

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUL 11 1985

date entered AUG 15 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Zaneis School Teacher's Dormitory

and/or common Same

**2. Location**

street & number Apt 27 70 N/A not for publication

city, town Healdton  
 vicinity of

state Oklahoma code 40 county Carter code 19

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name School District #72

street & number Route 2, Box 37

city, town Wilson N/A vicinity of state Oklahoma 73463

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of County Clerk

street & number Carter County Courthouse

city, town Ardmore state Oklahoma 73401

**6. Representation in Existing Surveys**

title Oklahoma Landmarks Inventory has this property been determined eligible?  yes  no

date 1984  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town Oklahoma City state Oklahoma 73105

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

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### Describe the present and original (if known) physical appearance

The Zaneis School Teacher's Dormitory, constructed in 1932, is a two-story, detached, dwelling with dimensions of approximately 30' x 50'. This rectangular-shaped building is finished with running bond brick with a low-pitched, slate, hip roof. There are wings on both east and west ends which extend approximately 5' out from the main wall plane in front and rear and are both approximately 10' wide.

Fenestration in the main wall plane of the facade includes six, double-hung, 6/6 sash windows on the first floor and eight of the same type on the second floor. All have masonry lug sills. The front entryway is a wood paneled door with six upper lights. Two side lights and three transoms frame the entryway. The protruding wings on the east and west ends of the facade both have one upper and one lower story, 6/6, double-hung sash window.

The east side first floor has two sets of two, 2' x 5' windows centrally separated by one 2' x 3' window. All five are double-hung, 6/6, sash windows with concrete lug sills. The second floor window arrangement on the east side is the same as the first floor.

Fenestration on the west side is the same as the east side with two sets of larger windows separated by a smaller window in the central bay. All are double-hung sash windows with 6/6 lights and include concrete lug sills.

The rear is similar to the facade in that has the protruding wings on east and west ends which are of the same dimensions. Both rear wings contain one upper and lower story window. All four windows are double-hung, 6/6, sash type with concrete lug sills. Projecting from the rear main wall pane is a centrally-located one-story extension with a flat roof. On the east side of the extension is one small 6/6 double-hung sash window. There are two double-hung sash windows, approximately 2' x 3', on the south, or rear, side of the extension. Both have 6/6 lights and concrete lug sills. The west side of the extension contains a wood panel door with nine lights. A railed stoop, with three steps, leads to this rear side entrance. The main wall plane of the rear includes two paneled wooden doors on the first story and are located to the east of the center extension. The door has six lights in the upper half. Also in the first floor rear wall to the east of the door is a set of paired windows which is located above a continuous row of ornate, soldier-style bricks. The windows are double-hung, 6/6, sash type with concrete lug sills. On the first floor to the west of the central extension is a set of paired, 6/6, sash windows which are identical to those to the east of the central extension. The upper rear story consists of various window types. Located nearest the east and west ends of the rear of the building is one 3' x 6' triple-hung sash window. Both are 6/6/6 and have concrete lug sills. Toward the center of the rear second story, there are two 3' x 3' double-hung sash windows with 6/6 lights. In the center of the second story rear wall are two identical windows which are approximately 3' x 4' and have 6/6 lights and concrete lug sills.

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Although modest in detailing, the nominated property displays some Georgian Revival influences, such as the one-story porch supported by columns and wall pilasters, the symmetrical arrangement of multi-paned windows in both stories, and overall symmetry of its various parts. Additional architectural features include the diamond-shaped shingles, exposed rafter ends of roof overhang, and built-in gutters.

Some windows are in need of minor repair and paint, however, the basic architectural and historic integrity of the Zaneis School Teacher's Dormitory has remained intact for more than 52 years and is representative of the oil boom wealth present in the Healdton/Hewitt Field of Oklahoma during the 1920s and 1930s.

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Georgian Revival vocabulary, often applied to public buildings such as schools in the late nineteenth and early twentieth century, is evident in the Zaneis Teacher's Dormitory. Although modest in detailing, the nominated property exhibits a number of Georgian Revival characteristics including the one-story projecting porch supported by columns and pilasters, the symmetrical arrangement of multi-paned windows on both stories, and the overall formal composition of its various parts.

The Zaneis School Teacher's Dormitory represents the educational history of a rural oil boom era when petroleum workers and their families located in rural areas saw the need for schools to accommodate children who might otherwise have been neglected in the educational process. Because the Zaneis School District #72 retains ownership and because the dormitory remains intact, the Zaneis Teacher's Dormitory retains both its historic and architectural integrity.

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Beginning at the Northeast corner of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 34, Township 4 South, Range 3 West, Carter County, proceed West 135', thence South 140', thence East 135', thence North 140' to the point of beginning.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1932 - 1935 **Builder/Architect** F. E. Watson (Builder)

### Statement of Significance (in one paragraph)

The Zaneis School Teacher's Dormitory is both historically and architecturally significant because: (1) it is the only educational facility of its type still standing in the Healdton/Hewitt Oil Field and is the only remaining building still intact representative of the Zaneis School District #72, one of the largest consolidated rural school districts in south central Oklahoma and (2) it is one of the best examples of Georgian Revival architecture applied to an educational building in south central Oklahoma.

The twelve room teacher's dormitory, constructed in 1932, housed instructors for the Zaneis Rural School District #72, the largest consolidated school district in Carter County during the 1930s. The district was a result of the consolidation of four rural districts into one. It consists of approximately 60 square miles and an assessed valuation of \$4,500,000 which was second in valuation only to the city of Ardmore in Carter County. During the 1930s when the school reached peak enrollment, approximately 350 pupils attended grades 1-8 and an additional 70 were enrolled in the four high school classes.

The dormitory is situated on the north side of a ten acre campus which includes the school building proper, a four room teacherage, garage for six trucks, a home for the janitor, and the nominated property. The other properties including the school building have either been significantly altered or razed. The south side of the campus was originally an open area designed for a horticulture and truck farming experimental plot. It is no longer used for this purpose and has reverted to grassland.

Named for Kate Galt Zaneis, Carter County Superintendent of Schools and daughter of wealthy oil man Ed Galt, the land and mineral rights were donated to the school district by the Galt Family. Because the district land included several producing oil wells in the 1930s, the school was one of the richest and best financed districts in Oklahoma.

Constructed in the heart of the Healdton/Hewitt Oil Field, the Zaneis School was opened to accommodate the increased population which migrated into the area during the 1920s and 1930s. During the oil boom period, the education of children of oil company employees was often neglected, especially in the rural sections where workers lived on or near the lease sites. The establishment of an adequate school system did much to bring a stabilizing social influence to the boom areas for it attracted more workers with families to the discoveries.

The high school grades were discontinued in 1968 and several of the teachers moved from the dormitory quarters, however, it continued to house school personnel until 1974 when the last teacher moved. The nominated property was converted into apartments at that time, however, the Zaneis School Board still retains ownership and those families who rent the apartments must have a minimum of one school age child and occupants must be approved by school board members.

## 9. Major Bibliographical References

Personal Interview: Beth Billingsley, July, 1984.  
Journal of Carter County Schools, 1923, pp. 344-351.

## 10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Healdton, OK

Quadrangle scale 1:24,000

### UTM References

A 

1	4	6	3	8	3	0	0	3	7	8	2	0	9	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

E 

Zone				Easting				Northing						

F 

Zone				Easting				Northing						

G 

Zone				Easting				Northing						

H 

Zone				Easting				Northing						

### Verbal boundary description and justification

See attached sheet

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Mary B. Aue Directed by Dr. George O. Carney

organization Department of Geography date October, 1984

street & number Oklahoma State University telephone 405-624-6250

city or town Stillwater state Oklahoma 74078

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature C E Metcalf date 2/14/85

title \_\_\_\_\_ date \_\_\_\_\_

### For NPS use only

I hereby certify that this property is included in the National Register

William B. Bushong date 8/15/85  
Keeper of the National Register

Attest:

date

Chief of Registration