevation. Nineteen bays organize this elevation. The north and south bays (Bays 1 & 19) are brick walls without openings. Bays 2 through 11 & 13 through 18 feature divided light sash windows at each story. Bay 12 features a single door at the first story and no opening in the second story; a shed roof portico with brick piers covers the door.

The interior features double-loaded corridors, running north-south on both floors. Stairs fill the end pavilions. Administrative offices and a community room fill the one-story west appendage. Public restrooms and an elevator are located on the east side of the first story corridor across the entry foyer from the community room. Apartments line the remainder of the corridors.

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## Integrity

St. Ann's Home for the Aged retains historic integrity sufficient to communicate its local significance under Criterion A in the area of Social History. Historic character-defining features of the property include the following:

- Modified Kirkbride Plan in the shape of a five-point star
- Horizontality
- Setback from NW 19<sup>th</sup> Street
- Site relationship between the building, circle drive, and Maintenance Worker's House
- Extensive use of brick on the exterior
- Stone ornamentation (e.g., coping, parapets, surrounds)
- Fenestration patterns on the primary south-facing elevations
- Concrete substructure
- Spatial relationships, including the double-loaded residential corridors and gathering spaces within the Central Core
- Chapel Wing, including its historic materials (terrazzo, marble, plaster), open volume, and altar area

The property remains within its historic location within a post-war housing development and retains its historic setback from NW 19<sup>th</sup> Street. The sprawling footprint of the St. Ann's Home building continues to dominate its immediate setting even with the construction of Villa Isenbart to the east. The historic circle drive physically and visually separates the historic St. Ann's building from Villa Isenbart, and a curb cut at NW 19<sup>th</sup> Street further emphasizes this separation. The new building defers to the historic building, using similar materials and retaining a more utilitarian appearance. The setting of St. Ann's Home is further supported by the retention of the Maintenance Worker's Dwelling and the surrounding intact post-war residential neighborhood.

The property retains integrity of design. On a macro level, the spatial relationship between St. Ann's Home, the Maintenance Worker's Dwelling, and surrounding landscape remains highly intact, and the circle drive continues to organize the property. The 1997 portico and brick airlock at the south entrance cover the first story of the historic building. The design of the portico seeks to integrate with the design of the historic building. This is done through keeping the height of the roof below the height of the historic building, its use of brick, and the application of decorative elements along the parapet that copy those on the parapet above the historic entrance. The one-story height does not disturb the historic decorative elements such as the stone banding and cross

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on the parapet. The narrowness of the portico structure allows the flanking walls of the south elevation to continue to convey integrity of design, materials, and workmanship. Besides the entry portico, additions to St. Ann's mostly occur on secondary elevations and allowed the building to continue its historic function of housing seniors by expanding the useable footprint and retaining the historic double-loaded configuration on the two most prominent (south) wings. The historic fenestration patterns are intact, especially on the south-facing elevations; this communicates the historic (former) interior spatial arrangement where smaller masonry openings corresponded to shared bathrooms between dormitory rooms. Although the type of residential units changed in 1997, the historic spatial relationships within the building remain intact, with residential wings radiating from the central core housing communal spaces at each floor. The Chapel retains its historic open, double-height volume, now functioning as the primary gathering space in the building much as the dining hall formerly did. All non-historic additions are clearly distinguishable from the historic building through the use of different materials (vinyl lap siding, cast stone) or complementary brick. Significant historic materials that remain within St. Ann's Home include its brick and stone exterior and Chapel Wing finishes (terrazzo, marble, plaster). The Maintenance Worker's Dwelling retains a high level of historic design and materials from its original construction, which helps to communicate the historic materiality of both buildings.

The property's integrity of location, setting, design, and materials support St. Ann's integrity of feeling and association as a place significant to the history of senior housing in Oklahoma City. The continuity of use, especially as a dwelling place for seniors, also supports the feeling and association.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☒ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☒ G. Less than 50 years old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

SOCIAL HISTORY

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**Period of Significance**

1950-1980

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**Significant Dates**

1950

circa 1965

1980

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Monnot, Charles Lester (C.L.), Sr. (architect)

Dennehy Construction Co. (contractor)

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

St. Ann's Home for the Aged is locally significant under Criterion A in the area of Social History with a period of significance from 1950 to 1980. Constructed in 1950 by Catholic Charities of the Archdiocese of Oklahoma City-Tulsa, St. Ann's Home met a growing need within Oklahoma City for senior housing, as no such formal home existed at the time. St. Ann's also was the first rest home in the state established by the Catholic Church.<sup>9</sup> Although a charity of the diocese, St. Ann's Home welcomed seniors of all ages and faiths who had few other options for decent housing. The facility offered dormitory-style accommodations (one- or two-bed) with shared bathrooms, a communal dining hall, gathering spaces, and a chapel. The facility also housed a small infirmary and provided basic nursing care to the residents. Prolific church architect Charles Lester (C.L.) Monnot, Sr. designed the star-shaped building to be built within an undeveloped area that was annexed by the city of Oklahoma City shortly after World War II. The sprawling design, recommended by Bishop Eugene McGuinness, maximized exposure to the exterior and minimized egress issues in case of fire. When the state enacted its first nursing home laws in 1980, St. Ann's became a licensed nursing facility with the state. Over the next few years, state regulations required major interior alterations in order for the building to remain a licensed facility, ultimately leading to the closure of the facility. The diocese opted to build a new nursing home and assisted living center rather than update the historic building.<sup>10</sup> The last residents of St. Ann's Home moved to the new facility in January 1991, and the historic building closed. The period of significance for St. Ann's Home for the Aged spans the thirty years this building functioned as a private, charitable nursing facility prior to state legislation that ultimately led to its closure. St. Ann's Home meets Criteria Consideration A because the facility was constructed and run by a religious organization; however, the facility welcomed any elderly citizen regardless of religious affiliation and filled a secular need for elderly housing within Oklahoma City. The building also meets Criteria Consideration G because approximately one third of the period of significance occurs within the last fifty years of this writing. However, the historic context within which St. Ann's Home operated included the years prior to regulations that significantly impacted the ability of the facility to continue to meet its initial mission to serve vulnerable elderly citizens. The passage of the

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<sup>9</sup> The terms Rest Home, Nursing Home/Facility, Old Folks Home, Home for the Aged were often interchangeable terms, especially before legislation that defined them. Nursing homes today are residential health care homes for people requiring constant medical attention; assisted living centers provide medical care when needed within private apartments. Retirement homes today are dwellings restricted to senior citizens without a medical component.

<sup>10</sup> The current St. Ann's Retirement Center is located in northwest Oklahoma City at 7501 W. Britton Rd.

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Oklahoma Nursing Home Care Act in 1980 clearly marked a new era of care at St. Ann's Home that ultimately led to its closure.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **The Development of Elder Care Facilities**

St. Ann's Home for the Aged opened in 1950 to fulfill a need for adequate housing for the elderly citizens of Oklahoma City. This section illuminates the broad pattern of historical elder care facilities in the United States and Oklahoma before 1950, when St. Ann's Home opened.<sup>11</sup> The privately owned and operated St. Ann's Home for the Aged fits within the time period bookended by poorhouses/farms beginning in the mid-1800s and the advent of government-funded public housing for seniors in beginning in the 1950s.

Urbanization and less reliable familial care left the elderly increasingly destitute. With few other options, many sought respite in poorhouses or poor farms.<sup>12</sup> Publicly funded through local or state taxes, poor farms were intended to provide efficient and inexpensive support to impoverished, orphaned, or mentally ill individuals with the promise of reform. However, most poorhouses offered inadequate and improper care for the elderly in unhealthy conditions. This aspect may have been somewhat intentional, to discourage dependence on government welfare.<sup>13</sup>

A US Census report published in 1905 analyzed poorhouses across the nation, noting statistics in gender, race, country of origin, and age. The report revealed that over 40 percent of all individuals in poorhouses were over the age of sixty.<sup>14</sup> By the start of 1905, sixty-two people lived in publicly funded poorhouses in four counties within Oklahoma Territory. Oklahoma County, encompassing Oklahoma City, had half the total number of poorhouse residents in the territory.<sup>15</sup> As the twentieth

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<sup>11</sup> Criterion A properties "are associated with events that have made a significant contribution to the broad patterns of our history."

<sup>12</sup> Carole Haber, *Beyond Sixty-Five: The Dilemma of Old Age in America's Past* (Cambridge: Cambridge University Press, 1983), 28-30.

<sup>13</sup> Steven Sek, *Housing the Frail Elderly: History, Contemporary Practice, and Future Options*, Master's Thesis, Ball State University (Muncie, Indiana, 2011), 17.

<sup>14</sup> US Bureau of the Census, John Koren, and William Alexander King, *Paupers in Almshouses 1904* (Washington D.C.: Government Printing Office, 1905), 23.

<sup>15</sup> Koren and King, *Paupers in Almshouses 1904*, 7, 83. Although listed directly under Oklahoma, no residents were enumerated in Indian Territory. The State of Oklahoma formed in 1907 by consolidation of Oklahoma and Indian territories.

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century progressed, new laws prohibited the mentally ill, children, and individuals with special needs from residing in poorhouses, which provided inadequate care for these individuals. However, these new laws did little to improve the situation for the elderly. During this time, society portrayed senior citizens as impoverished, with a diminished capacity for work and little authority over family or employment. Statistics showed increasing numbers of the aged with ill-health and residing in poorhouses, resulting in a growing awareness of the needs required by these members of the population.<sup>16</sup> By the 1920s, poorhouses had evolved into publicly operated nursing homes and came to be known as “infirmaries” or “hospitals.”<sup>17</sup> The care provided by these early, unregulated facilities often remained inadequate with substandard living conditions.

In contrast to poor farms, large numbers of social and welfare organizations across the United States began to provide a variety of services to disadvantaged citizens beginning in the 1850s. Many grew from ethnic, religious, or societal foundations to provide institutional housing and care for orphans, the mentally ill, and the elderly, among others. The old age homes run by such organizations were intended to be a respectable alternative to the poorhouse. Unlike modern nursing homes, however, old age homes typically provided only residential and day-to-day care rather than medical care.<sup>18</sup> For example, by 1929 in Oklahoma, the Odd Fellows ran a home in Checotah (McIntosh County), the Free Masons provided a home in Guthrie (Logan County), and United Charities of Muskogee operated a facility in that city (Muskogee County). None of the three charged an entrance fee or monthly rent, and only the home in Muskogee required residents to be at least seventy years old. Combined, the three homes comfortably housed 235 residents, a miniscule fraction of the state's total elderly population.<sup>19</sup> As orphans and the mentally ill left poorhouses, the population of these institutions changed to primarily house the elderly and disabled. The increasingly negative image of poorhouses as the only option for the elderly promoted the development of benevolent institutions, such as alternative residences for “upstanding” individuals.<sup>20</sup>

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<sup>16</sup> Haber, *Beyond Sixty-Five*, 41-43.

<sup>17</sup> Elizabeth Rosin and Kristen Ottesen, “Buchanan County [Missouri] Infirmary,” National Register nomination (2007), 10.

<sup>18</sup> Sek, *Housing the Frail Elderly*, 20.

<sup>19</sup> US Department of Labor, *Directory of Homes for the Aged in the United States*, Bureau of Labor Statistics Bulletin 505 (Washington, DC: US Government Printing Office, 1929), 56-57. The population in 1930 equaled 2.4 million people.

<sup>20</sup> Carole Haber and Brian Gratton, *Old Age and the Search for Security: An American Social History* (Bloomington: Indiana University Press, 1993), 123, 128.

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With the start of the Great Depression in the 1930s, the national attitude concluded that the government should play a greater role in elder care. Public and academic sentiment began to promote the idea of an elderly pension as an alternative to charitable institutions and poorhouses-turned-nursing-homes. President Franklin Roosevelt signed the Social Security Act in 1935, authorizing funding for the support of seniors and offering Old Age Assistance grants, or “pensions,” to states for retired workers not living in public institutions.<sup>21</sup> These cash payments allowed the elderly to reside in private dwellings rather than public or institutional housing. However, those who still could not afford to remain in a family home sought residence in private nursing homes or elderly-only boarding houses.<sup>22</sup> In 1936 the voters of Oklahoma adopted a constitutional amendment to create a state department of welfare and the state legislature adopted a Social Security Act, allowing the state to participate in the distribution of the federal Old Age Assistance funds through the newly established Department of Public Welfare.<sup>23</sup>

Boarding houses for seniors were often distinguished from nursing homes. Boarding houses, termed “old people’s homes” by the Bureau of Labor Statistics, differed from nursing homes in that their primary purpose was simply to provide shelter. Some retained a medical professional on call, but these homes did not offer medical oversight. Some were charitable organizations that required no payments from residents while others required an entry fee and subsidy from the residents; the fees often were paid by philanthropists or sponsors on behalf of the applicant. The Bureau of Labor Statistics concluded in their 1940 report, *Homes for the Aged in the United States*, that the social stigma of an “old people’s home” was greatly diminished because “a large proportion of such homes actually contain one or more guests who are financially able to maintain themselves elsewhere but prefer the care and companionship available in the home.” Over 100,000 elderly people resided in 1,428 “Old People’s Homes” in 1939. Oklahoma had three such homes able to house 280 elderly citizens in 1939. The homes in Checotah and Guthrie remained active, and a publicly owned facility also operated in Ardmore (Carter County) by this time. None of the three charged rent or restricted the age of residents.<sup>24</sup>

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<sup>21</sup> Sek, *Housing the Frail Elderly*, 24. The Old Age Assistance program started by the Act led to the current Medicaid program of long-term care.

<sup>22</sup> Sek, *Housing the Frail Elderly*, 26. Fueled by the monies from these “pensions,” for-profit private nursing homes sprang up in cities across the United States during the 1930s. Like their poorhouse counterparts, these were unlicensed and unregulated facilities. Some offered nursing care, hence the name, while others were simply rented rooms in private homes.

<sup>23</sup> Oklahoma Department of Public Welfare, *Annual Report of the Department of Public Welfare for the Fiscal Year Ending June 30, 1954*, Annual Report (Oklahoma City: Oklahoma Department of Public Welfare, 1954), 1.

<sup>24</sup> US Department of Labor, *Homes for the Aged in the United States*, Bureau of Labor Statistics Bulletin 677 (Washington, DC: US Government Printing Office, 1941), 1-2, 6, 96-97. The state-run home was for Confederate veterans only; the homes run by the fraternal orders only accepted white residents.

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The 1950s saw a greater governmental interest in housing seniors. An amendment to the Social Security Act in 1950 greatly changed the elder care system by allowing for direct government funding of nursing homes. More regulations were enacted in 1953 to set standards for nursing home facilities as new ideas emerged to consider rest homes as health-care establishments. Among other benefits to the elderly, the Medicare and Medicaid Act, also known as the Social Security Amendments of 1965 (P.L. 89-97), provided funding to qualified nursing home facilities. In Oklahoma, the State Board of Nursing Homes oversaw the licensing of administrators and classified facilities as qualified nursing homes receipt of full Medicare funding.<sup>25</sup> Accommodations and treatment offered at nursing home facilities greatly improved in the 1970s and 1980s, when reform legislation created new regulations and licensure procedures. These later regulations, including at the state level, oftentimes led to the closure of non-nursing facilities for elderly people because of the way states defined health-care facilities.<sup>26</sup> In May 1980, Oklahoma enacted its first major piece of legislation specifically related to the regulation of nursing facilities with the passage of the Nursing Home Care Act (63 O.S. §§1-1901 and 1-1944). This law provided the first state licensing of nursing home facilities.

The Federal Housing Act of 1956 was the first to recognize the elderly as a distinct subset of the low-income population in need of housing. After Oklahoma passed its public housing enabling legislation in 1965, cities like Oklahoma City began planning government-funded public housing for low-income elderly residents. The first senior public housing facility, Shartel Towers, 5415 South Shartel Avenue (extant), opened in 1969.<sup>27</sup>

### **St. Ann's Home for the Aged (Criterion A: Social History)**

St. Ann's Home for the Aged exemplifies the historical national pattern of providing housing for elderly citizens at a local level. Unlike earlier poor houses/poor farms and later senior public housing, St. Ann's Home was developed, owned, and operated by a charitable, religious organization. Catholic Charities of the Archdiocese of Oklahoma City-Tulsa opened St. Ann's Home for the Aged in 1950. This was the first purpose-built facility constructed to house a growing number of elderly citizens in Oklahoma City. The Oklahoma Department of Public Welfare reported in 1949 that the state's population was aging. In 1930, 4.1 percent of the state was over

<sup>25</sup> Kurt M. Hochenauer & Paul Scott Malone, "State Officials Fail to Enforce 'Milestone' Reform Act," *The Daily Oklahoman* (2 June 1982): 6.

<sup>26</sup> Mayo, *The American Country Club*, 193.

<sup>27</sup> Oklahoma City Housing Authority, "History," [https://www.ochanet.org/about\\_ocha/history.php](https://www.ochanet.org/about_ocha/history.php) (accessed 21 February 2022).

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sixty-five; the percentage rose to 7.1 percent in 1948.<sup>28</sup> With a 42.9 percent increase, Oklahoma County saw the greatest increase in senior population in the decade between 1940 and 1950 than any other in the state.<sup>29</sup> The Department estimated the average life expectancy of seniors in Oklahoma at seventy-nine years.<sup>30</sup> The increasing number of aging adults emphasized the paucity of adequate housing for this demographic. After the implementation of the Old Age Assistance program in the mid-1930s, private boarding houses opened to seniors in Oklahoma City.<sup>31</sup> One charitable organization, Catholic Charities of the Archdiocese of Oklahoma City-Tulsa, also provided some housing to the elderly beginning in the early 1920s. Until 1950, these were the few options available to the elderly of Oklahoma City.

Catholic Charities, a national service-oriented arm of the Catholic church, traces its roots in Oklahoma to 1912. That year the archdiocese opened St. Joseph's Orphanage at 7300 NW 39<sup>th</sup> Street in Bethany, a few miles northwest of downtown Oklahoma City. Catholic Charities officially organized in 1926 in order to better facilitate the charitable work of the diocese, which by this time had expanded into caring for elderly citizens and pregnant single women.<sup>32</sup> Although affiliated with the Catholic church, the organization served all people in need regardless of faith tradition. Catholic Charities realized its dream of a purpose-built facility for senior citizens through the construction of St. Ann's Home for the Aged in 1950.

The first efforts by Catholic Charities to provide accommodation for elderly men and women occurred in the early 1920s. Two cottages for men were constructed on the grounds of St. Joseph's Orphanage, while women were housed in the orphanage along with children. In 1926, thirteen elderly men called St. Joseph's home. Additional cottages for both men and women were added on the grounds in 1937; each cottage housed a single person.<sup>33</sup> Although this arrangement lasted

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<sup>28</sup> Using total population numbers for 1930 (2,396,040) and 1950 (2,233,351), the number of elderly people in the state equaled 98,237 and 158,568, respectively.

<sup>29</sup> Oklahoma Conference on Aging, Report of Fact Finding Committee on Population Background (June 1960): 3.

<sup>30</sup> Oklahoma Department of Public Welfare, *Thirteenth Annual Report of the Department of Public Welfare for the Fiscal Year July 1, 1948 to June 30, 1949*, Annual Report (Oklahoma City: Oklahoma Department of Public Welfare, 1949), 9. Oklahoma Department of Public Welfare, *Annual Report...1954*, 6.

<sup>31</sup> Based upon a review of select city directories between 1920 and 1950.

<sup>32</sup> "Diocesan Charities Office Has Cared for Thousands," 3 Rings in Fifty Years: 1905-1955 Golden Jubilee of the Diocese of Oklahoma City and Tulsa, souvenir publication of The Southwest Courier (1955): 97; In His Name: A Century of Service: A History of Catholic Charities of the Archdiocese of Oklahoma City, Inc., 1912-2012 (Self-published: Catholic Charities of the Archdiocese of Oklahoma, 2012), 8, 13. The Archdiocese split in 1973 into the Archdiocese of Oklahoma City and the Diocese of Tulsa.

<sup>33</sup> "Diocesan Charities Office Has Cared for Thousands," 3 Rings, 96. Several buildings remain of the orphanage; although, it is currently unknown if any of the cottages still stand. Catholic Charities sold the property in 1965.

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almost ten years, it quickly became cumbersome when illness or bad weather struck, and spatial limitations meant turning away seniors in need. To alleviate the cumbersome arrangements, Catholic Charities rented two houses in 1946 and transferred the elderly residents of St. Joseph's Orphanage.<sup>34</sup> The former Maney House at 1208 North Shartel Avenue housed the women, and its neighbor, the Day House at 1224 N Shartel housed men.<sup>35</sup> The houses on North Shartel Avenue served as temporary shelter while the diocese earnestly pursued the construction of new facility for the city's most vulnerable senior citizens.<sup>36</sup>

Bishop Eugene J. McGuinness and Monsignor James A. Garvey, director of Catholic Charities at the time, led the efforts to construct St. Ann's Home for the Aged. Bishop McGuinness personally donated \$4,500 for the initiative.<sup>37</sup> According to Msgr. Garvey, there was trend among Catholic dioceses in post-World War II America to build homes for senior citizens; he toured such examples in cities such as Chicago; Kansas City, Missouri; and Leavenworth, Kansas, to understand the possibilities for a home in Oklahoma City.<sup>38</sup> Several examples he saw were three to four stories tall, which he felt was problematic if a fire were to break out.<sup>39</sup> Soon after the return of Msgr. Garvey from his exploratory tours, the diocese purchased property in a newly annexed portion of western Oklahoma City.<sup>40</sup>

The diocese also hired local architect Charles Lester (C.L.) Monnot, Sr. (1886-1962) to design the facility. Monnot had little professional architectural education but was a graduate of the Art Institute in St. Louis. He began his own professional practice in 1926 and carried licenses in both Oklahoma and Texas. A devout Catholic, Monnot primarily designed churches and other religious buildings for the Catholic Church throughout the southwestern United States. In Oklahoma City, Monnot designed the Cathedral of Our Lady of Perpetual Help, Corpus Christi Church, St. Francis of Assisi, Little Flower Church and Convent, and the Villa Teresa School.<sup>41</sup> For his service to the

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<sup>34</sup> "Home for Old Folks Needs God's Help," *The Oklahoman* (27 March 1949): 87; *In His Name: A Century of Service*, 25.

<sup>35</sup> The Maney and Day houses are contributing resources in the Maney Historic District, listed in 1979 (NRIS #79002008) for its local architectural significance.

<sup>36</sup> *In His Name: A Century of Service*, 25.

<sup>37</sup> "Home for Old Folks Needs God's Help," 87; *In His Name: A Century of Service*, 25.

<sup>38</sup> "Home for Old Folks Needs God's Help," 87; Msgr. James Garvey, "Catholic Charities" column, *Southwest Courier* (n.d., 1948): n.p. Clipping housed with Catholic Charities archives.

<sup>39</sup> "Home for Old Folks Needs God's Help," 87.

<sup>40</sup> Based on city limits in 1948 and 1955 Sanborn maps, as well as the age of the housing stock in the neighborhood.

<sup>41</sup> Villa Teresa School is listed as a contributing resource to the Villa Teresa Historic District, listed 17 September 2020 (NRIS #SG100005559)



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church, Pope Pius XII declared him an ecclesiastical. His son, C.L., Jr., took over the firm in 1955, around the time when the need for new ecclesiastical architecture began to wane. Monnot's design of St. Ann's Home came toward the end of his career.<sup>42</sup>

By May 1948, Monnot had completed the initial plans and renderings for the new facility (*Figure 22*).<sup>43</sup> Msgr. Garvey credited Bishop McGuinness with the star-shaped design; although, the sprawling form no doubt was influenced by the tour undertaken by Msgr. Garvey. The large, vacant acreage on which the facility was to be built allowed ample space for a shorter, wider design. The star-shaped plan is reminiscent of the Kirkbride Plan developed by Philadelphia psychiatrist Thomas Kirkbride in the mid-nineteenth century. The sprawling footprint, often called "batwing plans," included a central core from which narrow wings extended. The object of the design was to maximize the natural light and fresh air that reached each room. The star-shaped design of St. Ann's Home fit the site better than a true batwing shape, but it achieved the goal of maximizing natural light and air to the interior. The design also allowed all sections of the building to be easily accessible to the exterior in case of fire.<sup>44</sup>

When St. Ann's Home for the Aged opened June 14, 1950, it was the first home for seniors built by the Catholic church in Oklahoma.<sup>45</sup> The two-story brick facility had eighty-two beds available in its dormitory-rooms; rooms varied in size to accommodate one or two beds. The building also contained an infirmary, a chapel, sun parlors, and communal gathering spaces, including a dining hall. Seven Carmelite Sisters of St. Joseph staffed the facility.

In a March 1949 interview with *The Oklahoman*, Msgr. Garvey explained some of the guiding principles of the rest home. St. Ann's Home was for senior citizens, but there was no age requirement for admittance, "Some people get old quicker than others. Some people are old at 60. Others are still young at 80." Residents were not required to pay an entrance fee or monthly rent. If a resident wanted to pay—and had some means to do so—they were welcome to pay what they wanted. Pensioners, that is those receiving Old Age Assistance, were also welcome. The facility accommodated singles or couples. Residents were not required or expected to be Catholics;

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<sup>42</sup> Mary Jo Nelson, "City Architect's Cathedral Saluted Historic Church a Monument to Designer's Talent, Caring," *NewsOK online* (10 May 1992); Monnot, CL Roster, AIA Directory (18 May 1946).

<sup>43</sup> Msgr. James Garvey, "Catholic Charities" column, *Southwest Courier* (1 May 1948): n.p. Clipping housed with Catholic Charities archives.

<sup>44</sup> "Home for Old Folks Needs God's Help," 87. It is currently unknown if there are any true Kirkbride plans in Oklahoma City or if Monnot's design was adopted by other architects in Oklahoma City.

<sup>45</sup> Msgr. James Garvey, "Catholic Charities" column, *Southwest Courier* (n.d., 1948): n.p. Clipping housed with Catholic Charities archives.

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although, a daily mass would be said for those wishing to participate. Finally, St. Ann's Home welcomed all medical conditions except for those with severe mental disability.<sup>46</sup> Msgr. Garvey passed away in December 1949, six months before the building welcomed its first residents.

The opening of St. Ann's Home alleviated some of the continued growing need for adequate senior housing in Oklahoma City. In 1952, for instance, residents of Oklahoma over sixty-five years of age represented 9 percent of the population.<sup>47</sup> In 1957, the percentage equaled 10.7 percent.<sup>48</sup> The 1949 Oklahoma City Directory listed one elder home, Nettie Read Rest Home, 2345 NW 40<sup>th</sup> Street (not extant). By 1952, St. Ann's was one of at least two facilities that housed elderly residents, the other being Bryant's Old Folks Home at 503 Missouri Avenue (not extant); the same was true in 1955, according to city directories.<sup>49</sup> Residents of St. Ann's Home enjoyed social events such as dancing and holiday parties (*Figure 17*), and with a medical facility on site, they received medical care when needed. The building remained relatively unchanged through the following three decades, the one exception being the enclosing of the sun porches in circa 1965. The rooms also remained near capacity throughout this time.

In May 1980, Oklahoma passed its first act specifically regulating and licensing nursing homes in the state. Regulations associated with this act required registered nursing homes throughout the state to update their facilities.<sup>50</sup> St. Ann's became a recipient of Medicare funding as early as 1966, indicating this classification by the Oklahoma State Board of Nursing. As one of 373 licensed nursing homes operating in Oklahoma by this time, St. Ann's was ultimately required to comply with the new state law.<sup>51</sup>

In the wake of the new law, Catholic Charities desired to expand their nursing care and looked at the feasibility of either renovating the existing St. Ann's Home or constructing a new building. To bring the building into compliance, recommendations for St. Ann's included widening doorways, and more critically, hallways. When constructed, the corridors in the residential wings measured five feet wide, aligning with the concrete structural grid. The new requirements called for corridors

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<sup>46</sup> "Home for Old Folks Needs God's Help," *The Oklahoman* (27 March 1949): 87.

<sup>47</sup> Oklahoma Department of Public Welfare, *Annual Report...1954*, 6. This is roughly equivalent to 210,000 people.

<sup>48</sup> Oklahoma Conference on Aging, Report of Fact Finding Committee..., 3.

<sup>49</sup> A survey of the 1959 directory for Oklahoma City directory listed 35 nursing homes, 13 rest homes, and 7 homes/asylums (most for orphans. Although in operation, St. Ann's is not listed in any of these categories.

<sup>50</sup> Hochenauer & Malone, "State Officials Fail to Enforce 'Milestone' Reform Act," 1; D. McAuliffe Senner, "Villa Isenbart and Trinity Place Officially Open Today," 1997 clipping in Trinity Gardens scrapbook; In His Name: A Century of Service, 47.

<sup>51</sup> Hochenauer & Malone, "State Officials Fail to Enforce 'Milestone' Reform Act," 1

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to be eight feet wide. The cost to renovate versus build new were too high, so they opted to build new. The eighty residents of St. Ann's Home remained at the NW 19<sup>th</sup> Street location until the new facility in northwest Oklahoma City opened in January 1991.<sup>52</sup>

## Conclusion

When St. Ann's Home closed in 1991, the building sat vacant, awaiting a new use. Catholic Charities opted to reopen the building as low-income senior housing. The conversion from nursing home to apartments required a variety of alterations, including additions to the south wings. A new residential building was also constructed on the open land to the east of St. Ann's Home. Villa Isenbart is named for Monsignor A.A. Isenbart who replaced Msgr. Garvey. Both apartment buildings opened in 1997 and continue to be operate as senior apartments.

St. Ann's Home for the Aged is locally significant under Criterion A for its association with the historic pattern of housing seniors, especially by charitable organizations. Opened in 1950 by Catholic Charities of the Archdiocese of Oklahoma City-Tulsa, St. Ann's Home filled a need for such dwelling space, becoming the first such facility in Oklahoma City, and the first opened by the Catholic church in Oklahoma. Upon opening in 1950, the property served primarily as communal housing for elderly residents with minimal nursing functions. St. Ann's mission evolved throughout the mid-twentieth century, first with Medicare and Medicaid and ultimately upon passage of the Oklahoma Nursing Home Care Act of 1980, which required compliance to new regulations. After 1980, Catholic Charities opted to construct a new facility and relocated its eighty residents to a new St. Ann's Nursing Home in 1991. Although the building continued housing elderly residents until 1991, the period of significance begins in 1950 with the opening of the housing facility and ends in 1980 with the passage of the Oklahoma Nursing Home Care Act that resulted in the eventual closing of the facility. Because eight of those years occur within fifty years of this writing, Criteria Consideration G applies; however, the historic context under which this building gained significance extended into those years as the facility helped to shelter elderly residents within Oklahoma City. Additionally, because the building was constructed, owned, and operated by a religious organization, Criteria Consideration A applies; although, the significance of the building rests solely in its secular history rather than in its religious affiliation.

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<sup>52</sup> D. McAuliffe Senner, "Villa Isenbart and Trinity Place Officially Open Today," 1997 clipping in Trinity Gardens scrapbook; *In His Name: A Century of Service*, 47.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**Previous documentation on file (NPS):**

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☒ Other

Name of repository: Catholic Charities of Oklahoma City

**Historic Resources Survey Number (if assigned):** N/A

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## 10. Geographical Data

**Acreage of Property** 5.25 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 35.490233 | Longitude: -97.587718 |
| 2. Latitude: 35.490233 | Longitude: -97.585510 |
| 3. Latitude: 35.489302 | Longitude: -97.585510 |
| 4. Latitude: 35.489302 | Longitude: -97.587718 |

### Verbal Boundary Description (Describe the boundaries of the property.)

The rectangular property occupies just over five acres on the north side of NW 19<sup>th</sup> Street. Chain link fences demarcate the east, west, and north boundaries while the right-of-way of NW 19<sup>th</sup> Street creates the south boundary.

The nominated property includes two separate unplatted irregular parcels within the NE quarter of Section 26, Township 12 North, Range 4 West. The 3.56 acres containing the St. Ann's Rest Home is described by the county assessor as: BEG 1119.85FT S & 867.95FT W OF NE/C NE4 TH S147.6FT SE57.28FT S157FT W469.35FT N344.65FT E428.95FT TO BEG. The county assessor describes the east portion of the property hosting the Villa Isenbart as BEG 1119.85FT S & 632.95FT W OF NE/C NE4 TH S344.65FT W194.50FT N157FT W57.28FT N147.50FT E235FT TO BEG.

### Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary represents the area historically associated with St. Ann's Home for the Aged.

## 11. Form Prepared By

name/title: Amanda K. Loughlin/National Register Manager

organization: Rosin Preservation, LLC

street & number: 1712 Holmes St.

city or town: Kansas City state: MO zip code: 64108

e-mail amanda@rosinpreservation.com

telephone: 816-472-4950

date: 9 October 2020, rev. February 2022

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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## Photographs

### Photo Log

Name of Property: **St. Ann's Home for the Aged**

City or Vicinity: **Oklahoma City**

County: **Oklahoma**

State: **Oklahoma**

Photographer: **Brad Finch, f-stop Photography**

Date Photographed: **January 2022**

Description of Photograph(s) and number, include description of view indicating direction of camera: See attached photo plans 1 through 5.

- 01 of 25. South elevation, looking north
- 02 of 25. View east of nominated property, showing St. Ann's at right, and the former maintenance worker's house at left
- 03 of 25. View south of the southwest wing, chapel wing, and north wing.
- 04 of 25. View southwest of the north elevation of the southeast wing and the east elevation of the northeast wing.
- 05 of 25. View northwest at the south elevation of St. Ann's.
- 06 of 25. View of circle drive at main entrance, showing the south elevations of the southwest and southeast wings.
- 07 of 25. Detail of the historic stone parapet above the south (main) entry.
- 08 of 25. View west-southwest of the south elevation of the southwest wing.
- 09 of 25. Northeast elevation of the Chapel Wing.
- 10 of 25. Northwest elevation of the northeast wing and the north elevation of the north wing.
- 11 of 25. First floor, main lobby, view southwest.
- 12 of 25. First floor, main lobby at center of floor, view east.
- 13 of 25. First floor, Chapel, view northwest from entrance.
- 14 of 25. First floor, Chapel, view southeast from altar.
- 15 of 25. First floor, Chapel, historic doors
- 16 of 25. Second floor, center lobby, view southwest
- 17 of 25. Second floor, center lobby, view east
- 18 of 25. First floor, residents' corridor within southwest wing, view southwest
- 19 of 25. First floor, view east at residents' corridors in northeast and southeast wings
- 20 of 25. Second floor, view east at residents' corridors in northeast and southeast wings
- 21 of 25. Basement, view south
- 22 of 25. Maintenance Worker's House, south elevation, looking north
- 23 of 25. Maintenance Worker's House, west elevation, east north
- 24 of 25. Maintenance Worker's House, north elevation, looking south
- 25 of 25. Maintenance Worker's House, living room, looking south-southwest

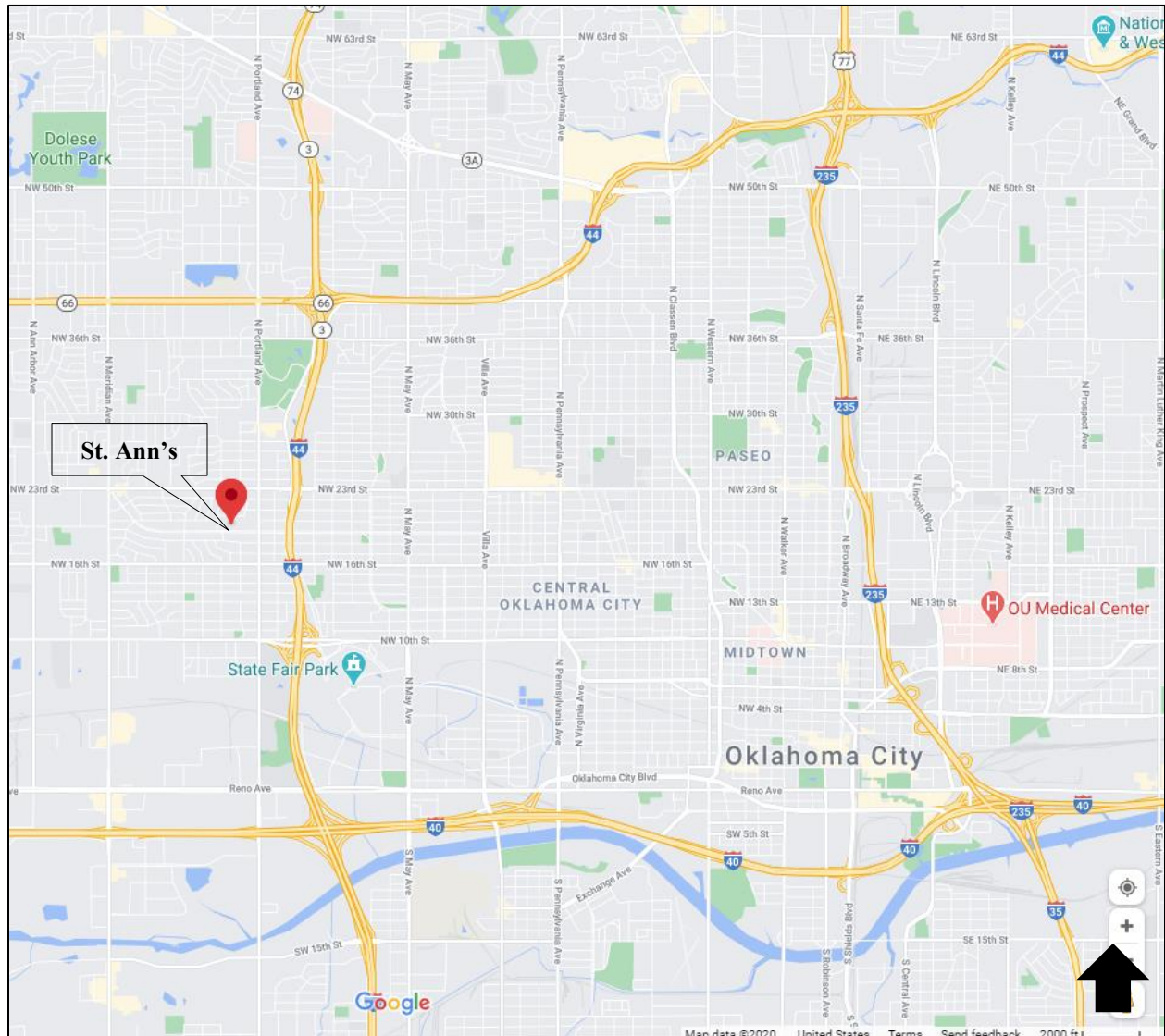
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figure 1.** Contextual map of St. Ann's within Oklahoma City. Source: Google, 2020.





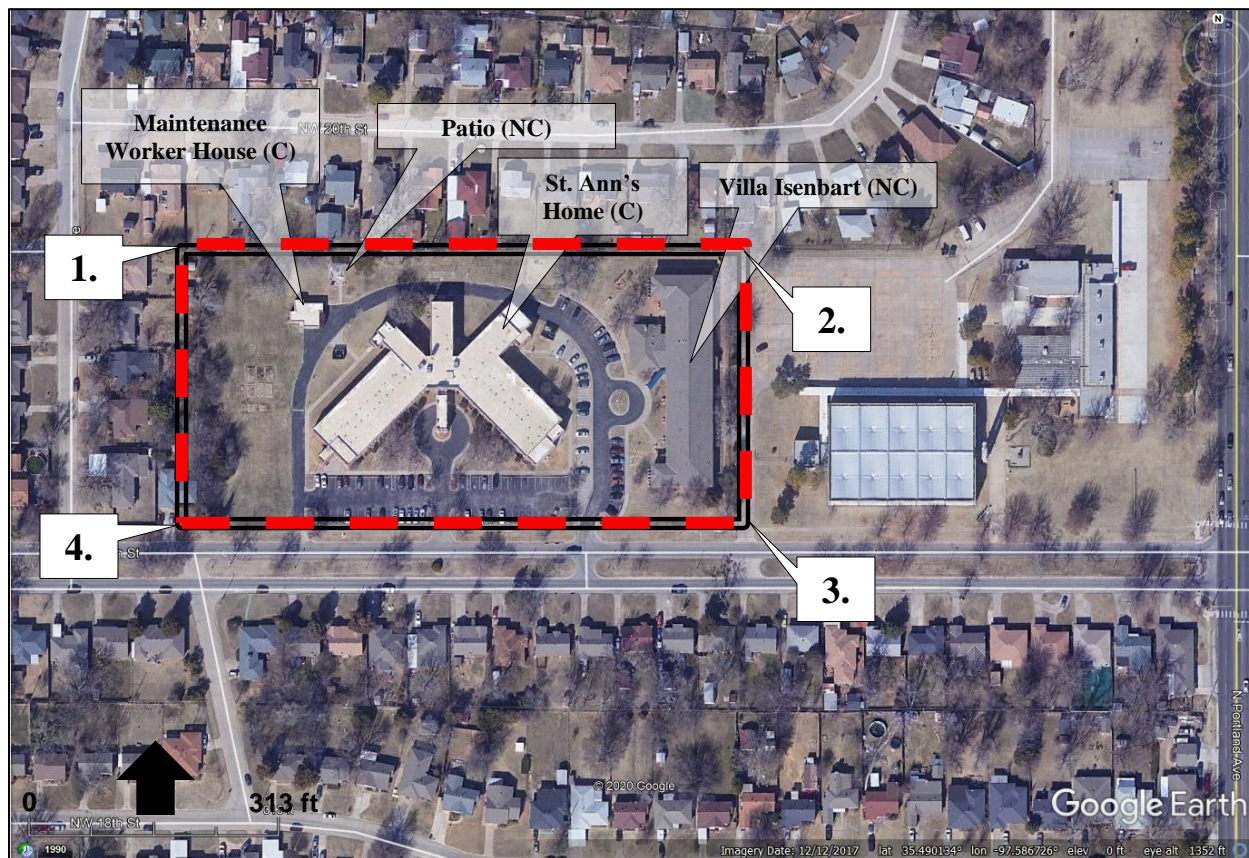
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**Figure 2.** Site plan and boundary map. Boundary denoted by dashed line. Source: Base map from Google Earth, December 2017.



Latitude/Longitude Coordinates

Datum: WGS84

1.	Latitude: 35.490233	Longitude: -97.587718
2.	Latitude: 35.490233	Longitude: -97.585510
3.	Latitude: 35.489302	Longitude: -97.585510
4.	Latitude: 35.489302	Longitude: -97.587718

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**Figure 3.** View looking east along NW 19<sup>th</sup> Street directly south of entrance into St. Ann's.  
Source: Loughlin, 2020.

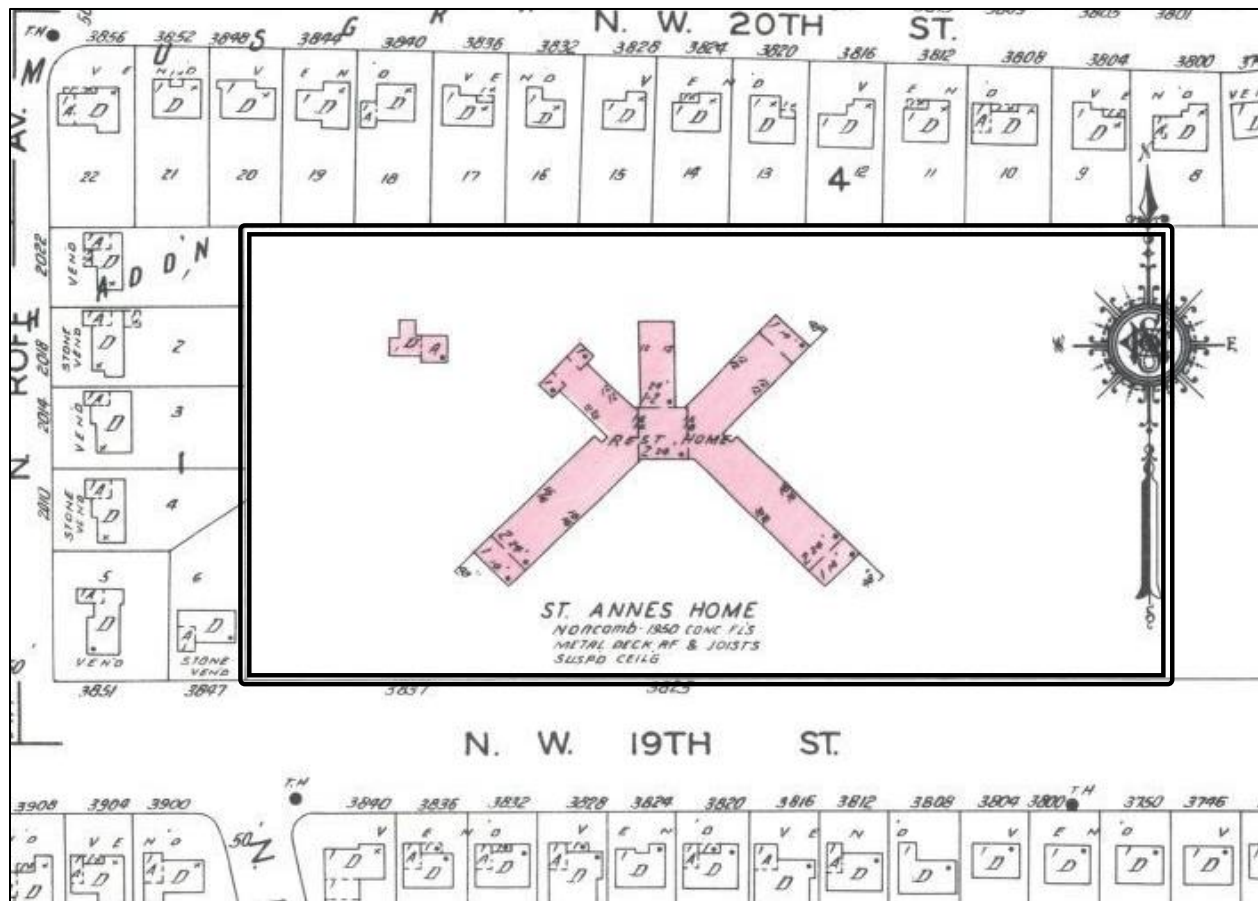




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**Figure 4.** Snippet of the 1955 Sanborn of Oklahoma City, showing St. Ann's within context. Double line represents nominated boundary. Source: Library of Congress, Volume 5, Sheet 603, 1955 update to the 1932 Sanborn.



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**Figure 5.** Aerial from 26 December 1953, showing St. Ann's within its immediate context. Inset shows the building under construction in 1950 without surrounding tract houses. Sources: Catholic Charities archives.



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**Figure 6.** Decorative scupper on the 1950 building. Source: Loughlin, September 2020.

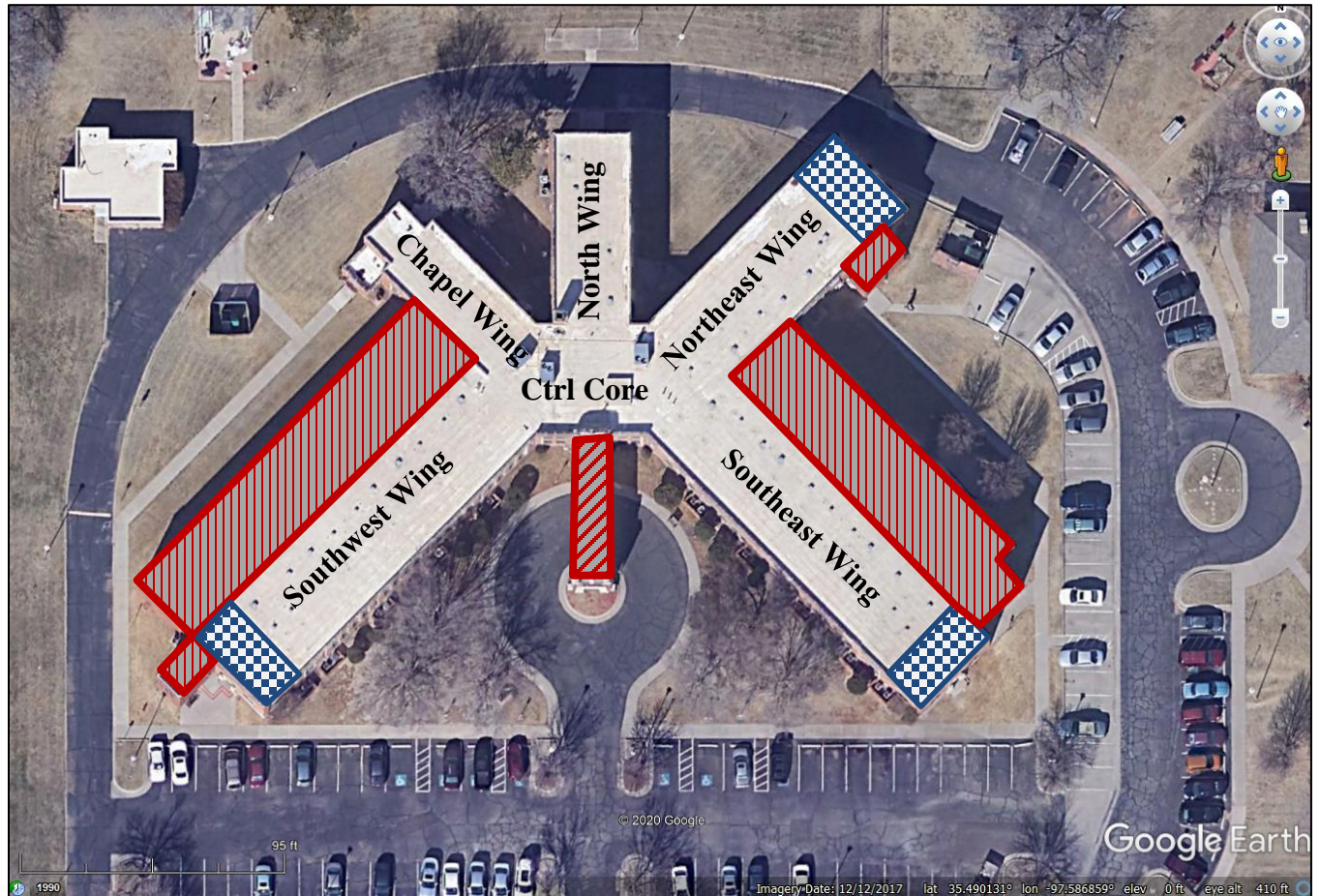





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**Figure 7.** Diagrammatic plan of St. Ann's, showing additions. Source: Base map from Google Earth.



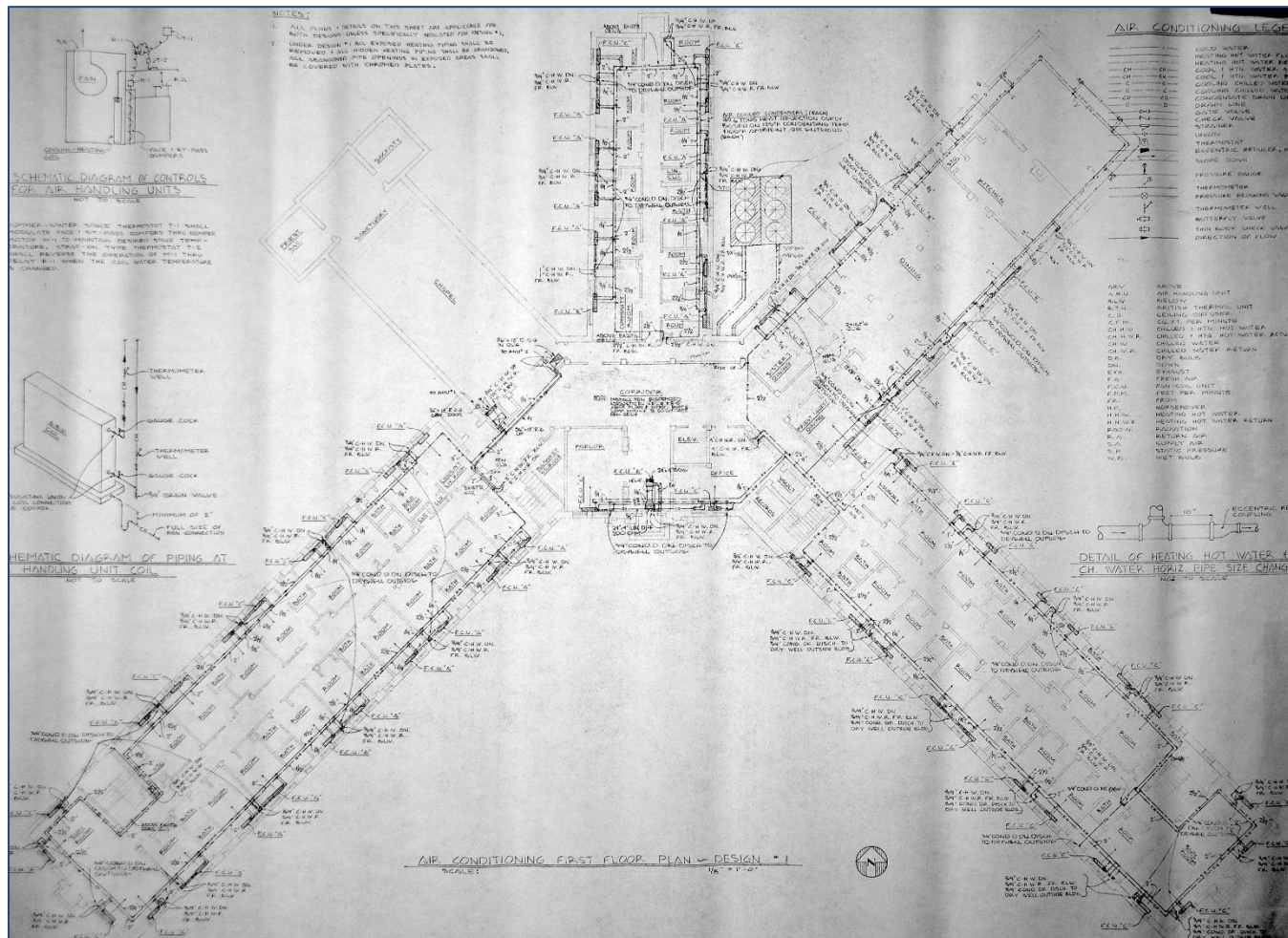
 circa 1965 upper story addition

 1997 addition

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**Figure 8.** Undated mechanical plan, showing first floor with original room arrangements. Not to scale. Source: Catholic Charities of the Archdiocese of Oklahoma City.

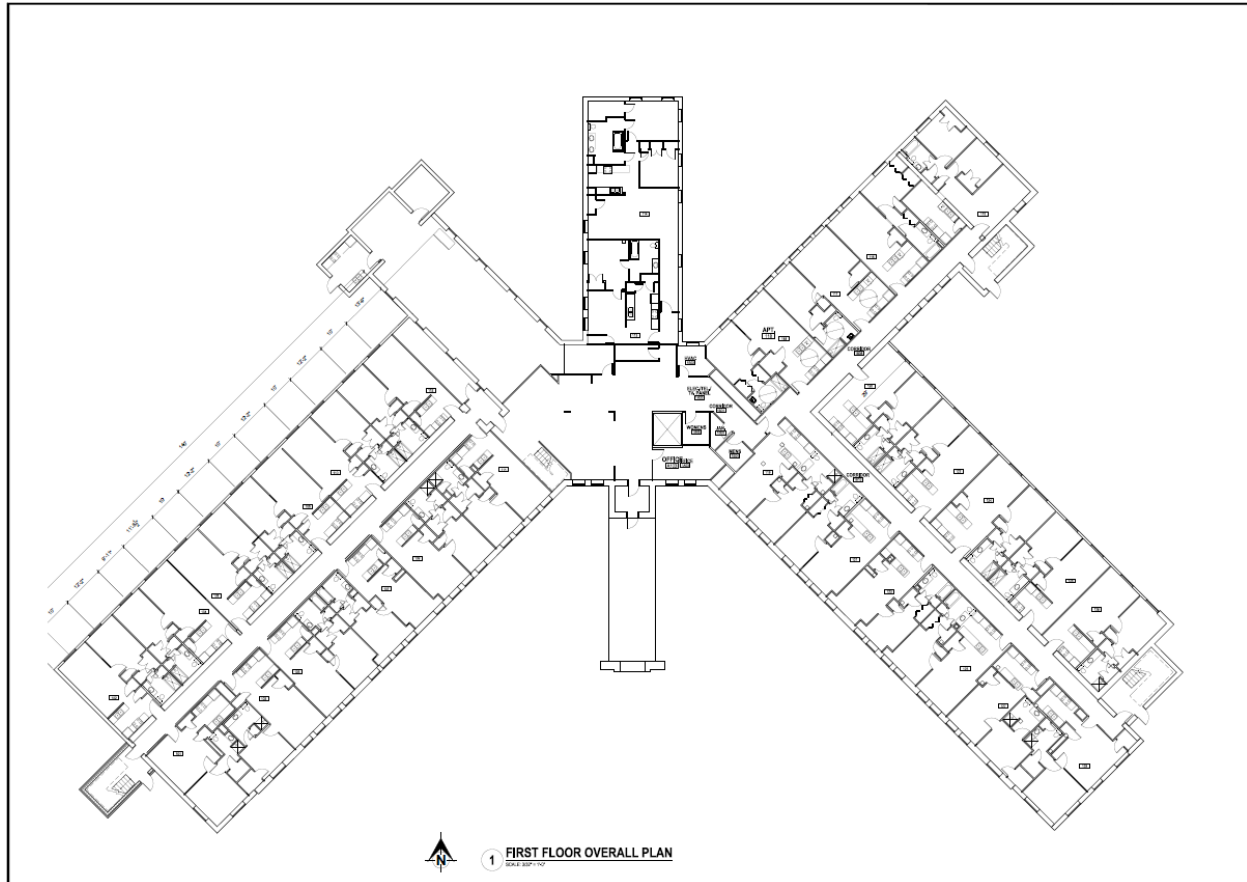




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**Figure 9.** First floor plan from January 2022, showing current arrangement of floor. Not to scale.  
Source: Keleher Architects.

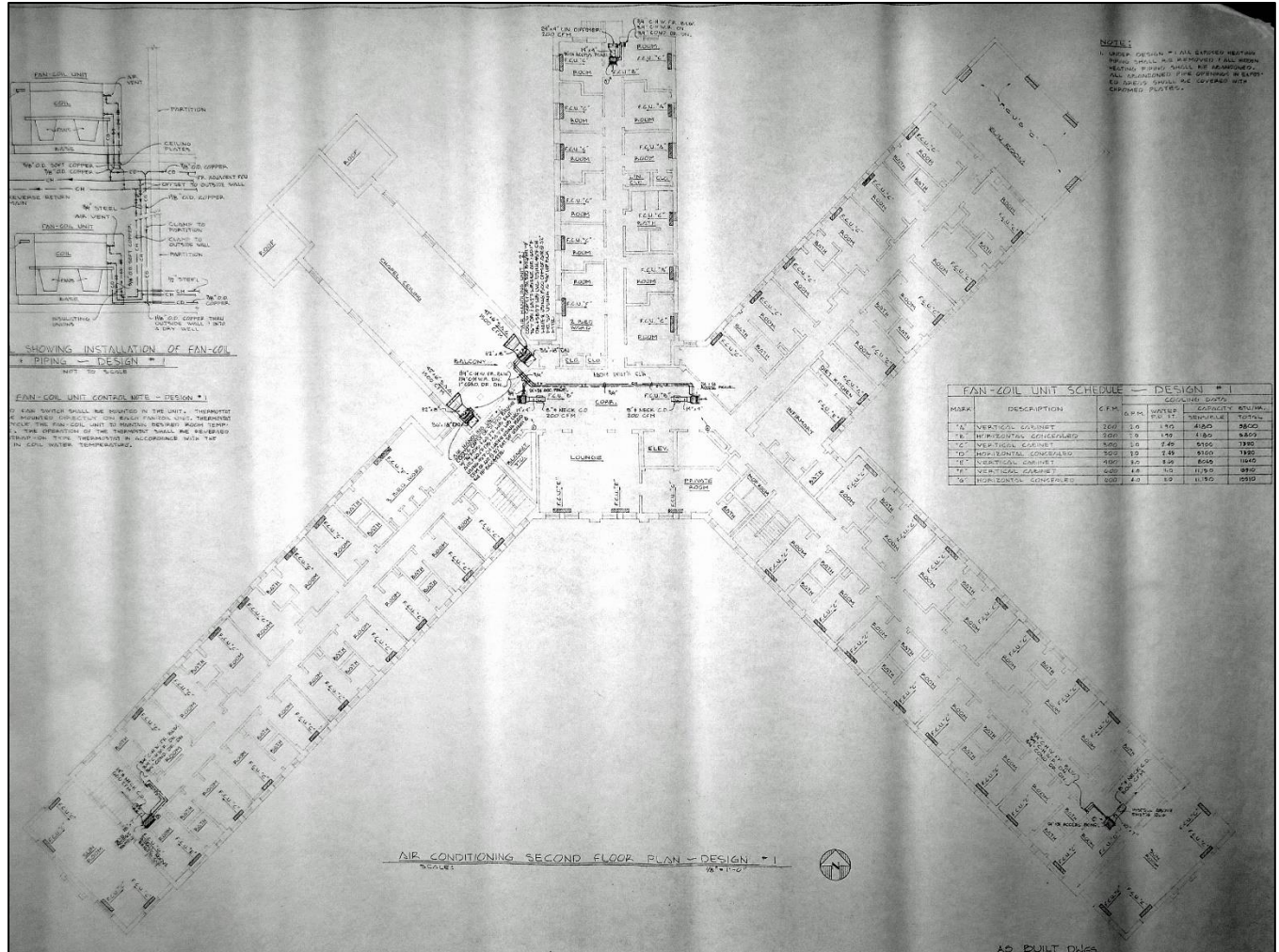




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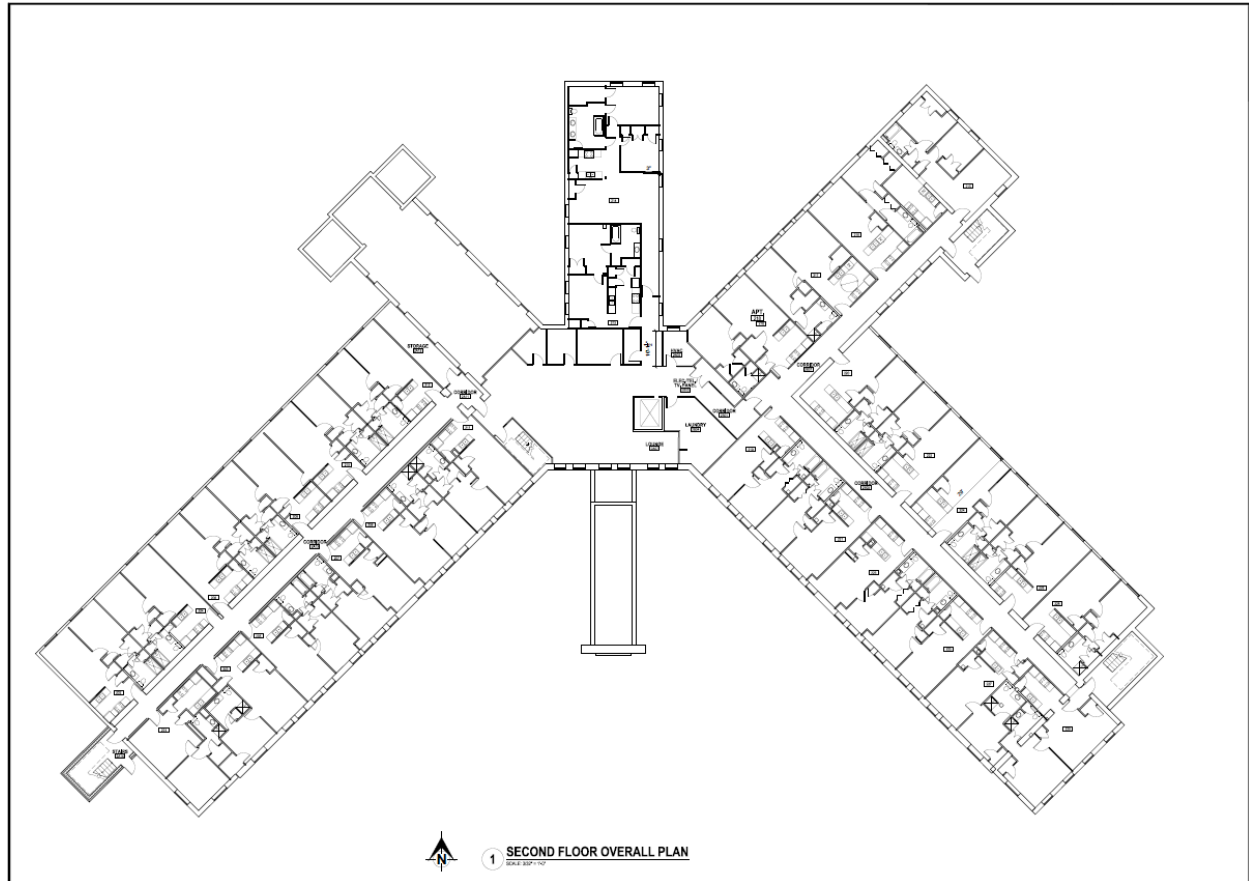
**Figure 10.** Undated mechanical plan, showing second floor with original rooms arrangements. Not to scale. Source: Catholic Charities of the Archdiocese of Oklahoma City.



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**Figure 11.** Second floor plan January 2022, showing current arrangement of floor. Not to scale.  
Source: Keleher Architects.



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**Figure 12.** St. Ann's in 1952, view north of the Southwest Wing and entrance and showing the historic windows. Source: Catholic Charities archives.



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**Figure 13.** View of Chapel Wing masonry opening within second floor storage room. Source: Loughlin, August 2020.



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**Figure 14.** Second floor dormitory room at the northeast end of the Southwest Wing, view northeast. Source: Catholic Charities archives.





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**Figure 15.** The Chapel of St. Ann's, looking northwest, circa 1960. Source: Catholic Charities archives.



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**Figure 16.** St. Ann's dining room on the first floor of the Northeast Wing, looking southwest, circa 1960. Source: Catholic Charities archives.



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**Figure 17.** Dancing in the second floor lounge, view is looking southeast, circa 1960. Source: Catholic Charities archives.





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**Figure 18.** First floor, Southeast Wing, looking southeast in May 1996 during the rehabilitation from dormitory into apartment dwellings. Source: Paul Southerland, photographer, Catholic Charities archives.



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**Figure 19.** The Chapel of St. Ann's shortly after reopening in the late 1990s, showing the space as a gathering area for residents. Source: Undated clipping on file with Trinity Gardens.



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**Figure 20.** Example of new apartments in 1997. Verified on site visit in 2020. Source: Trinity Gardens scrapbooks.





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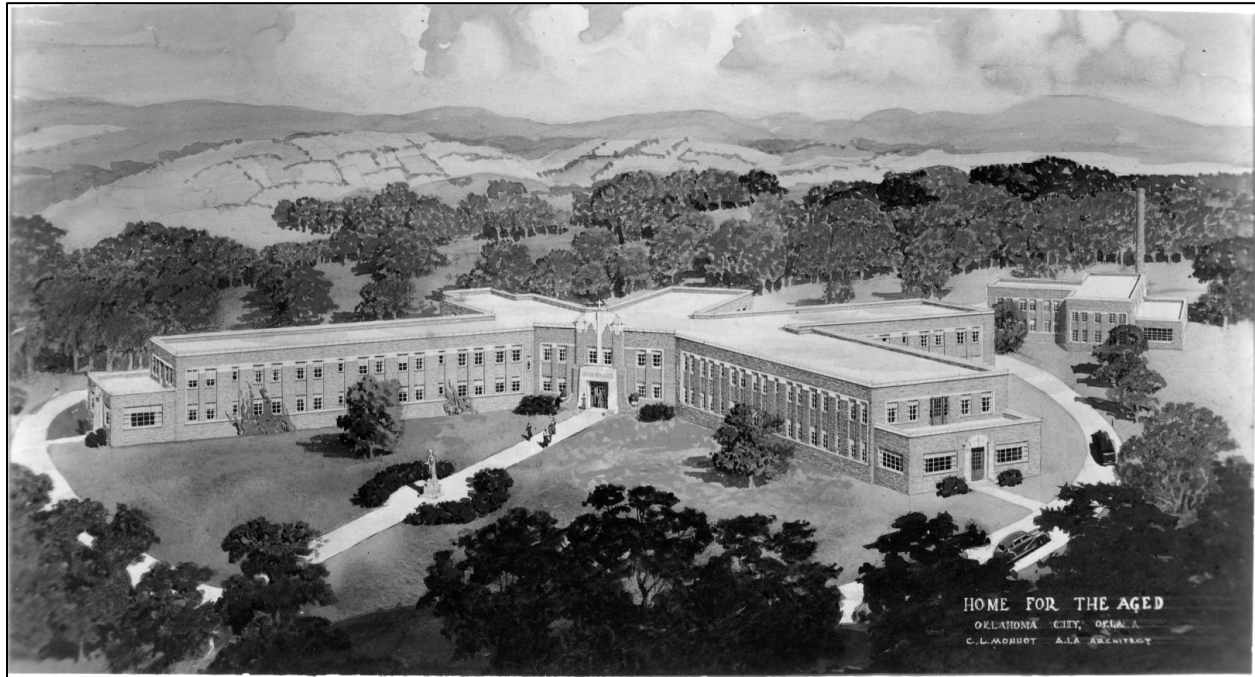
**Figure 21.** East elevation of Maintenance Worker's House. Source: Brad Finch, January 2022.



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**Figure 22.** Architect C.L. Monnot's rendering of St. Ann's, 1948. Source: Catholic Charities archives.



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**Figure 23.** Villa Isenbart, view northeast (top) and view southeast (bottom). Source: Brad Finch, January 2022.

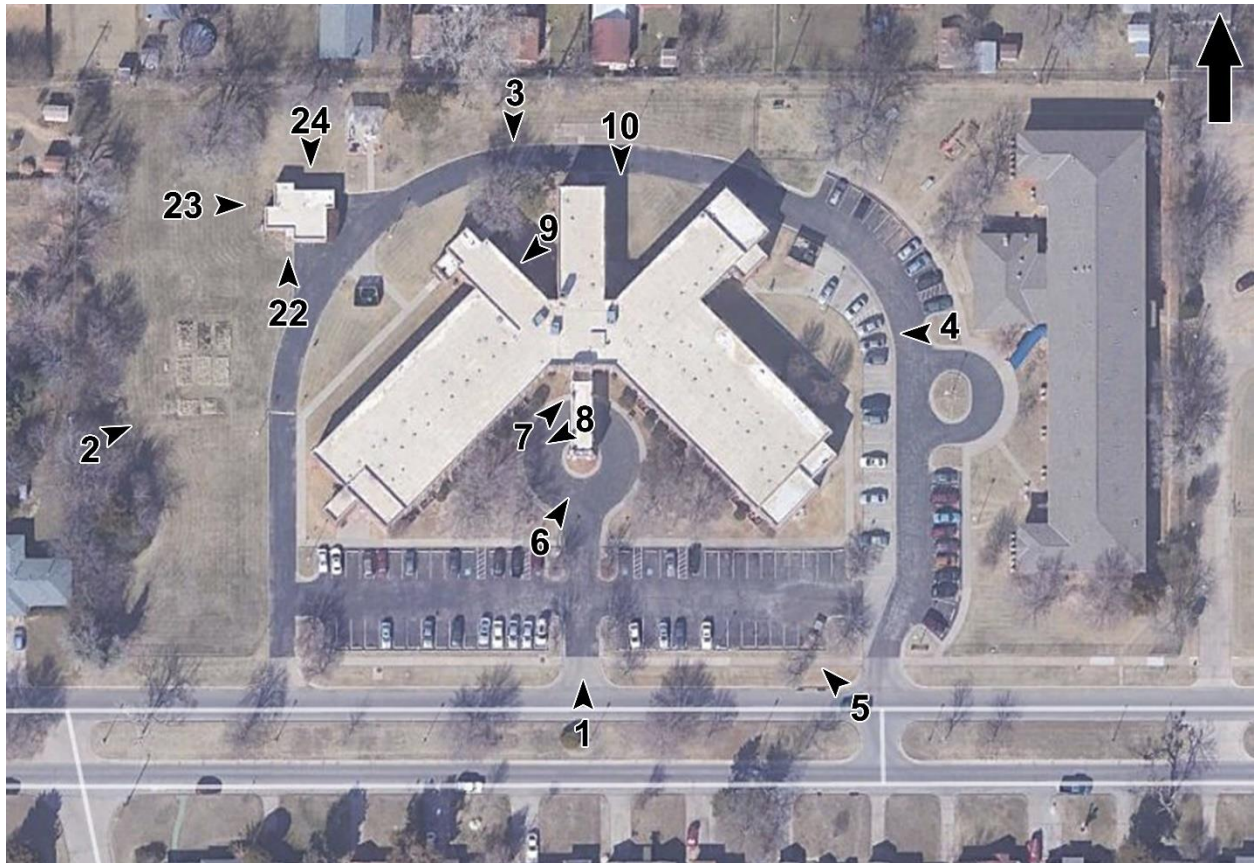




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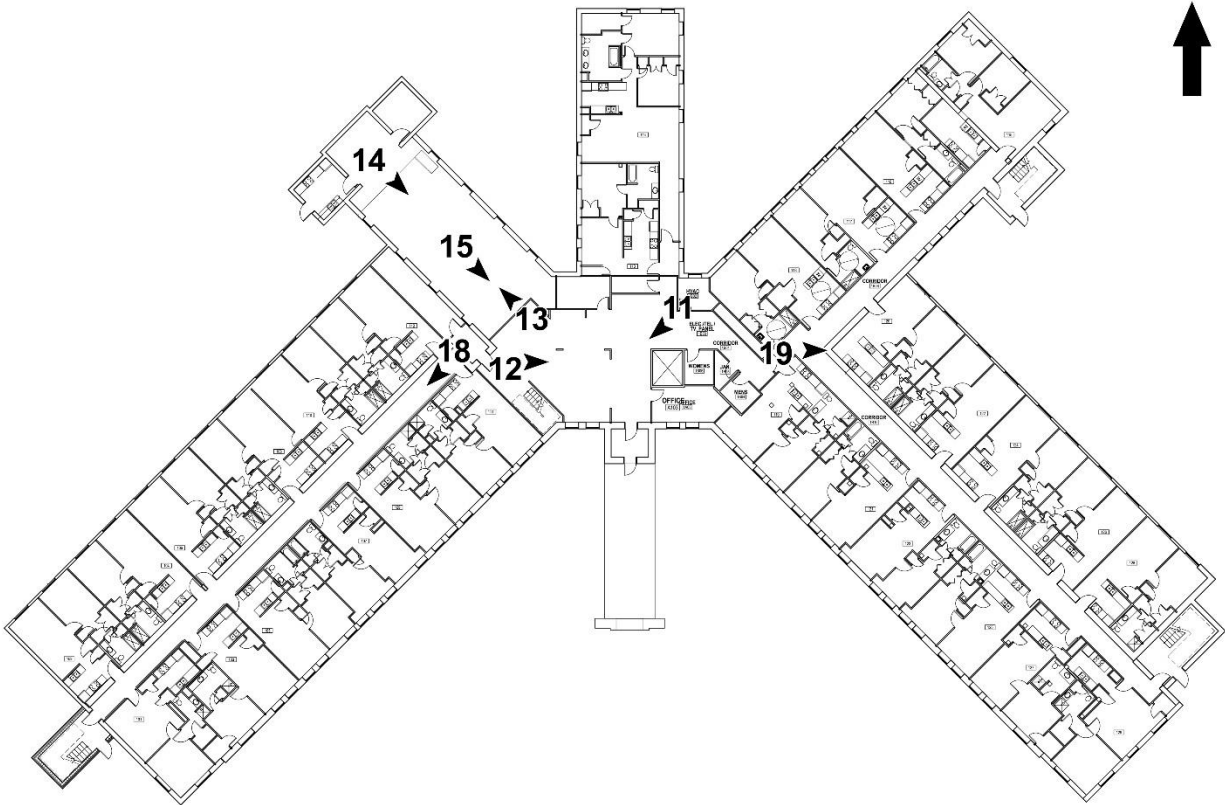
**Photo Map 1.** Site and exteriors. Not to scale. Base map from Google.



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**Photo Map 2.** First floor photo plan. Not to scale.

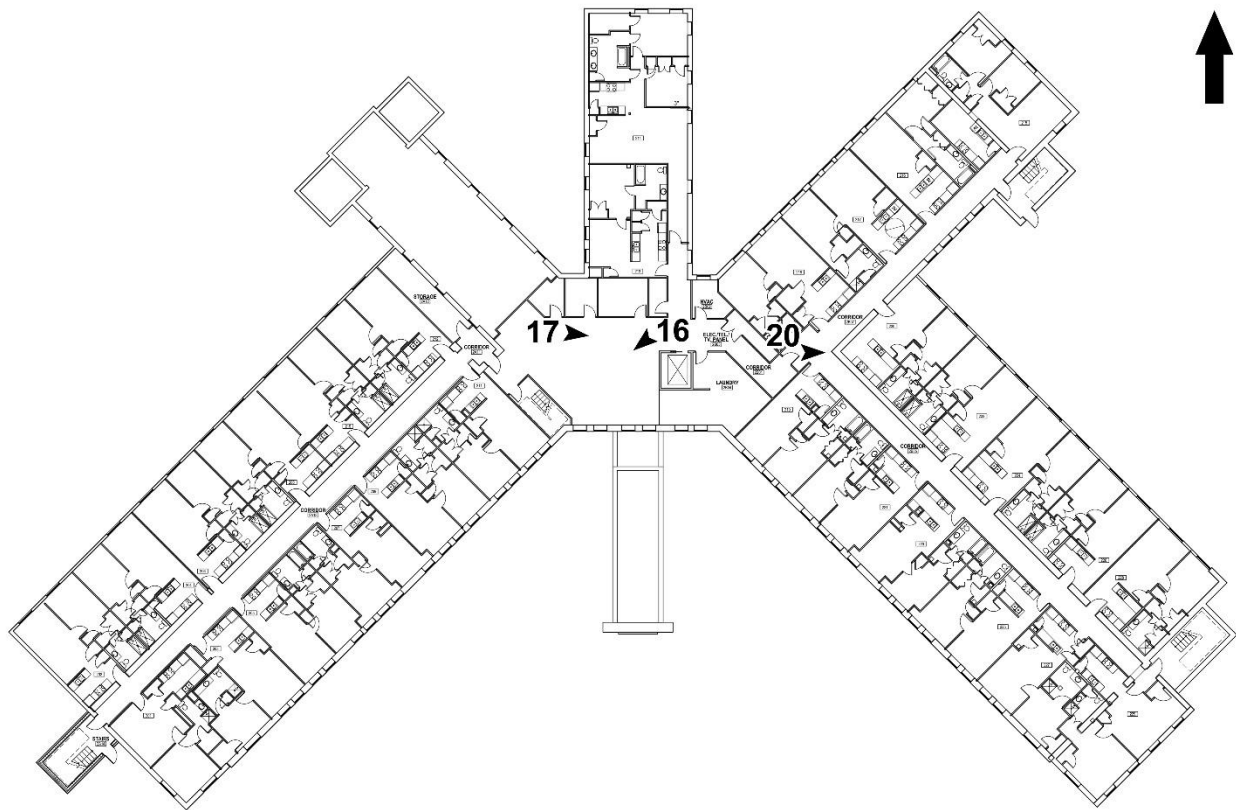




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**Photo Map 3.** Second floor photo plan. Not to scale.





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**Photo Map 5.** Maintenance Worker's House, interior.

