

United States Department of the Interior  
National Park Service

SG-1867

# 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: McGraw, James J., House

Other names/site number: N/A

Name of related multiple property listing:

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

### 2. Location

Street & number: 400 North 4<sup>th</sup> Street

City or town: Ponca City State: OK County: Kay

Not For Publication:  Vicinity: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 X 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 X 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:

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

 <b>Signature of certifying official/Title:</b>	<u>Oct 17, 2017</u> <b>Date</b>
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	
<b>State or Federal agency/bureau or Tribal Government</b>	

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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:)

*Joe Edson H. Beall*  
Signature of the Keeper

*12-4-17*  
Date of Action

**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>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century  
American Movements: Prairie School

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

Principal exterior materials of the property: Brick

### 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

The James J. McGraw House at 400 N. 4<sup>th</sup> Street in Ponca City, Kay County, Oklahoma is a two and a half story, single-family brick dwelling with a rectangular plan and a hipped roof with dormers. Oklahoma-City based architect Solomon Andrew Layton designed the house and local contractor O. F. Keck completed construction in 1910. The low-pitched roof and porte cochere extending as a single story on the side create an emphasis on the horizontal that characterizes the Prairie style. Prominent columns flanking the shed-roof front porch have accentuated concrete coping, another hallmark of the Prairie style. Deep eaves have decorative box brackets at the roofline and scalloped brackets under the porch eave. A two-story sunroom and enclosed porch with banded windows was added to the south side of the house circa 1917. Wood windows are single, paired, and banded. Wood columns are symmetrically spaced under the front porch and are paired atop brick columns under the porte cochere. A brick balustrade surrounds the front porch. Decorative details include recessed brick crosses on columns, brick soldier course sills, and geometric brick details with concrete inlays on the second story. A detached one-story brick garage has a pyramidal roof and double hinged wood doors with glazing. The house retains integrity of design, workmanship, materials, and feeling as an intact example of a custom-designed Prairie style house.

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## Narrative Description

### Setting

The James J. McGraw House is in a residential neighborhood immediately north of Ponca City's downtown business district. The neighborhood is characterized by an orthogonal grid street pattern with alleys bisecting square blocks. East Broadway Avenue is an east-west road with a mix of commercial, institutional, and residential buildings three blocks north of E. Grand Avenue, which is Ponca City's main commercial thoroughfare. East Broadway Avenue and N. 4<sup>th</sup> Street are brick-paved streets. Concrete sidewalks and planted lawns with mature trees fill generous setbacks between houses and the street along N. 4<sup>th</sup> Street. The James J. McGraw House occupies the northwest corner lot of E. Broadway and N. 4<sup>th</sup> Street. The house faces east and the front façade addresses N. 4<sup>th</sup> Street. A vertical slat wood fence surrounds a back yard with a non-historic 1980 in-ground swimming pool.<sup>1</sup> A detached garage is northwest of the house. A driveway accesses N. 4<sup>th</sup> Street on the north side of the house.

### Exterior

The two-and-a-half-story brick house has a rectangular plan and a clay tile, hipped roof with front and side dormers. A one-story porte cochere extends from the north elevation and a two-story brick and stucco sunroom addition extends from the south elevation. The exterior is clad in red brick. A beltcourse defines window sills on the first story. A shed-roof front porch has wood column porch supports and a brick kneewall with a brick balustrade between two exaggerated vertical piers with decorative recessed cross shapes and concrete coping with ornamental urns. Brackets ornament deep roof eaves, the front porch and the porte cochere. A brick chimney rises on the north and south roof pitch.

### *Front façade*

The front façade has four bays. The south bay is the sunroom addition that is slightly recessed from the primary façade. The remaining three bays are symmetrical around a centered wood entry door with glazing. A one-story porte cochere added in 1917 extends on the north side. One-over-one wood windows are symmetrically arranged in punched openings on the first and second stories. A set of three banded wood windows with diamond-shaped muntins and a brick sill are centered on the second story. A set of three banded wood windows with diamond muntins pierce the front dormer. Two, one-story brick posts with recessed decorative brick crosses and concrete coping with ornamental urns rise on either side of the full-length, shed-roof front porch. A brick kneewall surrounds the front porch. Brick piers with wood columns support the porch. The brick kneewall has a brick balustrade surrounding the porch. Clay tile clads the porch roof and scalloped brackets ornament the eave. Decorative brackets extend from the second story roof eave. Round concrete inlays with geometric brick correspond to vertical column placements as decorative details on the second story exterior brick façade. The 1917 sunroom addition extends from the south elevation and has a multi-light wood door with multi-light fixed window surrounds and a multi-light transom on the east elevation. Two notched brackets support a wood

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<sup>1</sup> Courthouse, USA Public Records Newkirk, Oklahoma Kay County Assessor 400 N 4<sup>th</sup> St. Ponca City.

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cornice around the first story. The stucco-clad second story of the sunroom has three wood windows with a single bottom light and diamond muntins dividing the smaller top light.

### *South elevation*

The circa 1917 sunroom addition extends from the south elevation forming the east bay of the south elevation. The addition has banded wood multi-light windows and divided transoms on the first story. Wood mullions separate the three windows. A soldier row of bricks defines the sills. Notched wood brackets support a projecting wood cornice above the first story. The stucco-clad second story has six wood windows with a single bottom light and diamond muntins dividing the smaller top light. Wood box brackets support the roof eave on either side of the windows.

The south elevation has a centered, hipped roof dormer. A brick chimney pierces the roof. The first story on the west bay contains two one-over-one wood windows with a non-historic single-light fixed vinyl window between them. Three one-over-one wood windows and a wood window with wood muntins dividing it into a diamond pattern pierce the second story. All windows have a rowlock brick course defining their sills. Paired and single box brackets support the deep eave.

### *West elevation*

The west, rear elevation has six bays on the first story and three bays on the second story. The backdoor, with a non-historic metal door with glazing and a transom infilled with wood, fills the second bay from the north. Concrete stairs with a brick kneewall lead to the raised rear entry. A soldier row brick course defines window sills on the first floor. A below-grade basement entry and glass block basement windows are visible on the south bay. The three south bays have two one-over-one wood windows with a fixed light wood window between them. The three north bays have paired one-over-one wood windows and a single one-over-one wood window flanking the rear entry door. Banded sets of three one-over-one wood windows flank a paired set of two, one-over-one wood windows on the second story. The window openings have brick sills.

### *North elevation*

The gabled roof of the 1917 porte cochere extends from the front porch on the east portion of the north elevation. Brick piers with tapered buttresses have concrete coping and paired wood columns. Curved brackets on the front and rear of the port cochere support eaves. A hipped-roof dormer has two wood windows divided by diamond patterned muntins. A brick chimney pierces the roof. A rowlock brick course on the first story is also a window sill above basement-level window openings that are currently infilled. The north elevation is organized with four bays. The north bay has two one-over-one wood windows on the first story and two one-over-one wood windows on the second story. The second bay has two fixed non-historic vinyl windows on the first story and two one-over-one wood windows on the second story. The third bay has two one-over-one wood windows on the first story and two one-over-one wood windows on the second story. The fourth bay has paired one-over-one wood windows on the first and second stories.

### Interior

The James J. McGraw House has sixteen rooms including four bedrooms and four bathrooms, a basement and an attic space. The front door accesses a formal living room with a fireplace and a

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partial wall dividing a parlor space on the north. A dining room and kitchen are at the west end of the first floor. French doors access the sunroom on the south from the living room. Wood pocket doors separate the dining room from the living room. Stairs to the west of the parlor have a wood balustrade. Bedrooms are on the second floor.

High ceilings with decorative wood box beams and wood trim are intact on the first floor. Floors are wood. The sunroom has tile floors. A brick fireplace has a decorative plaster panel inlay above the firebox with Greek-inspired figures in bas relief. A built-in vault and pool table are extant in the basement.

### Garage

A detached garage on the northwest portion of the lot is a one-story brick building with a square plan and a pyramidal asphalt shingle roof. Double hinged wood doors with glazing pierce the east elevation for vehicle access. A non-historic wood door and a one-over-one wood window pierce the south elevation. A custom built-in turn-table in the garage turned a car within the building so the driver would not have to back into the road. That feature is currently extant, but not visible. The garage was a circa 1917 addition and is a contributing resource.

### Pool

An in-ground, kidney-shaped concrete swimming pool occupies the southwest portion of the lot. The circa 1980 pool is a non-contributing structure because it was constructed outside of the period of significance. The pool structure has a low profile and its rear placement makes it invisible from public right of way. It does not compromise the property's overall integrity.

### Integrity

The James J. McGraw House retains integrity of design, materials, workmanship, location, setting, feeling, and association. The house retains its location and setting on the corner lot with a deep setback and relationship to the residential neighborhood to the north by fronting N. 4<sup>th</sup> Street rather than the more mixed-use E. Broadway Avenue. Materials, massing, and decorative details are intact. The sunroom and porte cochere additions occurred soon after construction and are not only compatible, but even enhance the Prairie style aesthetic by further accentuating the overall horizontality. The garage is detached, but is compatible in scale and materials. The 1917 additions of the sunroom, porte cochere, and detached garage occurred while Thomas McGraw, the house's original owner occupied the house and represented his efforts to enhance and expand the house and also accommodate the new trend of personal automobile ownership. The property has undergone few alterations. Several small windows on secondary elevations are non-historic, but they are not visible on the primary east and south elevations and do not change the fenestration pattern. The house retains excellent integrity and is an intact and significant example of a Prairie style house designed by one of Oklahoma's most notable early twentieth century architects.

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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.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1910-1917  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1910  
1917  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Layton, Solomon Andrew (Architect)  
Keck, O. F. (Builder)  
\_\_\_\_\_

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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.)

The James J. McGraw House is eligible for listing in the National Register under Criterion C for the area of ARCHITECTURE. It is significant at the local level as an excellent example of the Prairie style in Ponca City. The two-story brick house was one of the few residential buildings designed by accomplished Oklahoma-City based architect Solomon Andrew Layton. The 1910 design exemplifies the Prairie style in its emphasize on horizontality achieved through massing and detailing. The prominent projecting porte cochere and low-pitched eaves extend horizontal planes. A 1917 sunroom addition on the south elevation further extended the horizontal lines on the front façade. Banded windows and exaggerated piers with coping accentuate horizontal elements in the symmetrical façade. The overall effect of highlighting horizontality embodies Prairie Style's aesthetic that was inspired by the prairie landscape of the American Midwest. The uniquely American style was regionally popular at the time, but soon fell from favor after World War I. The James J. McGraw house retains integrity to convey its significance as an expression of the Prairie Style. Its period of significance is 1910 to 1917 which corresponds with the year of its initial design and construction until the date of the sunroom and porte cochere additions and the construction of a detached garage that complete the historic property.

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

*Prairie style*

Prairie style is a purely American expression rising out of a group of architects in Chicago in the early twentieth century. Made famous by Frank Lloyd Wright and popularized and disseminated in pattern books, the style proliferated in residential buildings, mainly in the Midwestern region between 1900 and 1915, but fell from favor after World War I.<sup>2</sup> Examples are often brick or stucco and usually two stories. One-story projecting wings or porte cocheres are common and serve to accentuate horizontality, which is a defining aesthetic in the Prairie style inspired by a regional rural landscape.<sup>3</sup> Roofs are low-pitched with deep overhanging eaves. Hipped dormers are typically found in more vernacular examples.<sup>4</sup> Symmetrical facades, centered entries, and exaggerated piers or porch supports characterize Prairie style houses. Full-length one-story porches and façade details on cornices emphasize horizontal planes.<sup>5</sup> Horizontality is further underscored by detailing such as contrasting materials continuing window sill lines around the

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<sup>2</sup> Virginia Savage McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2013), 552.

<sup>3</sup> *Ibid*, 551.

<sup>4</sup> *Ibid*.

<sup>5</sup> *Ibid*.

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house and cornice detailing drawing attention to a horizontal line.<sup>6</sup> Massive piers or porch supports are usually incorporated and often have coping or caps.<sup>7</sup>

The James J. McGraw House is an excellent example of the Prairie style applied to a custom residential design. The two-story house has rectangular massing and a symmetrical front façade executed in brick. Its low-pitched hipped roof, full-length one-story porch, cornice detailing and one-story porte cochere all emphasize the horizontal lines that characterize the Prairie style. The James J. McGraw House has a soldier row stringcourse defining window sills on the first story and wrapping around all elevations, a common decorative element specific to the style. Exaggerated brick piers flanking the entry porch rise one-story in height and have concrete coping with flattened urns that draw attention to their partial height and create a decorative element on a projecting horizontal plane. The piers have decorative recessed brick cross patterns, likely a custom design for the Catholic owner.<sup>8</sup>

One-over-one wood windows are symmetrically arranged on the front façade and banded on the rear. Small banded windows on the second story and in dormers have geometric patterns of small-pane window glazing with decorative wood mullions. The sunporch addition has banded wood windows casement windows and one-over-one double-hung windows with smaller upper sashes containing wood muntins in geometric patterns, a common feature of the Prairie style.<sup>9</sup> The James J. McGraw House represents a subtype of Prairie style described by Virginia Savage McAlester, in her book *A Field Guide to American Houses*, as hipped-roof with a symmetrical façade.<sup>10</sup> Examples often include Mission or Italian Renaissance Revival secondary details like the tiled roof and cornice-line brackets on the James J. McGraw house.<sup>11</sup>

### *Ponca City*

The James J. McGraw House occupies lots 8, 9, and 10 on block 16 in the Hartman Addition. The residential area immediately north of downtown was an early neighborhood that developed in the late nineteenth and early twentieth centuries along with the newly incorporated Ponca City. The town was founded in 1893, the year the Cherokee Outlet opened, and soon had a railroad stop on the Atchison, Topeka, and Santa Fe Railroad as it ran north-south through the area the next year. Ponca City was platted in an orthogonal grid with numbered streets running north-south and the east-west Grand Avenue serving as the primary commercial thoroughfare east of the railroad tracks. The opening of the Cherokee Outlet brought settlers to the new towns and the ones with a railroad stop fared best as they had a transportation route to larger markets for nearby agricultural products.

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<sup>6</sup> Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*. (Cambridge, MIT Press, 1996), p 201.

<sup>7</sup> Ibid.

<sup>8</sup> James J. McGraw was a member of the Knights of Columbus, the world's largest Catholic fraternal service organization. A Sentimental Journey Leads to Ponca City. December 12, 2001. Vertical file *Historic Houses*. (Ponca City, Oklahoma: Pioneer Woman Museum).

<sup>9</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 552.

<sup>10</sup> Ibid, 551.

<sup>11</sup> Ibid.

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James J. McGraw's family had moved from Kansas to settle on a farm in Ponca City. Ponca City's status as a commercial center in a region dotted with large-scale cattle ranches provided the young James J. McGraw an opportunity to sell supplies to the ranches when he operated his grocery business during the 1890s.<sup>12</sup> His success in that business allowed him to organize a bank in 1901 to serve the 3,000 population of Ponca City.<sup>13</sup> During the first decade of the twentieth century, Ponca City's banks, implement retailers, and local businesses catered to the needs of early residents.<sup>14</sup> It was during this decade that James J. McGraw established himself as a successful businessman, although he would also be involved with the oil boom that occurred during the 1910s. The local discovery of oil drove a significant increase in Ponca City's population and dominated the local economy for many decades as it became the headquarters for Marland and later Conoco oil companies. As the local economy changed from an agricultural commercial center to an oil town with large corporate refineries, the built environment reflected the dramatic increase in wealth and population.

### *Property History*

James G. Gillen purchased lots 9 and 10 (two of the three lots the nominated property occupies) of block 16 in the Hartman Addition for \$500.00 on November 15, 1898.<sup>15</sup> Anna Donahoe purchased lots 4, 5, 6, 7 and 8 of block 16 (including lot 8, the third lot the nominated property currently occupies) on June 3, 1899 and sold lot 8 to James J. McGraw on September 29, 1899 for \$125.00.<sup>16</sup> The 1901 Sanborn Fire Insurance map shows a rectangular-plan, one-story dwelling on the corner lot that the James J. McGraw house would later replace (*Figure 06*). It was likely constructed circa 1900.

Residential development expanded north of Broadway primarily in the first decade of the twentieth century. Houses along 4<sup>th</sup> Street in the Hartman addition are typically on two lots. By contrast, the McGraw corner lot consisting of three lots seems generous. The surrounding housing stock includes a circa 1900 Folk Victorian house, four-square frame houses, and numerous early twentieth-century bungalows. Most are one-story and wood frame with decorative features common to vernacular craftsman-inspired architecture of the time such as exposed rafter tails, brick and battered wood porch supports, and eave brackets.

Locally prominent businessman James J. McGraw was already a successful banker when he hired Oklahoma City-based architect, Solomon Andrew Layton, to design a custom house on the corner lot at N. 4<sup>th</sup> Street and E. Broadway Avenue in 1910. In addition to his banking business started in 1901, McGraw operated a lumber company beginning in 1909, and eventually became associated with Ponca City's successful Marland Oil Company which had its first big discovery

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<sup>12</sup> Rex Harlow, *Oklahoma Leaders: Biographical Sketches of the Foremost Living Men of Oklahoma*. (Oklahoma City: Harlow Publishing, 1928), 72.

<sup>13</sup> Sanborn Fire Insurance map, 1901 Sheet 1.

<sup>14</sup> Kelli E. Gaston National Register of Historic Places Nomination Form *Downtown Ponca City Historic District, Ponca City, Kay County, Oklahoma*, 2010.

<sup>15</sup> Warranty Deed Book A, page 95. Kay County, Oklahoma.

<sup>16</sup> Deed Record Book A, page 108 and book 9 page 42. Kay County, Oklahoma.

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in 1911.<sup>17</sup> At the time that he built the house at 400 N. 4<sup>th</sup> Street, McGraw was a successful member of the prosperous business community that existed prior to the establishment of the oil industry that soon dominated the economy.<sup>18</sup> The grandeur of the house reflected McGraw's status as prominent and successful businessman. President William Howard Taft was a house guest in 1918.<sup>19</sup>

The house also represents an early Solomon Andrew Layton project and one of the few dwellings he designed. Layton also designed a nearby residence, the Daniel J. Donahoe House at 302 South 7<sup>th</sup> Street, which is considered a "sister house" and is similar in scale and materials. The two-story brick Donahoe House was listed in the National Register in 1982 as a significant example of Layton's work and an excellent example of a Craftsman style house.<sup>20</sup> The Donahoe House shares the exterior brick, tile roof, brackets, exposed rafter tails and large piers, but its prominent front gable gives it a more vertical massing compared to the McGraw House. Half timbering details also lend the Donahoe House a Craftsman style aesthetic.

James J. McGraw's wife was Frances Donahoe McGraw and the McGraw and Donahoe families are further connected as Anna Donahoe sold McGraw one of the lots the house occupies.<sup>21</sup> The houses were both completed in 1910 by local builder O. F. Keck who is also credited with numerous buildings on the main commercial thoroughfare, Grand Avenue.<sup>22</sup> Architect Solomon Andrew Layton was practicing in Oklahoma City at the time and, along with partner S. Wemyss Smith, won the commission to design the Oklahoma capital building in 1911. McGraw's choice of a premier regional architect and an established successful local builder for his house attests to his investment in his custom home.

The James J. McGraw House, as originally designed, did not include the two-story sunroom addition on the south side, the porte cochere on the north side, or the detached garage (*Figure 04*). It did have the exaggerated columns flanking the full-length front porch and the later additions extended that porch balustrade on either side to add signature Prairie style projecting wings. The additions were added between 1913 and 1919 as shown on historic Sanborn Fire Insurance Maps (*Figures 07 and 08*). The contemporaneous Daniel J Donahoe House had a sunroom, and a bedroom addition and solarium designed by Layton added in 1917.<sup>23</sup> The sunroom and porte cocheres and the detached garage on the McGraw house were likely contemporaneous additions constructed circa 1917. The detached garage contains a built-in turn table to turn a car around to avoid backing out into the street.

<sup>17</sup> Rex Harlow, *Oklahoma Leaders: Biographical Sketches of the Foremost Living Men of Oklahoma*. (Oklahoma City: Harlow Publishing, 1928), 73.; *Marland Oil Company*. Oklahoma Historical Society Encyclopedia. <http://www.okhistory.org/publications/enc/entry.php?entry=MA026>. Accessed February 7, 2017.

<sup>18</sup> Carol Hoelcher. The James J. McGraw House. McGraw House Vertical File. Pioneer Woman Museum, ND.

<sup>19</sup> John Brooks Walton and Kathy Adams. *More Historic Homes of Ponca City and Kay County* (Tulsa: JW Publications, 2005), 59.

<sup>20</sup> Kent Ruth. National Register of Historic Places Nomination Form *Daniel J. Donahoe Jr. House Ponca City, Kay County, Oklahoma*, 1982, section 8.

<sup>21</sup> Carol Hoelcher. The James J. McGraw House. McGraw House Vertical File. Pioneer Woman Museum, ND.

<sup>22</sup> Carter, Brett A. *Kay County's Historic Architecture*. Arcadia Publishing, Oklahoma, 2007.

<sup>23</sup> Kent Ruth. National Register of Historic Places Nomination Form *Daniel J. Donahoe Jr. House Ponca City, Kay County, Oklahoma*, 1982, section 8.

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The McGraw family lived in the house until 1921. They moved to Tulsa when James J. McGraw accepted the position of President of the Exchange National Bank of Tulsa.<sup>24</sup> McGraw sold the house to Walter Miller on June 9, 1922.<sup>25</sup> The Miller family occupied the house for the next 45 years and it sold again in 1967.<sup>26</sup> Since that time, it has been continuously occupied as a single-family residence by several different owners and is locally recognized by inclusion in historic homes tours and local publications.<sup>27</sup> Aside from the early additions that were likely Layton designs, the house has not undergone any notable changes.

### **Solomon Andrew Layton**

Solomon Andrew Layton was a prolific Oklahoma architect who practiced in the state from 1902 until 1943.<sup>28</sup> Born into a family of carpenters and builders in Iowa, Layton apprenticed to perfect his trade and lacked formal academic training in architecture. He arrived in El Reno, Oklahoma in 1902 and practiced with several different partners for the first part of the twentieth century. He moved to Oklahoma City in 1907 where he earned prominent commissions including the state capitol and numerous public buildings such as schools and county courthouses. His work is considered influential in the development of the state. The breadth of buildings and his proficiency with evolving styles makes the over one hundred buildings known to have been designed by Layton a notable contribution in the state's built environment. Seventeen of Oklahoma's seventy-seven counties have a Layton-designed courthouse.<sup>29</sup> Twenty-two Layton designed buildings are listed in the National Register of Historic Places.<sup>30</sup> In addition to numerous public buildings, Layton designed a "small number of fine homes" in Oklahoma.<sup>31</sup> His residential designs do not display a singular style, but rather a competent interpretation of popular styles of the time.

Layton's work in Ponca City includes commercial, residential, and institutional such as the 1910 Donahoe House at 302 7<sup>th</sup> Street (NR listed 1982) and the Classical Revival Barnes Building, a downtown commercial building at 301-303 E. Grand Ave in 1911. Another Layton design, the Moose Building at 111 N. 3<sup>rd</sup> Street is a downtown commercial building Layton designed in 1919.<sup>32</sup> In addition to individual residences and mid-sized commercial buildings, Layton was

<sup>24</sup> Rex Harlow, *Oklahoma Leaders: Biographical Sketches of the Foremost Living Men of Oklahoma*. (Oklahoma City: Harlow Publishing, 1928), 74.

<sup>25</sup> General Warranty Deed. Book 65, p. 449. Kay County, Oklahoma.

<sup>26</sup> John Brooks Walton and Kathy Adams. *More Historic Homes of Ponca City and Kay County* (Tulsa: JW Publications, 2005), 59.

<sup>27</sup> Historic Homes Opening for Tours This Friday. December 9, 1998. Vertical file *Historic Homes Pioneer Woman Museum, Ponca City Oklahoma*.; Solomon Layton Honored Sept. 13 at Pioneer Woman. *The Sunday Oklahoman*, September 10, 2003. Vertical file *Historic Houses. Pioneer Woman Museum Ponca City, Oklahoma*.

<sup>28</sup> *Layton, Solomon Andrew*. Oklahoma Historical Society Encyclopedia.

<http://www.okhistory.org/publications/enc/entry.php?entry=LA036>. Accessed February 7, 2017.

<sup>29</sup> *Solomon Andrew Layton*. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.

<sup>30</sup> *Layton, Solomon Andrew*. Oklahoma Historical Society Encyclopedia.

<http://www.okhistory.org/publications/enc/entry.php?entry=LA036>. Accessed February 7, 2017.

<sup>31</sup> Nelson, Mary Jo. *The Buildings of Solomon Layton*. Excerpt. Vertical file Layton. Pioneer Women, Ponca City, Oklahoma.

<sup>32</sup> Kelli E. Gaston. National Register of Historic Places Nomination Form *Downtown Ponca City Historic District Ponca City, Kay County, Oklahoma*, 2010, p. 14, 18, and 27.

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responsible for several of Ponca City's notable buildings during the nineteen-teens. Layton designed the 1916 Marland's Grand Home (also called the Marland-Paris House), the local oil magnate's impressive mansion at 1000 E. Grand Avenue and the Municipal Complex that includes Ponca City's government offices at 500 E. Grand Avenue in 1917.<sup>33</sup>

### *Comparable Examples*

A brief comparison of Layton's other residential designs in Ponca City around the time he designed the James J. McGraw house highlights the nominated property as deliberately Prairie style in the hands of a designer adept in numerous stylistic vocabularies. The Daniel J. Donahoe House shares some common features with the James J. McGraw House such as the brick exterior and prominent brick piers. However, the Daniel J. Donahoe House lacks the low-pitched roof and horizontal emphasis of the Prairie style James J. McGraw House. The Donahoe House's vertical massing, shallow eaves, and details such as multi-light windows, exposed rafter tails, and half-timbering distinguish it as Craftsman style (*Figure 09*).

The Brett House at South 5<sup>th</sup> Street is no longer extant, but was a contemporaneous Layton design. The 1909 design was a two-story side-gabled house with a two-story front portico on paired columns, a common feature of Beaux-Arts Classicism that was popular between 1890 to 1915 (*Figure 10*).<sup>34</sup> The stone and wood-shingle house had other restrained classically-inspired details such as returned eaves and balustrades. Its verticality and classical details made it an example of a revival style, rather than the interpretation of the newly original Prairie style displayed on the James J. McGraw House.

Layton designed the Marland-Paris House at 1000 E. Grand Avenue in Ponca City (NR listed 1976).<sup>35</sup> Constructed between 1914 and 1916 for oil magnate E. W. Marland, the two-story stucco house with a tile roof and Italian Renaissance Revival-inspired arched windows has the feel of a Mediterranean villa. Stylistic details such as cornice brackets and geometric porch supports add to the feeling of a mix of revival elements, but the twenty-two-room scale distinguishes it as a reflection of the oil-boom era in Ponca City (*Figure 11*). A four-block formal garden surrounding the house further separated it from earlier Layton residential designs in Ponca City that were impressive custom homes, but still fit into upper-middle class neighborhood settings.

### *Conclusion*

The James J. McGraw house is an excellent example of a Prairie style house. The Solomon Andrew Layton design was a prominent custom house for a Ponca City businessman and reflects

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<sup>33</sup> Marland's Grand Home at 1000 E. Grand Avenue is one half mile east of Ponca City's downtown. It is currently a house museum.

<sup>34</sup> Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*. (Cambridge, MIT Press, 1996), p 149.

<sup>35</sup> The NR nomination erroneously lists a Layton partner George Forsyth as architect. Numerous other sources including the current house museum website credit Layton as the architect. Marland Grand Home House Museum website. <http://www.marlandgrandhome.com/about.htm>. Accessed February 7, 2017.; Ruth, Kent. National Register of Historic Places Nomination Form *Marland, E. W. House (No.1) Ponca City, Kay County, Oklahoma*, 1976.

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that status in its scale and high-style design that embodies the timely and regionally-popular Prairie style. Its materials, massing, fenestration arrangements, roofline, and decorative details convey Prairie style's emphasis on horizontality that mirror the landscape inspiration of the style's Midwestern origin. The property retains sufficient integrity to convey its significance as a 1910 Prairie style dwelling.



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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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*Ponca City*. Oklahoma Historical Society Encyclopedia of Oklahoma History and Culture. <http://www.okhistory.org/publications/enc/entry.php?entry=PO008>. Accessed February 8, 2017.

Ruth, Kent. National Register of Historic Places Nomination Form *Daniel J. Donahoe Jr. House Ponca City, Kay County, Oklahoma*, 1982.

Ruth, Kent. National Register of Historic Places Nomination Form *Marland, E. W. House (No.1) Ponca City, Kay County, Oklahoma*, 1976.

A Sentimental Journey Leads to Ponca City. December 12, 2001. Vertical file *Historic Houses*. Pioneer Woman Museum. Ponca City, Oklahoma.

Sanborn Fire Insurance Map Ponca City, Oklahoma 1907 Sheet 1, 1913, Sheet 2, 1919 Sheet 3, 1925, Sheet 21.

Solomon Layton Honored Sept. 13 at Pioneer Woman. *The Sunday Oklahoman*, September 10, 2003. Vertical file Historic Houses. Pioneer Woman Museum Ponca City, Oklahoma.

*Solomon Andrew Layton*. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MIT Press, 1996.

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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 # \_\_\_\_\_

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**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

**10. Geographical Data**

**Acreeage of Property** less than once acre

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: 36.707092 | Longitude: -97.08015 |
| 2. Latitude:           | Longitude:           |
| 3. Latitude:           | Longitude:           |
| 4. Latitude:           | Longitude:           |

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

Subdivision: HARTMAN ADDITION

Legal: Block 016, Lots 8, 9, and 10

Section: 27 Township: 26N Range: 2E

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

The proposed boundaries include the city parcel historically associated with the resource.

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### 11. Form Prepared By

name/title: Rachel Nugent, National Register Coordinator and Sophie Roark, Historic Preservation Specialist  
organization: Rosin Preservation  
street & number: 1712 Holmes Street  
city or town: Kansas City state: MO zip code: 64108  
e-mail Sophie@rosinpreservation.com  
telephone: 816-472-4950  
date: May 1, 2017

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### 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

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: James J. McGraw House

City or Vicinity: Ponca City

County: Kay County

State: Oklahoma

Photographer: Sophie Roark, Rosin Preservation

Date Photographed: January 18, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 12: Front Façade. View west
- 2 of 12: East and south elevations. View northwest
- 3 of 12: East and south elevations. View northwest
- 4 of 12: South elevation. View north
- 5 of 12: South elevation and garage. View north
- 6 of 12: South and west elevations. View northeast
- 7 of 12: West elevation. View east
- 8 of 12: West and north elevations. View southeast
- 9 of 12: North and east elevations. View southwest
- 10 of 12: North and east elevations. View southwest
- 11 of 12: Garage. View west
- 12 of 12: Street view N. 4<sup>th</sup> Street. View north

**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.

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

**National Register of Historic Places**  
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**Figure Log:**

**Figure 1:** Contextual Map. *Source: Google Maps, 2016*

James J. McGraw House, 400 N. 4th Street, Ponca City, OK 74601. 36.707092, -97.08015

**Figure 2:** Site Map. *Source: Google Maps, 2016*

James J. McGraw House, 400 N. 4th Street, Ponca City, OK 74601. 36.707092, -97.08015

**Figure 3:** Photo Map. *Source: Google Maps 2017.*

**Figure 4:** Historic photograph of the James. J. McGraw House circa 1911. *Source: Jeanette and Stanley Peterson, Ponca City, OK.*

**Figure 5:** The D. J. Donahoe House at 302 South Seventh Street was also designed by Solomon Andrew Layton and completed in 1910. The house was listed on the National Register in 1982. Photo by Sophie Roark.

**Figure 6.** House on the northwest corner of N. 4<sup>th</sup> St. and Broadway Ave. prior to the construction of the current James J. McGraw House at 400 N. 4<sup>th</sup> St. *Source: Sanborn Fire Insurance Map 1901, Sheet 1.*

**Figure 7.** The James J. McGraw House at 400 N. 4<sup>th</sup> St. prior to the addition of the sunroom on the south, the porte cochere on the north and the detached garage. *Source: Sanborn Fire Insurance Map 1913, Sheet 2.*

**Figure 8.** The James J. McGraw House at 400 N. 4<sup>th</sup> St. showing to the addition of the sunroom on the south, the porte cochere on the north and the detached garage. *Source: Sanborn Fire Insurance Map 1919, Sheet 3.*

**Figure 9.** The Daniel J. Donahoe House drawings circa 1910 showing the design prior to the 1917 addition. *Source: Solomon Andrew Layton. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.*

**Figure 10.** The 1909 Layton designed Brett House on S. 5<sup>th</sup> Street in Ponca City, Oklahoma. *Source: Solomon Andrew Layton. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.*

**Figure 11.** The Marland-Paris house. *Source: Marland Grand Home House Museum website. <http://www.marlandgrandhome.com/about.htm>. Accessed February 7, 2017.*

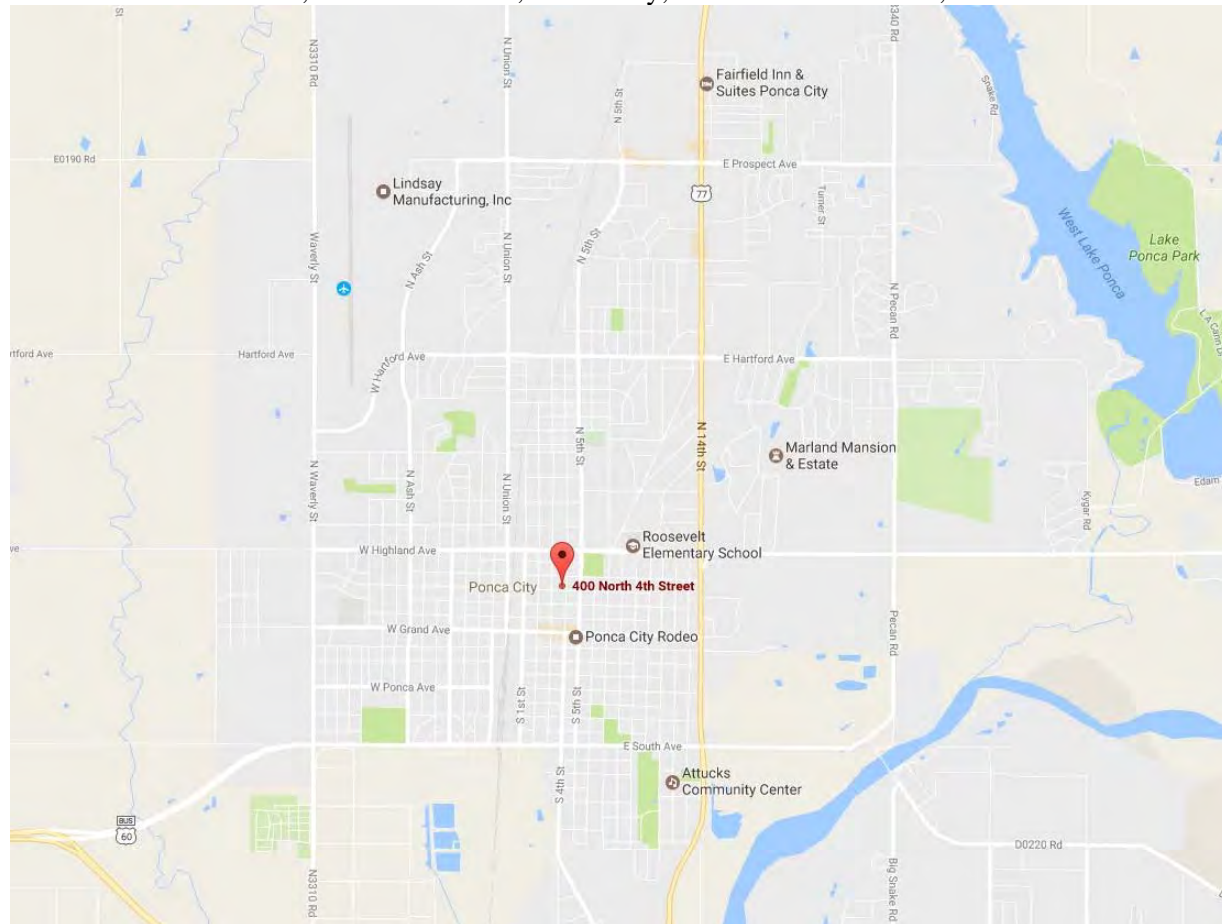
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**National Park Service**

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**Figure 1:** Contextual Map. *Source: Google Maps, 2016*  
James J. McGraw House, 400 N. 4th Street, Ponca City, OK 74601. 36.707092, -97.08015



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**Figure 2: Site Map.** Source: Google Maps, 2016  
James J. McGraw House, 400 N. 4th Street, Ponca City, OK 74601. 36.707092, -97.08015





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**Figure 3:** Photo Map. Source: Google Maps 2017.



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**Figure 4:** Historic photograph of the James. J. McGraw House circa 1911. Source: Jeanette and Stanley Peterson, Ponca City, OK.



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**Figure 5:** The D. J. Donahoe House at 302 South Seventh Street was also designed by Solomon Andrew Layton and completed in 1910. The house was listed on the National Register in 1982. Photo by Sophie Roark.



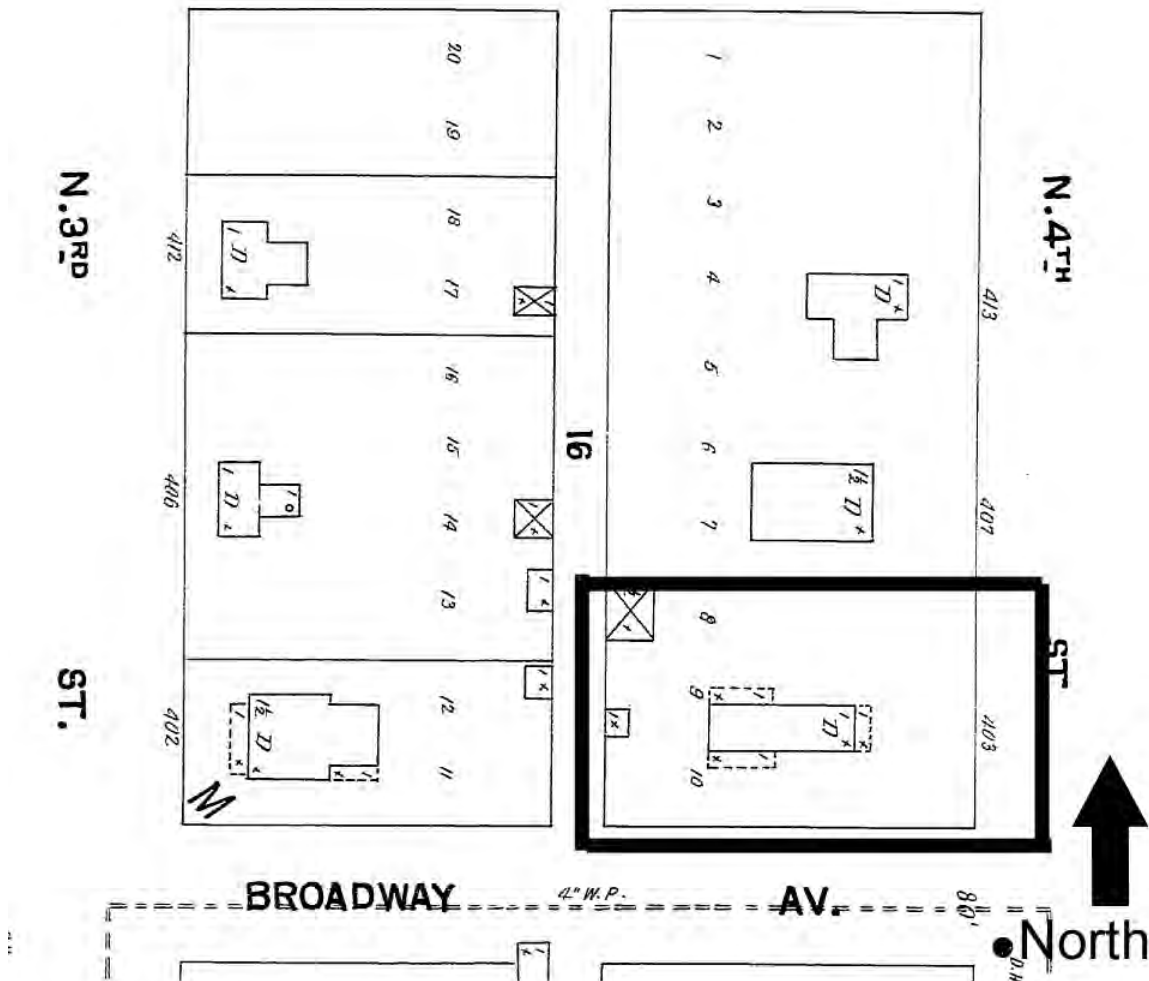
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Figure 6. House on the northwest corner of N. 4<sup>th</sup> St. and Broadway Ave. prior to the construction of the current James J. McGraw House at 400 N. 4<sup>th</sup> St. Source: Sanborn Fire Insurance Map 1901, Sheet 1.



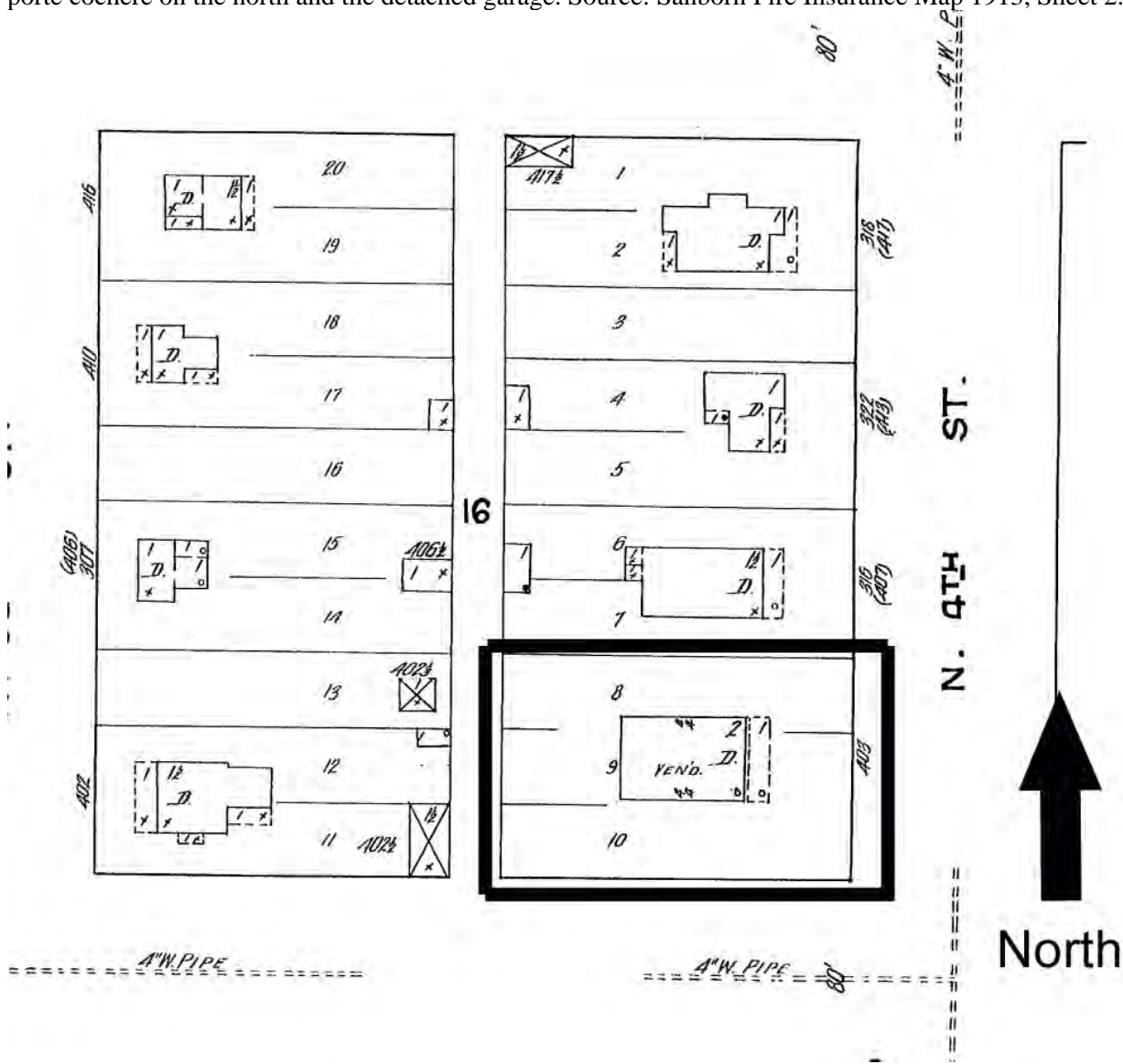
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Figure 7. The James J. McGraw House at 400 N. 4<sup>th</sup> St. prior to the addition of the sunroom on the south, the porte cochere on the north and the detached garage. Source: Sanborn Fire Insurance Map 1913, Sheet 2.



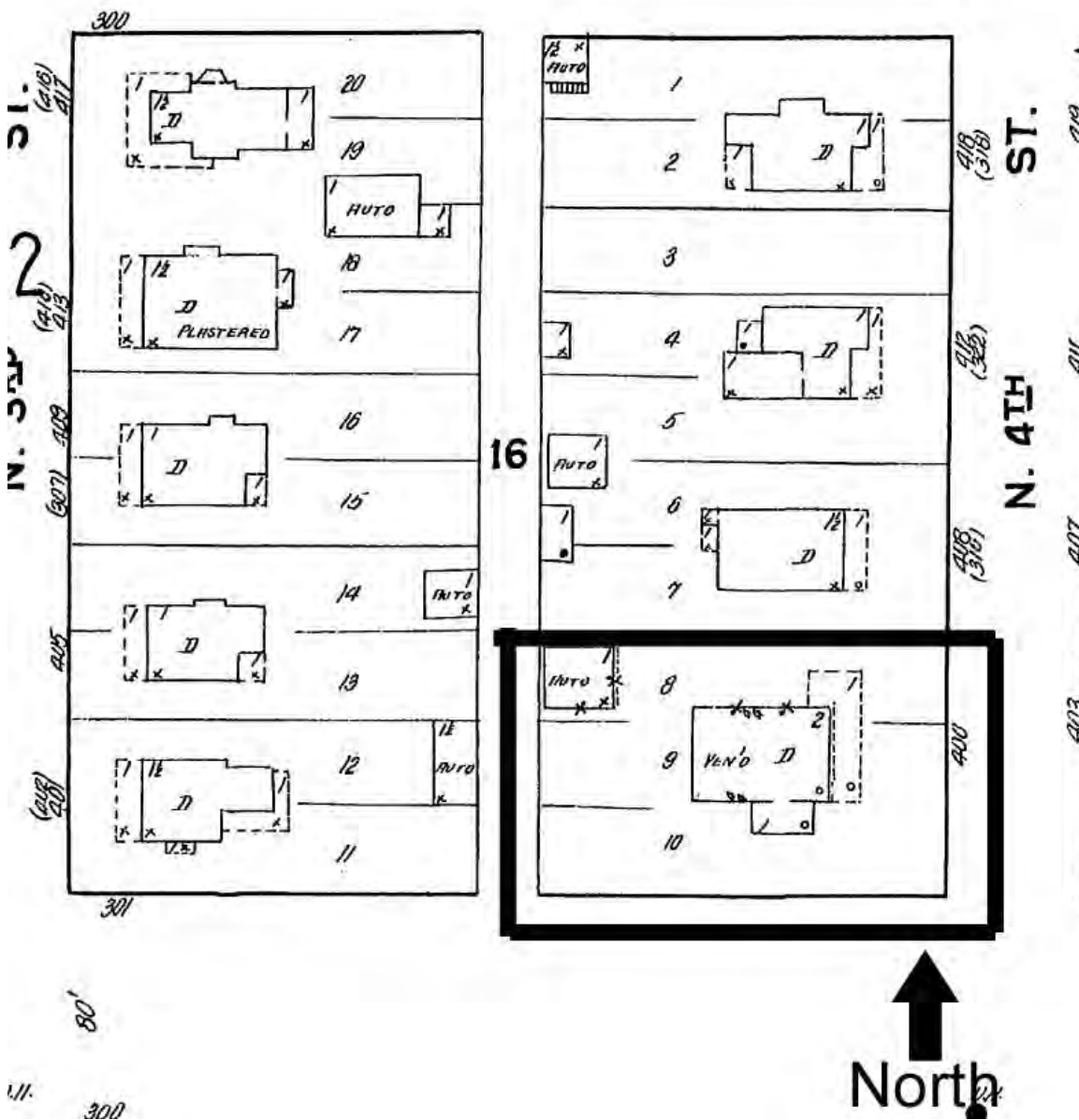
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Figure 8. The James J. McGraw House at 400 N. 4<sup>th</sup> St. showing to the addition of the sunroom on the south, the porte cochere on the north and the detached garage. Source: Sanborn Fire Insurance Map 1919, Sheet 3.



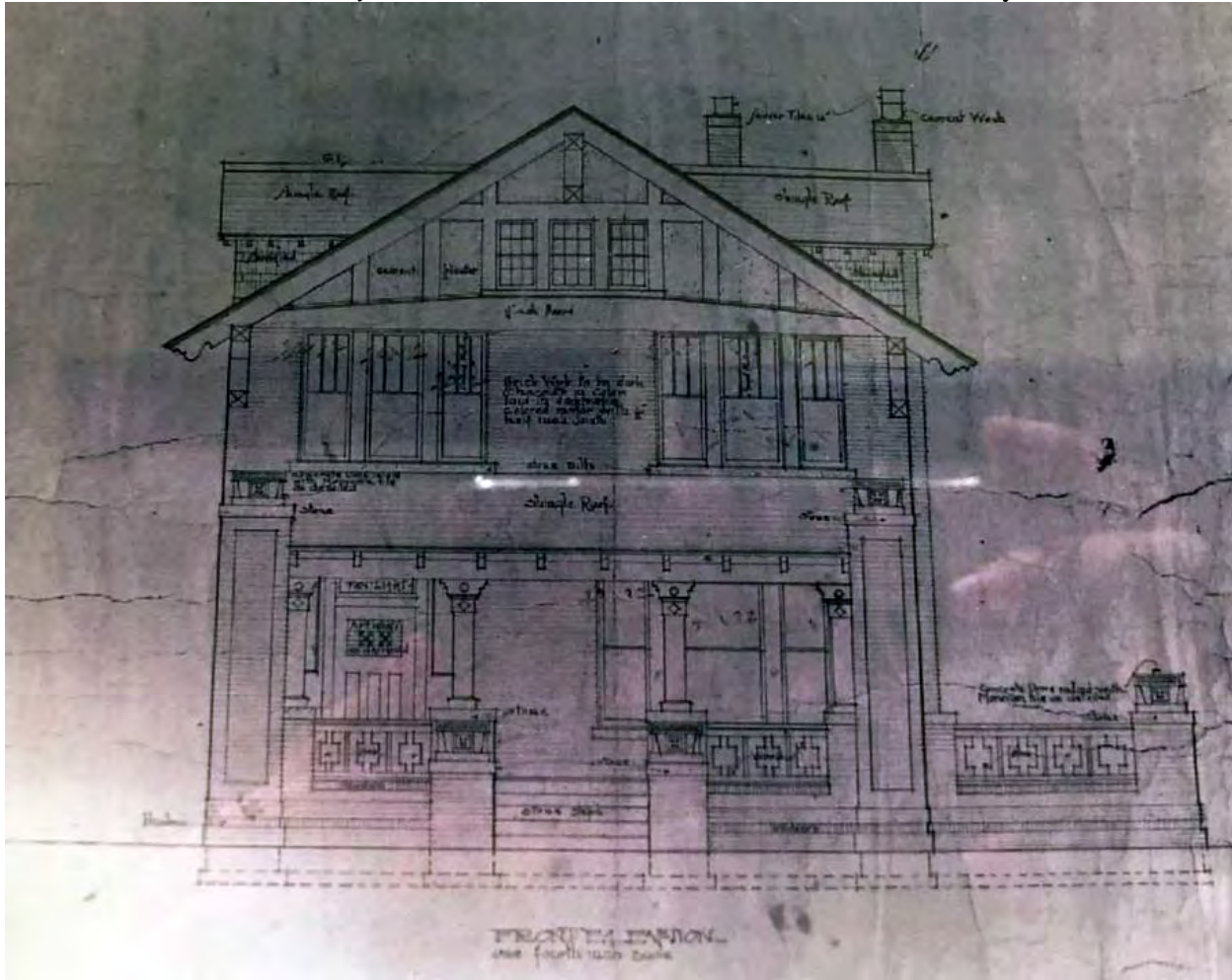
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Figure 9. The Daniel J. Donahoe House drawings circa 1910 showing the design prior to the 1917 addition. Source: Solomon Andrew Layton. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.



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**Figure 10.** The 1909 Layton designed Brett House on S. 5<sup>th</sup> Street in Ponca City, Oklahoma. Source: *Solomon Andrew Layton*. Exhibit at Marland's Grand Home. Ponca City, Oklahoma.





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**Figure 11.** The Marland-Paris house. Source: Marland Grand Home House Museum website.  
<http://www.marlandgrandhome.com/about.htm>. Accessed February 7, 2017.



McGraw, James J., House  
400 North 4th Street  
Ponca City, Kay County, Oklahoma



0 0.005 0.01 0.02 Miles

McGraw, James J., House  
400 North 4th Street  
Ponca City, Kay County, Oklahoma



0 0.005 0.01 0.02 Miles



























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/19/2017      Date of Pending List: 11/14/2017      Date of 16th Day: 11/29/2017      Date of 45th Day: 12/4/2017      Date of Weekly List: 12/7/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      12/4/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





# Oklahoma Historical Society

Founded May 27, 1893

## State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917  
(405) 521-6249 • Fax (405) 522-0816 • [www.okhistory.org/shpo/shpom.htm](http://www.okhistory.org/shpo/shpom.htm)

October 17, 2017

OCT 19 2017

J. Paul Loether  
Keeper and Chief National Register and  
National Historic Landmark Programs  
National Park Service  
1849 C Street NW, Mail Stop 7228  
Washington D.C. 20240

Dear Mr. Loether:

We are pleased to transmit eight National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Park Etude, 1028 Connelly Lane, Norman, Cleveland County  
101 Rodeo Arena, 2600 N. Ash Street, Ponca City, Kay County  
Attucks Community Center, 1001 S. 12<sup>th</sup> Street, Ponca City, Kay County  
McGraw, James J., House, 400 North 4<sup>th</sup> Street, Ponca City, Kay County  
Roosevelt Elementary School, 815 East Highland Avenue, Ponca City, Kay County  
Benedictine Heights Hospital, 2000 West Warner Street, Guthrie, Logan County  
Edward Richardson Building, 101 Main Street, Arcadia, Oklahoma County  
First Congregational Church, 1887 Cecil Street, Waynoka, Woods County

The members of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of historic architecture and history were absent from the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of Attucks Community Center and 101 Rodeo Arena was not present for the HPRC's formulation of its recommendation on the nomination. However, substantive review of this nomination is not requested because the SHPO staff member possessing the requisite professional qualifications participated in the HPRC's deliberations on this noncontroversial nomination.

We look forward to the results of your review. If there any further questions regarding the nominations, please do not hesitate to contact me.

Sincerely,

Lynda Ozan  
Deputy State Historic  
Preservation Officer

Enclosures