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: Lytton Building-Masonic Hall
   Other names/site number: 
   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: 907-909 South Main Street
   City or town: Stillwater
   State: OK
   County: Payne
   Not For Publication: 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 ___ local
   Applicable National Register Criteria:
   ___A ___B ___C ___D

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

   Signature of commenting official: ____________________ Date ______________
   ____________________
   State or Federal agency/bureau or Tribal Government

Title: ____________________
State or Federal agency/bureau or Tribal Government
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): __________________

________ __________
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: X

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s) X

District

Site

Structure

Object
**Number of Resources within Property**
(Do not include previously listed resources in the count)

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<th>Noncontributing</th>
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Number of contributing resources previously listed in the National Register __________

6. **Function or Use**

**Historic Functions** (Enter categories from instructions.)

- **COMMERCIAL/TRADE:**
  - specialty store

- **SOCIAL:** meeting hall

**Current Functions** (Enter categories from instructions.)

- **VACANT/NOT IN USE**
7. Description

**Architectural Classification** (Enter categories from instructions.)

- Commercial Style

**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.)

**Summary Paragraph**

The Lytton Building-Masonic Hall is a Territorial-era, red brick, three-story, Commercial style building located at 907-909 South Main Street in downtown Stillwater, Payne County, Oklahoma. The building has a brick foundation and a non-historic, standing seam, metal, flat roof. The existing aluminum-framed doors and display windows in the storefront were modernized probably in the 1970s but the storefront maintains the full-height cast iron columns that define the original design. On the rear (east) elevation, there are three freight openings near the center of the wall, one above the other. Prior to 1986, the second floor windows throughout the building were filled with brick, although the wood, one-over-one, double hung window frames with wood multi-light transoms remain stored on the second floor (see photographs 0032A and 0035). Around the same time, the matching third floor windows were boarded. Many of the third floor wood windows remain in place, although in some cases incomplete and overall in poor condition (see photographs 0046-0048 and 53). Critically, the pattern of the openings remains clearly defined due to the retention of the original size and shape of the openings, as well as the historic headers and sills. Decorative details on the Lytton Building-Masonic Hall include rock-faced stone coping, sills, keystones and imposts; round and segmental arched header brick headers; brick sills; ghost signs on the upper wall of both side elevations; front brick corbel tables; stepped parapets; brick tables; and, a stone Masonic tablet with the date of construction. Previously on the back of the building, there was a one-story, 30’ X 50’ addition that was added c. 1910 and removed after 1999 due to damage caused by its separate failing roof.
Other alterations include the addition of the mezzanine on the interior first floor in c. 1919 that caused the addition of a freight door at that level on the back elevation; the reorientation of the main entry and other updates to the storefront in 1929; the updating of the interior in 1946 and 1960; the c. 1970s work that included replacement of the lower storefront display windows and main door, the bricking of the second floor windows and the boarding of the third floor windows; and, the recent installation of a flat, standing seam, metal roof. Because the defining original characteristics of the building for its type and period, consisting of the separately owned third story and the interior stair that provided passage to the adjacent building, and some storefront and third floor window materials remain in place, the changes to the Lytton Building-Masonic Hall do not destroy the building’s ability to convey its architectural significance. Overall, the Lytton Building-Masonic Hall retains its integrity of location, setting, design, materials, workmanship, feeling and association sufficiently to convey its architectural significance as a distinctive example of a three-story, Territorial era, Commercial style, red brick building in downtown Stillwater that possessed unusual architectural features for its type and period of construction.

Narrative Description

Dale Lytton, local hardware and buggy merchant, had the Lytton Building constructed in 1901. Originally planned to be a two-story building, the Frontier Lodge No. 6 (later 48) Ancient Free (A.F.) and Accepted Masons (A.M.), of which Lytton was a member, arranged to add a third floor to the Lytton Building while it was under construction. Another distinctive original construction detail about the Lytton Building-Masonic Hall is that the stairs on the south side of the façade, which provided independent access to the upper two floors, also provided access through an original opening in the party wall to the second floor of the adjacent Pierce Building as agreed between the original separate owners of 907-909 and 911 South Main Street. The building has been used for storage purposes since about the 1980s. Lacking an active use, the condition of the building has continued to decline over the years, particularly due to roof problems that allowed extensive damage to the floors and ceilings from the third floor to the first floor.

The Lytton Building-Masonic Hall is located on the south side of Stillwater’s original central business. The building is situated in the middle of the east side of the 900 block of West Main Street (photographs 0001, 0008 and 0013). The Lytton Building-Masonic Hall is, and was historically, the only three-story building in the 900 block of South Main Street. The other buildings along the 900 block of South Main are a combination on one- and two-story commercial buildings that, in general, have been altered over time. While commercial development continues in the blocks to the south, the buildings are more spread out with historically a residential mix of properties that overall no longer remains evident. To the north of the 900 block of West Main Street, the commercial area is densely packed on both sides of the Main Street thoroughfare to about 6th Street. Like most central business districts, the buildings in downtown Stillwater have been modernized over time, some radically. While the other buildings lack sufficient individual historic integrity for the area to merit consideration as a historic district, as discussed in more detail in Section 8, the area retains its general commercial character.
to allow the Lytton Building-Masonic Hall to retain its integrity of setting, feeling and association.

The Lytton Building-Masonic Hall is a three-story, red brick building with a brick foundation and a flat, modern replacement, standing seam, metal roof. The new metal roof is not visible from the exterior ground level so it does not interfere with the ability of the building to convey its significance. The brick walls are predominately red brick laid in a stretcher bond. The brick on the front elevation is more uniform in color with the brick on the sides and rear including some darker colored brick and header brick courses. Typical of commercial architecture of the period, the roofline is stepped along the sides with a pronounced front parapet. While the sides have a brick coping, the front parapet has a rock-faced stone coping. On the north corner of the west (front) elevation, the upper wall brick has been obviously repaired. According to a June 3, 1921, article in the *Stillwater (Oklahoma) Gazette*, the building was struck twice by lightning in the same place, once in about 1914 and again in 1921. According to the paper, the 1921 lightning strike knocked some bricks off the building but did not seriously damage it.

WEST (FRONT) ELEVATION (photographs 0001-0007): The façade of the Lytton Building-Masonic Hall overlooks South Main Street and is the primary elevation of the building. The 16’ first floor of the building consists of two horizontal areas: the lower storefront containing the full-height display windows and two entries; and, the upper storefront containing the four bay, multi-light, metal transom. To accommodate the unusual height of the storefront, the transom is about double the height of most transoms. The storefront is divided vertically into four bays by three original cast iron columns that extend from the ground to the top of the transom. At the base of the columns, the shields with “The Wichita Iron Works, Wichita, Kans.,” on them remain intact. The wood transom bar separating the storefront horizontally also remains in place above the replacement aluminum-framed storefront windows and doors.

As originally constructed, the main entry to the Lytton Building-Masonic Hall was located on the far north side of the storefront. In 1929, the entry was relocated towards the center of the storefront, adjacent to the center cast iron column, where it remains currently. The main front door was modernized, probably in the 1970s, to a double, aluminum-framed, glazed slab door with a fixed, single light, aluminum framed, transom. The full-height, aluminum-framed, single light, display windows were likely modernized around the same time as the door. The northernmost bay has two display windows, the next bay to the south also has two display windows plus the double entry, the third bay from the north has three display windows and the southernmost bay has two display windows and the recessed interior stair to the upper floors. To accommodate the recessed entry to the interior stair, there is a single display window at a right angle to the rest of the display windows in the southernmost bay of the storefront. The interior upper floor stairs are accessed by a wood paneled door with a single rectangular lite. The interior stair, fully contained in the Lytton Building-Masonic Hall, is described in more detail below as part of the interior description of the second floor.

The transom level of the storefront is also divided into four bays by the 1901 cast iron storefront columns that remain in place. The two outside bays, being smaller, are matching while the two larger center bays also match. The transom windows in the outside bays contain two, rectangular,
metal-framed, fixed, figured glass lites flanking a narrow center section that includes two, square, colored, figured glass, metal-framed, operable, awning lites separated by a slightly larger, fixed, square, figured glass lite. Above and below the colored awning lites are narrow strips of fixed lites. In the southernmost transom bay, a piece of painted plywood covers the north fixed lite. The center transom bays have two sets of the narrow awning window section that match the outside bays. Each awning window section in the center bays also contain two operable awning lites. Accordingly, the center transom bays have three, flanking, fixed, rectangular lites, although in both center bays one flanking fixed lite has been replaced with painted plywood. On the southernmost transom bay, a modern sign covers the lower portion of the transom bay. With second floor access through the Lytton Building-Masonic Hall interior stair, the sign advertises the current business located in the second floor of the adjacent building.

Above the storefront, separating the first floor from the second floor, there is a double row of slightly projected brick. The bottom row is laid in the prevailing stretcher bond with the second row being header brick.

The second floor of the west elevation of the Lytton Building-Masonic Hall is separated into two symmetrical bays by a vertical brick pilaster that extends from the top of the storefront to the corbeled horizontal brick band above the third floor windows. In each second floor bay, there are three window openings that have been bricked in. The non-original brick in the window openings is readily distinguished as not being historic due to a slight color difference. The size and shape of the second floor openings match the third floor windows that retain their historic wood frames. Based on the third floor windows and historical images, each second floor window originally contained two, wood, double hung, one-over-one windows that were topped by a multi-light fanlight. The second floor windows feature rock-faced stone sills that are divided in the middle. Each second floor window also has a round arched, triple row, header brick header with a rock-faced keystone and rock-faced stone imposts.

The third floor of the Lytton Building-Masonic Hall’s west elevation matches the second, except the window openings have been boarded, rather than infilled. The casing of the historic wood windows remain visible with the sashes boarded. The decorative details of the third floor windows are identical to the second floor, including the round brick arched headers with rock-faced keystones and imposts. Overall, the fenestration pattern of both the second and third floors remains clearly understandable with original materials, including some wood window frames but also the historic decorative detail that made the windows distinctive features, visibly defining the windows.

Above the third floor windows, there is a corbeled horizontal brick band. Above this, the upper wall is ornamented with a brick parapet consisting of a center section stepped above two flanking side sections. In the center of the center section there is a rectangular stone tablet that contains the building’s date of construction (1901) separated in the middle by the Masonic symbol of the square and compasses with the letter “G” in the center. To either side of the stone tablet, there is a recessed brick blank table. Along the top of the center section of the parapet there is a series of narrow vertical brick corbelling that matches the detailing in the side sections of the parapet. The side sections of the parapet contain only the narrow vertical brick corbelling.
SOUTH ELEVATION (photographs 0008 and 0009): The adjacent building obscures the front (west) portions of the lower two floors of the south elevation. On the back (east) side of the south elevation’s second floor, there are four visible window openings. Like the front second floor windows, the side second floor windows have been bricked in. Still visible are narrow stone headers and header brick sills. On the third floor of the south elevation, there are a total of six evenly spaced windows on the south elevation. Like the other third floor windows in the building, the south elevation’s third floor windows have been boarded. The double, segmental arched, header brick headers and header brick sills remain in place. Towards the rear of the third floor, aligning with the second window from the east, is a metal fire escape. The first escape has a platform on the third level and a metal ladder that extends down towards the second floor but does not reach all the way. Along the upper wall of the south elevation, in addition to several brick steps along the coping there are several ghost signs on the upper wall of the south elevation. The words in the ghost signs are nearly impossible to distinguish, although the photographs from the 1980s available at the Oklahoma State Historic Preservation Office show the words “Clift Furniture” more clearly.

EAST (REAR) ELEVATION (photographs 0009-00012): The one-story addition added to the building in c. 1910 was removed after 1999. The estimated date of construction for the addition is based on it not appearing on the 1907 Sanborn but appearing on the 1913 Sanborn. The concrete floor of the addition remains, as does the brick north wall of the addition. The tar from the addition’s roof remains visible on the brick of the main three-story wall between the first and second floors of the east elevation. Because the addition was not an original feature of the building and due to its rear first floor location, its construction and subsequent removal do not impact the ability of the building to convey its significance.

With the building vacant for decades, the back wall of the first floor has been a point of access for vandals, requiring that the openings be boarded and re-boarded. The first floor windows of the east elevation are obscured on the south side by a large tree. Behind the tree, there is a boarded window opening on the south side and a boarded door to the north of it. While the window header is obscured by the boards, the header brick sill remains visible. On the door, the double header brick header remains in place. Towards the center of the first floor but still towards the south is another door that has been boarded. Directly above this door at the mezzanine level is a boarded window with a triple, segmental arched, header brick header. To the north of center on the first floor is the first floor, wood, swinging freight door. Immediately above this, at the mezzanine level, there is another wood, swinging, freight door. North of the freight door at the mezzanine level, there is a single, wood, double hung, one-over-one window with a triple, segmental arched, header brick header.

On the second floor of the east elevation, there are eight openings. On the south half of the wall, there are four infilled windows. The southern three windows are the same size with the fourth window towards the center being shorter. On the north half of the second floor of the east elevation, there are three openings. In the center is an elevated freight door and to the north of this are two bricked-in windows. The freight door has been boarded but the wood, paneled, swinging door remains on the interior. The freight hoist has been partially dismantled. The
The single windows on the third floor of the east elevation have been boarded, although some of the original, one-over-one, wood, double hung windows remain partially in place. As on the front elevation, there are six third floor windows on the back wall. All of the windows have header brick sills and double, segmental arched, header brick headers.

NORTH ELEVATION (photographs 0012 and 0013): The first floor of the north elevation is obscured by the adjacent combination one- and two-story building. While the second floor of the north elevation is visible from the back, there are, and were historically, no window openings on the second floor of the north elevation. The third floor of the north elevation features six symmetrical window openings that all have been boarded. The double segmental arched header brick headers and header brick sills, along with the wood window casings, remain in place. A metal fire escape extends from the third floor window second from the east to the roof of the adjacent building. The second floor landing on the fire escape has been used to graffiti the building in that area. The coping of the north elevation is stepped, as on the south elevation. There are also ghost remains of painted signage on the west side of the south elevation.

INTERIOR: Due to decades of minimal use and a roof that did not keep the elements out, the interior elements and finishes of the Lytton Building-Masonic Hall are in poor to ruinous condition. The wood floors on the second and third levels are severely deteriorated in places, which limited photographic coverage due to health safety concerns.

FIRST FLOOR (photographs 0014-0021): The first floor of the Lytton Building-Masonic Hall was historically used for retail purposes with nearly the entire first floor being one large open space. The first floor is centrally divided by five center full-height posts and containing a wraparound mezzanine on the east and south sides, a ground-level safe in the southeast corner, and interior stair near the northeast corner that provide access to the mezzanine. The ground level floor is predominately wood with some historic ceramic tile flooring around the 1929 center entry. The metal ceiling panels are largely gone, although there is some remnant material remaining under the mezzanine on the southwest side. The walls are clad with non-historic wood paneling with a section of lathe and plaster remaining on the upper north wall. The wood first floor-mezzanine stairs are set against the north wall towards the east side. The south side of the stairs has a wood handrail on a solid side wall. Since the mezzanine was not original to the building, the stair on the north wall is also not original.

FIRST FLOOR MEZZANINE (photographs 0021-0025): Added c. 1919 based on the mezzanine not appearing on the 1913 Sanborn but appearing on the 1924 Sanborn, the mezzanine is a narrow wraparound space on the east and south walls of the ground floor. The addition of a mezzanine was a common occurrence for commercial buildings in the first half of the twentieth century and, thus, does not add to the architectural significance of the building. The floor in the mezzanine is wood. The walls of the mezzanine are clad with a combination of non-historic
wood paneling on the east and drywall on the south. On the wraparound half wall of the mezzanine there are symmetrically located rods from the ceiling that support the structure. The ceiling sheathing on the mezzanine level is all gone. Off the outer curve of the southeast corner of the mezzanine, there is a suspended heating unit.

North of center on the east wall of the mezzanine is a freight door. In about the center of the mezzanine’s east wall, there is an interior stair to the second floor. The wood stair has no railing and the sheathing on the west side of the underside of the stairs has come off. On the north side of the stair, there is non-historic paneling covering the underside of the stairs.

SECOND FLOOR (photographs 0026-044): The second floor of the Lytton Building-Masonic was historically used for a combination of storage and residential uses. The floors throughout the second floor are wood. The north half of the floor, which includes the freight door on the east wall, is open space that historically functioned as storage space so its finishes are more utilitarian than any other space in the building. The west, north and east walls in the north half are painted brick. A suspended ceiling was added at an unknown time. Most of the suspended ceiling panels are gone, leaving only the thin metal framing.

The south half of the floor was divided into an apartment, probably in the late 1910s when the Lyttons sold their farm and moved their residence into the building. Because upper floor apartments are common in early twentieth century commercial buildings, the addition of the apartment to the originally open second floor does not add to the architectural significance of the building. The walls and ceilings in the south side of the second floor are lather and plaster with some wallpaper remaining. In most of the rooms, the plaster is deteriorated and falling off the lathe. In some places, the lathe is also failing. The doors in the apartment portion of the second floor are wood paneled with operable transoms.

The west (front) portion of the apartment consisted of the main bedroom and a living room. With the main bedroom, on the south side, there is a divided closet. A short north-south hallway separates the front living areas from the kitchen-bathroom-additional bedrooms section on the east side of the apartment. The kitchen-bathroom-additional bedrooms section includes a full-length east-west hallway along the north side of the rooms. Original access to the front portion of the apartment was through a second doorway opposite the door to the east-west hallway. A non-historic opening was added at an unknown time to the northeast corner of the living room, which opens onto the north half of the second floor.

In the southwest corner of the second floor, there is a foyer that contains two doors and two sets of stairs. The lower wall of the foyer is clad with wood wainscoting with lathe and plaster on the upper wall. The paneled door with a wood screen on the east wall of the foyer, directly opposite the south stair, allows access into the kitchen in the southeast portion of the apartment. A second door, located on the north wall of the foyer, opens onto the small north-south hallway dividing the front portion of the apartment from the back (east) portion.

The south interior stair in the foyer provides access from the first floor exterior. The straight stair with closed tread is fully contained within the Lytton Building-Masonic Hall. Along both the
north and south walls of the stairwell is painted wood wainscoting. The ceiling in the stairwell is modern suspended ceiling panels with flush fluorescent light. The stair has a simple wood railing attached to the north wall in about the middle of the wainscoting. At almost the top of the south stair, the opening has been covered with a temporary, framed, plywood door to prevent entry into the second floor of the Lytton Building-Masonic Hall.

Immediately west of the temporary door in the south wall, there is an opening that creates a passageway to the second floor hallway of the adjacent Pierce Building at 911 South Main Street (see photograph 0041A). The Pierce Building was built at the same time as the Lytton Building-Masonic Hall and, typical of the period, shares a party wall with the Lytton Building-Masonic Hall. The creation of the passageway and agreement for its continued use was included in the party wall agreement signed by the original owners of the Lytton Building-Masonic Hall and Pierce Building. Above the temporary door, on the south wall, there is the steel fire door on a track system that, if triggered, will close off the opening in the party wall between the Lytton Building-Masonic Hall and the adjacent Pierce Building in case of fire. The east side of the steel door is unpainted while the west side of the door has been painted white. The fire door, a distinguishing historic feature, is suspended on a steel pole with cast iron hangers. The door is held open by a counterweight system consisting of weights on a rope; if the rope burns, the door will automatically slide closed. As specified in the 1901 party wall agreement, there is also a separate, swinging, metal, fire door on the Pierce Building side of the opening.

The north stair in the second floor foyer allows access between the second and third floors of the Lytton Building-Masonic Hall. The north, wood, closed tread, L-shaped stair has wood turned railings and an oversize paneled door on the landing to access the upper flight of stair.

THIRD FLOOR (photographs 0045-0058): The third floor of the Lytton Building-Masonic Hall was constructed specifically for the Frontier Lodge No. 6 A.F. and A.M. The front (west) one-third of the building was the banquet area with an enclosed kitchen area on the north side of the space. Off the banquet room on the south side of third floor, is a two-room lobby area with the lodge room to the east of that. The Lodge Room, maintaining its blue painted walls, has a stage area towards the center of the west wall. Opposite the lobby area on the north side of the third floor, there is a short east-west hallway with a maze of multiple, small, dressing rooms, closets and restrooms. To the east of this is another large room, painted yellow, which was likely the meeting space for the associated Masonic groups, including Eastern Star, DeMolay and Rainbow Girls.

The floors on the third floor are wood. The walls are lathe and plaster, much of which has been damaged due to exposure to weather. The ceiling sheathing is heavily damaged, or completely gone, with the upper brick wall and replacement metal roof visible. Wood doors, transoms, decorative edging and trim, as well as some wood wainscoting, remain on the third floor.

ADDITIONS/ALTERATIONS: The Lytton Building-Masonic Hall had one addition on the rear of the building. The one-story addition was largely removed in the late 1990s, probably because of a failing roof that damaged the rest of the addition. Only the concrete floor and north wall of
the addition remain. Neither element is visible from the front of the building and, thus, the addition does not impact the ability of the building to convey its significance.

Over its nearly 120 year life, the Lytton Building-Masonic Hall has undergone alterations, although the building remains readily recognizable due to its atypical for Stillwater three-story height; arched front windows; and, the distinguishing third floor stone Masonic tablet. Exterior alterations to the Lytton Building-Masonic Hall include changes to the windows and doors in the storefront, bricking of the second floor windows, boarding of the third floor windows and replacement of the roof. Some of the changes to the storefront occurred early in the building’s history and do not significantly diminish the integrity of the building, including the moving of the main entry to near the center of the storefront. Other changes, including the bricking and boarding of the upper floor windows and replacement of the roof, are more recent and, thus, detract some from the building’s ability to convey its significance.

On the interior, the mezzanine on the first floor and the apartment area on the second floor, both common interior features for early twentieth century commercial buildings, were added in the late 1910s. In order to access these additional spaces, the first floor and mezzanine stairs on the east side were also added. Additionally, the wall finishes on the first floor and mezzanine were modernized over the years of retail use but the first floor space largely maintains its early open configuration. The upper two floors retain more historic wall finishes, although most are in poor condition. The configuration of space on the second and third floor was changed slightly over the years, including the addition of the multi-space apartment on the south side of the second floor and the additional subdivision of space on the third floor to allow more privacy, particularly in the maze of dressing rooms, closets and bathrooms in the approximate center of the north side and the associated Masonic meeting room.

Overall, the Lytton Building-Masonic Hall retains a good degree of integrity to convey its historic architectural significance, including the characteristics of location, setting, design, materials, workmanship, feeling and association. The most visible change is the bricking of the second floor windows; however, the pattern of the openings and the decorative detail remain clearly evident. While the storefront was altered and modernized over the years through replacement of the display windows and front doors, the original cast iron columns that vertically divided the storefront remain in place. Thus, the storefront retains its basic configuration and some historic materials. More importantly, the third floor, added during construction of the building by a second party, retains its integrity to a notable degree, including many of the wood window casings and some sashes. Also a distinguishing features that makes the Lytton Building-Masonic Hall architecturally significant within the local context is the interior stair that allowed access to the original passageway between the Lytton Building-Masonic Hall and adjacent Pierce Building. The interior stair, located strictly in the Lytton Building-Masonic Hall with a simple opening in the party wall immediately below the Lytton Building second floor, also retains a good degree of integrity, including the steel fire door with its cast iron hangars.
Lytton Building-Masonic Hall
Name of Property
Payne County, OK
County and State

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
Lytton Building-Masonic Hall
Payne County, OK

Name of Property
County and State

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance
1901

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Unknown
Lytton Building-Masonic Hall
Name of Property
Payne County, OK
County and State

**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 Lytton Building-Masonic Hall, located in downtown Stillwater, Payne County, Oklahoma, is eligible for the National Register of Historic Places at the local level under Criterion C for its architectural significance as an example of a Territorial-era, three-story, brick, Commercial style building with two distinguishing, unusual features. The first significant feature is the third floor which was added, operated and owned separately by the Frontier Lodge No. 6 Ancient Free (A.F.) and Accepted Masons (A.M.). While it was not uncommon for a local Mason organization to build a building or rent space in an upper floor of a downtown building, it was unusual for the Masons, or really any party, to independently build an upper floor separate from the lower floors. The second significant feature that distinguishes the Lytton Building-Masonic Hall from other buildings of its type and period was the interior upper floor stair with an original side opening in the party wall that, as agreed between the owner of the lower two floors of the Lytton Building-Masonic Hall and the owner of the adjoining Pierce Building, allowed interior access to the second floor of the Pierce Building. Both architecturally defining features were part of the 1901 construction of the Lytton Building-Masonic Hall. Consistent with National Register guidance for properties nominated under Criterion C, the period of significance for the building corresponds to its construction in 1901, which is when the building achieved its architectural significance. Although the Lytton Building-Masonic Hall later underwent a rear addition and other alterations, the architectural significance of the building was realized at the time of original construction in 1901 and the building retains integrity to that period, including the third floor; the interior stairs that allowed access to the second and third floors of the Lytton Building-Masonic Hall and to the second floor of the separate adjacent Pierce Building through a simple original opening in the party wall located slightly below the Lytton Building second floor; and, the fundamental configuration of the storefront established in 1901 by the cast iron columns that are still in place. The hyphenated name of “Lytton Building-Masonic Hall” is used in this nomination to distinguish the lower two floors from the third floor. From the 1900s to the 1940s, the Masons consistently referred to their portion of the building as “Masonic Hall” as documented in the meeting notes in the local newspaper.

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

BACKGROUND: The community of Stillwater officially originated in April 1889 following the first land run that opened the “unassigned lands” to non-Native American settlement. The “unassigned lands” were lands in Indian Territory that were not assigned to any Native American tribes. The community of Stillwater traces its origins to the Boomer movement of the mid-1880s. Five years before the land run, a group of settlers from Kansas illegally moved into the unassigned lands. Settling near a stream they called Still Water, the group called their
community of tents and dugouts “Stillwater.” With their supplies cut off by the surrounding U.S. Cavalry, the “Boomers” soon returned to Kansas to await the legal land opening.¹

Arriving during the 1889 land run, the majority of the Stillwater town founders were from Cowley County, Kansas, and made the run together. The original townsite of Stillwater, located near Stillwater Creek, was a 240-acre tract that was combined from land donated by five different men. Stillwater is atypical among Oklahoma towns in that the main street extends north-south rather than the dominant east-west pattern. Because the “east-west layout would unduly enhance the value of one man’s holdings,” the group used the north-south orientation of main street to equalize the economic benefit of the primary commercial thoroughfare.²

The Oklahoma Organic Act of 1890 established the first seven counties in Oklahoma, including Payne County. Designated as the seat of Payne County after a contentious fight with Payne Center and Perkins, Stillwater received another major economic boost in late 1890 when the first territorial legislature named the town as the location of the new territorial agriculture land grant college. Originally called Oklahoma Agricultural and Mechanical College (Oklahoma A&M), the school was officially designated Oklahoma State University (OSU) in 1957. Throughout its history, the school has been one of the main economic, educational and social institutions in the Stillwater community.³

In 1890, Stillwater had a population of 480 citizens. By 1900, the number of residents grew to 2,431 persons. Ten years later, Stillwater’s population stood at 3,444 citizens. Doubling in numbers over the next twenty years, Stillwater claimed 7,016 residents in 1930. With growth accelerating despite the Depression, the community reached 16,007 persons in 1940. The war years of the 1940s boosted Stillwater’s numbers to above the 20,000 mark in 1950. Expanding from 20,283 in 1950 to 23,965 in 1960, Stillwater continued its upward trajectory to reach 30,126 residents in 1970.⁴

As necessary to accommodate its population growth and maintain its standing as a modern, vibrant community befitting the state-supported land grant college, Stillwater has experienced significant change in terms of its buildings and boundaries over the course of the twentieth century. For downtown Stillwater, the original commercial core area continues to evolve but, overall, retains its identity as the central business district despite the proliferation in all directions of strip malls, big box stores and other modern corporate-designed restaurants and stores. As identified in the 1997-1998 Reconnaissance Level Survey of Stillwater, Oklahoma, the downtown commercial area, divided in the survey between the Main Street Commercial Area and the Southeast Mixed Residential and Commercial Area, did not warrant further study for

³ Ibid, 199-201.
district potential due to the modernization efforts that have included insensitive changes, false fronts, replacement construction and demolition for parking lots.\(^5\)

Previous to the late 1990s and also related to the lack of district potential, the Citizens State Bank (NRIS #81000467), located around the corner to the northeast of the Lytton Building-Masonic Hall at 107 East 9th Avenue, was individually listed on the National Register in 1981 for its architectural significance as the oldest extant commercial building in Stillwater and as an example of the Richardson Romanesque style. In 1983, three additional downtown buildings (the Hoke Building at 121 West 7th Avenue (NRIS #83002118), the Selph Building at 117 West 7th Avenue (NRIS #83002119) and the Walker Building at 117 West 7th Avenue (NRIS #83002120)) were listed under the Commercial Buildings of Stillwater thematic cover. The Lytton Building-Masonic Hall was considered for inclusion in this group but due to owner objection was left out. Although new owners subsequently sought to list the Lytton Building-Masonic Hall on the National Register and pursue a certified tax credit rehabilitation in 1986, these actions were never completed for reasons that are now unknown, despite the approval by the state Historic Preservation Review Committee of the National Register nomination at its July 17, 1986 meeting. That the 1986 nomination was not submitted to the Keeper of the Register was confirmed through the National Register’s “Everything” spreadsheet which contained the list of all nominations submitted to the Keeper from the 1966 creation of the National Register through April 2019, including nominations that were listed, returned, removed, eligible, ineligible, approved, accepted and rejected. The Lytton Building-Masonic Hall was not included on that spreadsheet and there was no documentation in the Oklahoma State Historic Preservation Office’s file on the building that explained why the nomination never proceeded to the federal level.\(^6\)

**LYTTON BUILDING-MASONIC HALL:**

In 1889, Dale Lytton made the run into the Stillwater area, settling on a farm three miles southeast of the new community. About two years after the run, Lytton moved into Stillwater “and became engaged in the implement and hardware business.” Actively involved in “real estate development and building” and “civic affairs,” Lytton was also one of the first members of Stillwater’s Masonic Lodge.\(^7\)

A Masonic organization must have a charter to be recognized and sanctioned by the applicable Grand Lodge. On July 4, 1891, the Indian Territory Grand Lodge authorized a group of Stillwater Masons to meet in order to select a lodge name and apply for a charter. The name selected was “Frontier Lodge” and the designation of “No. 48” was added to the lodge name

\(^5\) Ibid, 19-20, 121-125 and 130-132.  
\(^6\) Lytton Building file information, Oklahoma Landmarks Inventory, available Oklahoma State Historic Preservation Office, Oklahoma History Center, Oklahoma City, Oklahoma, various dates. See also “Everything,” *Data Downloads – National Register of Historic Places*, (available [https://www.nps.gov/subjects/nationalregister/data-downloads.htm](https://www.nps.gov/subjects/nationalregister/data-downloads.htm)).  
\(^7\) Stillwater (Oklahoma) Gazette, September 5, 1930.
because it was the 48th lodge chartered in Indian Territory. The first meeting of the Frontier Lodge No. 48 occurred on July 15, 1891.  

In 1892, the Oklahoma Territory Grand Lodge formed. Ten previously organized Indian Territory lodges fell under the jurisdiction of the Oklahoma Territory Grand Lodge, causing them to be renumbered when moved to the new Grand Lodge. Thus, Stillwater’s Frontier Lodge No. 48 became Frontier Lodge No. 6. However, two years after the Twin Territories were united in the state of Oklahoma, the two territorial lodges combined to form the Grand Lodge of Oklahoma. At that time, the original numbers given to the ten Indian Territory lodges moved to the Oklahoma Territory jurisdiction were restored. In sum, the Stillwater Masons belonged to Frontier Lodge No. 48 from 1891-1892 and then Frontier Lodge No. 6 from 1892-1909 before reverting to Frontier Lodge No. 48 from 1909 to the present. Because the applicable name when the Lytton Building-Masonic Hall was constructed was “Frontier Lodge No. 6,” that is the name used for the lodge in this nomination.

In November 1891, Alice Lytton, wife of Dale Lytton, purchased Lot 10 of Block 43 in Stillwater’s original town for $500. On the lot, Dale Lytton established his hardware and implement business. Six months later, Alice and Dale Lytton deeded Lot 10 to the Lytton Brothers, consisting of Dale and his brother Charles E. Lytton. Based on the 1895 Sanborn Fire Insurance Map, the Lyttons constructed two buildings on Lot 10: a small office building setback from the street and a corrugated iron warehouse for their agricultural implements off the alley. Six years later, Dale Lytton and Charles E. Lytton acquired Lot 9 of Block 43 from the Payne County Bank for $450. This included an existing one-story building that the brothers used as a buggy warehouse in combination with their earlier buildings. In late 1898, Charles E. Lytton and his wife Emma Lytton executed a quitclaim deed to Dale Lytton for their stake in Lots 9 and 10 of Block 43 in the amount of $791.45. To further settle any legal issues, Almira A. Lytton, Charles E. Lytton’s first wife, also executed a quitclaim deed in March 1899 to Dale Lytton for Lots 9 and 10 of Block 43 in exchange for $458.55.

In August 1899, the local newspaper announced plans for “the biggest building yet erected in Stillwater.” The two-story building was to cover six lots south of the Citizens Bank corner in Block 43. The owners of the new building were to include “such solid business men as H. E. Hand, Shaffer & Son, Lytton Bros, and Dr. Pierce.” The first floor was to be divided into 25’ X 140’ “business rooms” with the second floor used for an opera house and, in the remaining space, offices. Notably, when the plans were announced, the contract for the building had not been let.

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10 “Abstract of Title, Lots Nine (9) and Ten (10) in Block Forty-three (43) original town of Stillwater, in Payne County, Oklahoma,” Sater Abstract Co., Stillwater Oklahoma. See also “Abstract of Title, Lots Number Nine (9) and Ten (10) in Block Forty-three (43) in the original town (now city) of Stillwater, Payne County, Oklahoma,” Payne County Title Company, Stillwater Oklahoma; and, Sanborn Fire Insurance Map, Stillwater, Oklahoma, 1895 and 1898.
11 Stillwater Gazette, August 17, 1899.
For unknown reasons, the joint construction project did not materialize. Instead, in mid-June 1901, plans for two new adjoining buildings on South Main Street made the newspaper. The buildings were to go up within the next sixty days. The larger of the two buildings, erected by Dale Lytton, was to be a two-story building measuring 50’ X 100’. Mrs. Josephine Pierce, wife of Dr. C. W. Pierce, was to have a one-story building erected that measured 25’ X 100’. While the purpose of the Pierce Building was not announced at the time, the new Lytton Building was “to be occupied by the hardware and carriage store” with the new space expected to “furnish an abundance of room for the stock.” In combination, the new buildings were anticipated to “ad (sic) greatly to the south main (sic) improvements.”

In July 1901, Dale and Alice Lytton, parties of the first part, and Josephine and C. W. Pierce, parties of the second part, entered into a party wall agreement. By that time, Josephine Pierce had altered her building plans to allow for construction of a two-story building, rather than the one-story building she had initially planned. While a party wall agreement was standard in commercial districts where the owners shared a wall built on the dividing lot line, the 1901 agreement between the Lyttons and Pierces differed notably in one aspect: the agreement that the Lyttons would include a ground-level door and interior stair in the Lytton Building that would contain an opening in the party wall to allow second floor access to the adjoining Pierce Building. Specifically the agreement stipulated:

…in the construction of his said brick building, Dale Lytton shall place and construct the south wall thereof so that the center of said wall shall be upon and along the line dividing the said lots from each other and for and in consideration of the cost of the one half of said wall lying, south of said dividing line and in consideration thereof, the said second parties do hereby agree to grant, sell and convey to the said Dale Lytton by good and sufficient warranty deed free and clear of all incumbrances lot number twenty one (sic) (21) in block number forty six (sic) (46) in the City of Stillwater, Payne County, Oklahoma Territory, at the completion of said wall herein referred to.13

Lytton also agreed that he would:

…construct a stair way (sic) and a door thereto for front entrance and access to the second stories of both said buildings, and the said first parties do hereby grant, sell transfer and convey to the said Josephine Pierce her heirs and assigns the free and unobstructed use, access and right of way and right of intrance (sic) to and over said stair way (sic) to the second story of such building as she may construct on said lot No. eleven for all purposes.14

In addition to Lot 21 in Block 46, Josephine Pierce promised and agreed to pay Lytton:

12 The Daily Gazette, (Stillwater, Oklahoma), June 15, 1901.
13 Party Wall Agreement in Abstract of Title, Payne County Abstract Company.
14 Ibid.
…the sum of one hundred dollars ($100 (sic) at the completion of his building on said lot number ten (10) and to construct and maintain a good and sufficient fire proof door between said upper stories according to the regulations prescribed for such doors by the Insurance Companies.\textsuperscript{15}

As required in the agreement, there is a separate, metal, fire door on the Pierce Building side of the opening. Unlike the Lytton Building-Masonic Hall fire door that automatically slides across the north side of the opening in case of fire, the Pierce Building fire door swings shut with a large metal latch protruding from the east side of the party wall.

To ensure the enforceability of the arrangement, the agreement specified:

\begin{quote}
This contract and agreement shall continue and be in full force during the life and existence of the building mentioned to be constructed on said Lot number ten (10) and shall extend to and be binding upon our heirs, executors, administrators and assigns.\textsuperscript{16}
\end{quote}

As an addendum to the agreement, Dale Lytt\textsuperscript{on} acknowledged full payment of the $100 mentioned in the contract on July 1, 1904.\textsuperscript{17}

Although the local newspaper forecast that construction work was to begin “shortly” after the June 15, 1901, announcement, the foundations for the Lytton and Pierce buildings were not laid until the latter part of August 1901. At that time, the Lytton Building was still publicly anticipated to be a two-story building. Within about a week, the newspaper announced that “The masonic (sic) lodge of this city has made arragement (sic) to build and occupy the third floor of the new Lytton building.”\textsuperscript{18}

With the third story of the Lytton Building to match the dimensions of the lower two stories, the Masons planned “to partition the room through the center and use the north half” for other civic organizations. This plan was consistent with their current facilities that the Masons shared with the Payne County Sheriff, the Woodsmen of the World, Oddfellows and Knights of Pythias. Previous to this, the Masons met at the Alcott School, constructed in 1894. Reportedly, members of the Frontier Lodge “persuaded the school board to add a third story to the (school) structure which they used for about eight years as a meeting place.” Although the Masons’ history stated that “The Lytton building was the home of Masonry in Stillwater from October 30, 1901 untill (sic) February 17, 1950,” the local newspaper in 1901 identified that construction work on “The handsomest building in eastern Oklahoma,” was still being finished in mid-November 1901. The Lytton Building-Masonic Hall was clearly in use by January 1902 when the Ladies Aid Society

\textsuperscript{15} Ibid.
\textsuperscript{16} Ibid.
\textsuperscript{17} Ibid.
\textsuperscript{18} Stillwater Gazette, June 20, 1901; August 22, 1901; and, August 29, 1901.
of the Christian Church held an oyster supper “in the new Lytton building on South Main street.”

The October 30, 1901, date in the Stillwater Mason’s history coincided with the Memorandum of Agreement signed by the Frontier Lodge No. 6 and the Lyttons concerning the addition of the third floor to the two-story brick building then under construction by the Lyttons. In the Memorandum of Agreement, the Lyttons (parties of the first part) agreed to “construct and complete at their own expense the aforesaid building up to the top of the second story.” The Lyttons were also responsible for furnishing and laying the joists for the third story floor with the joists to be “sufficiently strong and heavy for the uses” described later in the agreement and the construction of a “suitable stairway and entrance from the ground-floor and street.” The Lyttons also agreed to not hold the Frontier Lodge No. 6 (party of the second part) responsible for any construction costs and/or losses and damages that might arise due to defective workmanship in the construction of the lower floors and/or any negligence on the part of the Lyttons.

In turn, the Frontier Lodge No. 6 agreed to “construct and complete at its own expense a third story for said building of such height as in its judgement shall be most suitable for its purpose.” The Lodge also agreed to build and complete the gables, cornice and roof of the building with no charge to the Lyttons. The Masons further agreed to maintain the roof and third story in good repair, as well as maintain iron window shutters over the north and south windows in accordance with “the rules and regulations of the Underwriter’s association.” Similar to the agreement by the Lyttons, the Frontier Lodge No. 6 also agreed that Lyttons would not be held responsible in the case of losses or damage due to defects in the construction or negligence on the part of the Masons.

The Memorandum of Agreement required that upon completion of the building, the Lyttons would either convey by deed or by ninety-nine year lease “all the right, title and interest and ownership in and to the third story.” It was the Lodge’s choice whether a deed or a ninety-nine year lease would convey ownership. The Memorandum of Agreement made clear that the third story was the “sole property” of the Masons regardless of any encumbrance “placed directly or indirectly against said lots or the two lower stories” by the Lyttons. The Masons also held the right to “freely lease and rent said third story to other organizations.”

The Memorandum of Agreement set forth that the agreement was only in effect during the lifetime of the building. If the building were to be wholly destroyed due to fire or other means, the agreement would become void. If the building were only partially destroyed, both parties agreed that each would “repair in good and workmanlike manner their respective parts of said building” with each receiving their share of any insurance “or other recompense” collected due

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19 Ibid., August 29, 1901 and November 21, 1901. See also Stillwater (Oklahoma) Daily Press, July 16, 1941; “Our History,” Stillwater Masons; and, The Stillwater (Oklahoma) Advance, January 16, 1902.
20 Memorandum of Agreement in Abstract of Title, Payne County Abstract Company.
21 Ibid.
22 Ibid.
to the damage. Finally, the agreement specified that it would extend and be binding on future owners of the building.\textsuperscript{23}

To address the monetary details of the arrangement between the Lyttons and the Frontier Lodge No. 6, a bond for deed was executed in mid-December 1902. In the bond for deed, the Masons agree to pay the Lyttons the penal sum of $3,000 if the Masons did not pay $1,500 with interest by May 21, 1906. Evidently satisfying the terms of the bond for deed, the Lyttons granted a warranty deed to the Frontier Lodge No. 6 on July 1, 1907. For the consideration of $1,500, the Frontier Lodge No. 6 received “A third story of a building fifty (50) by one hundred (100) feet in size,” along “with the necessary entrances thereto and exits therefrom.” The Lyttons were bound to “forever preserve and maintain the substructure of said building to the level of the upper surface of the third story floor joists.” In turn, the Masons covenanted “to preserve and maintain the third story walls and roof.”\textsuperscript{24}

Lytton continued to operate his hardware store at 907-909 South Main Street for the next twenty plus years. Around 1910, Lytton added onto the building with a one-story rear addition, based on the addition not being on the 1907 Sanborn Fire Insurance Map but on the 1913 Sanborn Fire Insurance Map. In about 1918, Lytton replaced the buggy sales with the sale of Buicks. It was around this time that the mezzanine was added to the first floor as the “balcony” was not on the 1913 Sanborn Fire Insurance Map but appeared on the 1924 Sanborn Fire Insurance Map. While not indicated on the Sanborns, it was also around this time that the Lyttons moved into the apartment they created on the second floor of the Lytton Building as documented by the Lytton’s residing at the building in the 1920 Federal census.\textsuperscript{25}

In October 1923, Lytton sold the Lytton Building to Otto Gray. Gray planned to move his second hand store into the first floor and reside with his family on the second floor. As stated in the newspaper, “The third floor, owned by the Masonic lodge, was not included in the building purchase.” The sale of the Lytton Building triggered “Three important moves of businesses in the 900 block of Main street.” First, the sale caused the temporary removal of the “Dale Lytton & Co hardware store and Buick automobile agency.” Second, with Otto Gray moving his second hand and furniture store to 907-909 South Main, Gray sold his former building at 913 South Main Street, as well as his residence at 802 Lewis Street. The third business move was the relocation of the Cushing Wholesale Grocery Company from their previous location at 914 South Main Street to the former Gray building at 913 South Main Street. Not initially included in the count of business moves because it occurred nearly two months later, a fourth business move resulting from the sale of the Lytton Building was the purchase and subsequent renaming of the Reed-Shields Hardware Company at 815-817 South Main Street, which was purchased in full by Dale Lytton in December 1923. \textsuperscript{26}

\textsuperscript{23} Ibid.
\textsuperscript{24} Bond for Deed and July 1, 1907 Warranty Deed in Abstract of Title, Payne County Abstract Company.
\textsuperscript{25} Sanborn Fire Insurance Maps, Stillwater, Oklahoma, 1907, 1913 and 1924. See also Dale Lytton, 1920 Federal Census, available Ancestry.
\textsuperscript{26} The Advance-Democrat, (Stillwater, Oklahoma), October 11, 1923 and December 20, 1923. See also Stillwater Gazette, October 12, 1923 and December 21, 1923; and, Yale (Oklahoma) Democrat, October 11, 1923.
While it was Gray’s intent in 1923 “to have the largest and best second-hand store in eastern Oklahoma, with a great variety of new and second-hand goods,” events took an unexpected turn in 1924. William McGinty, of Stillwater, hired Gray to manage a newly organized “cowboy band.” The six-man string band, with vocals supplemented by Mrs. Otto “Momie” (Florence) Gray, was billed as “Otto Gray and his Oklahoma Cowboys.” With a start on the Bristow, Oklahoma, radio station KRFU, the band soon became a national sensation. Performing nationwide on the radio and vaudeville stage from 1924 through 1936, the band disbanded in 1936 and “faded into obscurity.” Earning Gray the title of the “first singing cowboy,” he was also credited with taking “an important first step in the commercialization and thereby the dissemination of rural white tradition” music.\(^{27}\)

Despite his musical success, Gray continued some level of involvement in his second hand store until about 1926. In August 1925, a booster story featuring Gray’s furniture store ran in *The Stillwater Democrat*, including a photograph of the three-story building at 907-909 South Main Street. In late 1925, the Gray Furniture Company incorporated with Otto Gray as president, George Pearson as secretary/treasurer and A. C. Newell as vice-president and general sales manager. About four months later, the Gray Furniture Company, Inc., announced that Gray was “no longer a member of this firm,” having sold his interest in the furniture store at the Lytton Building to O. T. Pearson, George Pearson and A. C. Newell.\(^{28}\) Gray, however, remained the owner of the Lytton Building at 907-907 South Main Street.

In July 1926, the Gray Furniture Company, Inc. advertised a remodeling sale. The building permit for the $1,000 remodel was taken out by Gray in mid-August 1926. With no description of the work, it is presumed that this was primarily interior remodeling to enhance the furniture and flooring displays. In January 1927, Gray purchased a half-interest in Dick Shults’ ranch near Wynona, Oklahoma, from which his Oklahoma Cowboy shows would be broadcast. In July 1927, it was announced that the Gray Furniture Company’s used furniture department had moved from 116 East 9th Avenue to the third floor of the store at 907-909 South Main.\(^{29}\) Obviously, the identification of the third floor was an error since the Masonic Hall on the third floor remained in separate ownership and in use by the Masons. Accordingly, the correct floor that the used furniture department moved into was the second floor of the Lytton Building. Therefore, it was probably at this time that the Grays moved their residence out of the Lytton Building. It is unclear if the apartment was then rented, possibly on a room-by-room basis, or if the rooms were incorporated into the used furniture displays.

By late 1927, the Pearson Furniture Company succeeded the Gray Furniture Company with headquarters remaining in the Lytton Building. In late August 1929, the Pearson Furniture Company undertook a “complete remodel” of “its home in the old Lytton building.” With Otto Gray still owning the building, the work was performed by the Hoke Lumber Company. Work to


\(^{28}\) *The Stillwater (Oklahoma) Democrat*, August 6, 1925; November 19, 1925; and, February 12, 1926.

\(^{29}\) *Stillwater Democrat*, July 15, 1926 and August 12, 1926. See also *Stillwater Gazette*, August 20,1926; January 14, 1927; and July 28, 1927.
the storefront included “a tile entrance in the center, flanked by two large display windows.” The windows were “cyanite glass” at “a level with the floor, so that the interior of the store will form a background for the articles on display.” New canvas awnings were put in place “to protect the goods from the rays of the afternoon sun.” The one-story room in the back was also remodeled, primarily by whitewashing the walls and ceiling, for use as “a display room for hard-surface floor coverings, ranges, stoves and cabinets.” The work was expected to take about two weeks to accomplish.30

Although still operating under the Pearson name, by 1929, the members of the Pearson furniture firm were Charles Peyton, manager; F. M. Perry and L. B. Pearson, salesmen; Jake Hutchison, used goods department; and, Lillian Elledge, bookkeeper. By 1930, Charles Peyton purchased the furniture business, renaming it Peyton Furniture. In 1933, following Charles Peyton’s death, W. R. Clift purchased the Peyton furniture store and renamed it the W. R. Clift Furniture Company. Five years later, W. R. Clift’s brother, Gilbert Clift, joined the business, causing it to be renamed Clift Furniture.31 Throughout the Peyton-Clift ownership, the furniture store remained located in the Lytton Building, which remained under the ownership of Otto Gray.

In January 1946, Marvin T. and Fae L. Gates bought the Lytton Building from Otto Gray for about $25,000. The Gates had “been in the furniture business in Stillwater since 1938.” At the time of the sale, Clift Furniture continued to occupy at least the first floor of the building. After the sale, Clift Furniture relocated to 116 West 9th Street and, at the end of August 1946, the Gates Furniture Mart opened in the Lytton Building. Before opening their new location, the Gates “completely remodeled and redecorated” the store.32

Although the Frontier Lodge No. 6 A.F. and A.M. continued to occupy the third floor at 907-909 South Main Street through 1950, the organization sold the Masonic Hall to the Ollie O. Dykes Post of the Veterans of Foreign Wars (VFW) in mid-December 1946 for the consideration of $2,500. In February 1950, the Frontier Lodge No. 6 moved into a former school building at 322 W. Miller, where they remain to the present day.33 In general, newspaper references to the Mason’s new home indicate that it was referred to as the Masonic Temple, probably because the Masons owned the building in its entirety. Thus, the use of “Masonic Hall” was reserved for the third floor of 907-909 South Main.

By the late 1950s, the Gates Furniture Mart had been succeeded by the Nelson Furniture Company in the Lytton Building. In early 1960, the store was “extensively remodeled,” probably accounting for the addition of the wood paneling to the first floor, including the mezzanine.34

30 The Stillwater Democrat, December 22, 1927. See also Stillwater Gazette, August 10, 1928, and Payne County News, (Stillwater, Oklahoma), August 30, 1929.
31 Payne County News, August 30, 1929; August 25, 1933; and, April 8, 1938. See also Stillwater Daily Press, July 22, 1940.
33 December 13, 1946 Warranty Deed in Abstract of Title, Payne County Abstract Company. See also “Our History,” Stillwater Masons.
The separate ownership of the third floor from the lower two floors ended in 1981. On December 15, 1981, Marvin and Fae Gates and the VFW Ollie O. Dykes Post granted their respective property at 907-909 South Main to the Downtown Development Corporation of Stillwater, Inc.\textsuperscript{35} It was around this time that the building was vacated.

The Lytton Building-Masonic Hall is an unusual example of a Territorial-era, three-story, brick, Commercial style building in which the entire third story was built in 1901 under separate ownership of the local Masonic organization. Also representing an original, distinguishing architectural feature is the interior stair that provided separate exterior access to the second floor of the Lytton Building and third-floor Masonic Hall, as well as access to the second floor of the adjacent Pierce Building. The stair is fully contained in the Lytton Building-Masonic Hall with access to the separate building via an original, plain opening in the party wall. For safety purposes, the second floor, party wall opening always included two metal fire doors, one on each side of the opening. The Lytton Building-Masonic Hall’s fire door, a distinctive feature that remains in place, was a sliding door on a pulley system that allowed the opening to be automatically closed off in the event of fire. While individually some of these features may be found on various other buildings, the combination of the features in the Lytton Building-Masonic Hall creates a noteworthy example of a type and period of architecture that merits recognition by listing in the National Register of Historic Places.

\textsuperscript{35} December 15, 1981, Warranty Deeds in Abstract of Title, Payne County Abstract Company.
9. Major Bibliographical References

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The Stillwater (Oklahoma) Democrat. 6 August 1925; 19 November 1925; 12 February 1926; 15 July 1926; 12 August 1926; and, 22 December 1927.

Stillwater (Oklahoma) Gazette. August 17, 1899; 20 June 1901; 22 August 1901; 29 August 1901; 21 November 1901; 3 June 1921; 12 October 1923; 9 November 1923; 21 December
Lytton Building-Masonic Hall

Payne County, OK

Name of Property

County and State

1923; 20 August 1926; 14 January 1927; 28 July 1927; 10 August 1928; 5 September 1930; 18 January 1946; 30 August 1946; and, 17 November 1950.


Yale (Oklahoma) Democrat. 11 October 1923.

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:

__X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other

Name of repository: ______________________________________________

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

10. Geographical Data

Acreage of Property ___ Less than 1 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: 36.111972  Longitude: -97.058270
**Verbal Boundary Description** (Describe the boundaries of the property.)

Lots 9-10, Block 43, Original Townsite, Stillwater, Payne County, Oklahoma.

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

The boundary includes the property historically and presently associated with the Lytton Building-Masonic Hall.

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**Form Prepared By**

name/title: Cynthia Savage, Architectural Historian, for
organization: Cory Williams
street & number: 346 County Road 1230
city or town: Pocasset state: OK zip code: 73079
e-mail: archconsulting.savage@yahoo.com
telephone: ______________________
date: July 2020

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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 does not need to be labeled on every photograph.

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**Photo Log**
Name of Property: **Lytton Building-Masonic Hall**
City or Vicinity: **Stillwater**  County: **Payne**  State: **OK**
Photographer: **Cynthia Savage**
Date Photographed: **18 June 2020**

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

**Photo 0001**: façade (west elevation), camera facing southeast
**Photo 0002**: storefront (west elevation), camera facing southeast.
**Photo 0003**: storefront detail of cast column in lower and upper storefront (west elevation), camera facing northeast.
**Photo 0004**: storefront detail of cast column in lower storefront (west elevation), camera facing southeast.
**Photo 0005**: storefront detail of shield on cast column in lower storefront (west elevation), camera facing southeast.
**Photo 0006**: storefront detail of recessed entry for interior stair to upper floors (west elevation), camera facing northeast.
**Photo 0007**: South side of upper façade (west elevation), camera facing northeast.
**Photo 0008**: West (left) and south (right) elevations (Lytton Building is only three-story building on block) and streetscape of 900 block of South Main Street, camera facing northeast.
**Photo 0009**: South (left) and east (center) elevations (Lytton Building is three-story building), camera facing northwest.
**Photo 0010**: Rear (east) elevation, camera facing northwest.
**Photo 0011**: Freight doors (off-center to north), rear (east) elevation, camera facing northwest.
**Photo 0012**: East (left) and north (right) elevations including wall of removed addition, camera facing southwest.
**Photo 0013**: North (left) and west (right) elevations, (Lytton Building is three-story building off-center to south), camera facing southeast.
**Photo 0014**: Interior, first floor and mezzanine (back and right) from front wall looking towards back, camera looking northeast.
**Photo 0015**: Interior, first floor from back wall looking towards front, camera facing southwest.
**Photo 0016**: Interior, first floor from back wall looking towards front, camera facing northwest.
**Photo 0017**: Interior, back of first floor looking towards mezzanine, camera facing southwest.
**Photo 0018**: Interior, north side of back of first floor looking towards south side of back first floor including safe (right background), camera facing southwest.
**Photo 0019**: Interior, first floor safe, camera facing northwest.
**Photo 0020**: Interior, stair between first floor and mezzanine from first floor, camera facing northeast.
**Photo 0021**: Interior, first floor from mezzanine looking toward front, camera facing
southwest

**Photo 0022:** Interior, mezzanine, camera facing southeast.

**Photo 0023:** Interior, mezzanine, camera facing west.

**Photo 0024:** Interior, mezzanine, camera facing north.

**Photo 0025:** Interior, stair from mezzanine to second floor, camera facing northeast.

**Photo 0026:** Interior, second floor, north storage portion, from back (east) wall looking towards front (west) wall, camera facing northwest.

**Photo 0027:** Interior, second floor, north storage portion, from mid-wall looking toward front (west) wall, camera facing northwest.

**Photo 0028:** Interior, second floor, north storage portion, from mid-wall looking toward back (east) wall, camera facing northeast.

**Photo 0029:** Interior, second floor freight door, camera facing southeast.

**Photo 0030:** Interior, second floor apartment portion, east-west hallway, camera facing west.

**Photo 0031:** Interior, second floor apartment portion, bedroom #3, camera facing southeast.

**Photo 0032:** Interior, second floor apartment portion, bathroom, camera facing south.

**Photo 0032A:** Interior, second floor apartment portion, stored wood windows, kitchen, camera facing southeast.

**Photo 0033:** Interior, second floor apartment portion, east-west hallway, camera facing east.

**Photo 0034:** Interior, second floor apartment portion, living room, camera facing west.

**Photo 0035:** Interior, second floor apartment portion, living room, camera facing southeast.

**Photo 0036:** Interior, second floor apartment portion, bedroom #1, camera facing southwest.

**Photo 0037:** Interior, second floor apartment portion, bedroom #1 closet, camera facing south.

**Photo 0038:** Interior, second floor apartment portion, north-south hallway, camera facing south.

**Photo 0039:** Interior, second floor foyer from third floor stair landing, camera facing southeast.

**Photo 0040:** Interior, second floor foyer from kitchen looking toward south interior stair, camera facing west.

**Photo 0041:** Interior, second floor foyer looking toward fire door, camera facing southwest.

**Photo 0041A:** Interior, south interior stair looking toward second floor passageway toward Pierce Building second floor, camera facing southeast.

**Photo 0042:** Interior, south interior stair looking from second floor passageway to bottom, camera facing northwest.

**Photo 0043:** Interior, south interior stair looking from ground level to temporary door blocking access to second floor, camera facing east.

**Photo 0044:** Interior, second floor foyer, looking toward lower section of stair to third floor, camera facing northwest.

**Photo 0045:** Interior, third floor, looking toward stair and doorway to lobby, camera facing southeast.

**Photo 0046:** Interior, third floor, looking from south wall toward kitchen area on north wall, camera facing north.

**Photo 0047:** Interior, third floor, looking from stair on south side towards front (east) wall, camera facing northwest.

**Photo 0048:** Interior, third floor, looking from northeast corner toward front (east) wall,
Lytton Building-Masonic Hall                                          Payne County, OK
Name of Property                                                  County and State

camera facing northwest.

Photo 0049: Interior, third floor, looking from kitchen area looking toward public area, camera facing southeast.

Photo 0050: Interior, third floor, east-west hallway, camera facing northeast.

Photo 0051: Interior, third floor, east-west hallway, camera facing east.


Photo 0054: Interior, third floor, Lodge Room, camera facing southeast.

Photo 0055: Interior, third floor, stage in Lodge Room, camera facing south.

Photo 0056: Interior, third floor lobby, entry to Lodge Room, camera facing northeast.

Photo 0057: Interior, third floor lobby, entry to east-west hallway (left) and partial shot of entry to Lodge Room (right), camera facing northeast.

Photo 0058: Interior, third floor, room south of lobby looking towards door to community room (left) and door to lobby (right), camera facing northwest.

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.
Lytton Building-Masonic Hall
Payne County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

Section number: Location Maps
Page: 1

Lytton Building-Masonic Hall
907-909 South Main Street
Stillwater, Payne County, Oklahoma
Latitude: 36.111972 longitude: -97.058270
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
Lytton Building-Masonic Hall

County and State
Payne County, Oklahoma

Name of multiple listing (if applicable)
N/A
Lytton Building-Masonic Hall
907-909 South Main Street
Stillwater, Payne County, Oklahoma
Latitude: 36.11972 Longitude: -97.058270

Name of Property
Payne County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)
<table>
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<td>Name of multiple listing (if applicable)</td>
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</tbody>
</table>
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number   Photo Key Map   Page  6

Lytton Building-Masonic Hall
Name of Property: Payne County, Oklahoma
County and State: N/A
Name of multiple listing (if applicable):
Lytton Building-Masonic Hall
Third Floor

This area contains a maze of multiple, small dressing rooms, closets and restrooms.

= Stairs = Stage