

**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: Sidney and Mary Lyons Residence and Commercial Historic District

Other names/site number: Melvin F. Luster House (NRIS #83002101); East India Toilet Goods Manufacturing Company

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: 300-304 Northeast 3<sup>rd</sup> Street; 316 North Central Avenue

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

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

I hereby certify that this 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:

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

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

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#### 4. National Park Service Certification

I hereby certify that this property is:

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

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

##### Category of Property

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
DOMESTIC/secondary structure  
COMMERCE/TRADE/specialty store  
INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

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

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Italian Renaissance

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Craftsman

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Commercial Style

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

Principal exterior materials of the property: BRICK; WOOD

### 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 Sidney and Mary Lyons Residence and Commercial Historic District contains some of the last remaining, original architectural resources with direct ties to northeast Oklahoma City's history as a segregated African American community. It consists of five contiguous, contributing resources: a Craftsman-style Bungalow (304 Northeast 3<sup>rd</sup> Street), the Melvin F. Luster House (NRIS #83002101) and an associated Garage (300 Northeast 3<sup>rd</sup> Street), the East India Toilet Goods Manufacturing Company building (316 North Central Avenue) and a brick fence wall. Built between 1912 and 1926, all resources were once owned by Sidney and Mary Lyons. One of the wealthiest black Oklahomans during the early twentieth century, Sidney Lyons oversaw successful business ventures in retail, real estate, and oil. The Craftsman-style Bungalow, which Lyons owned and leased to tenants, and the East India Toilet Goods building, which manufactured cosmetic products, are directly associated with Sidney's business interests and are the last representations of their respective architectural styles in this section of Oklahoma City. Sidney used his wealth to build a luxurious Italian Renaissance Revival-style residence that is known today for his stepson, Melvin F. Luster.

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## Narrative Description

### Site and Setting

The Sidney and Mary Lyons Residence and Commercial Historic District is located at 300-304 Northeast 3<sup>rd</sup> Street and 316 North Central Avenue in Oklahoma City, Oklahoma. It spans Lots 13-15 in Block 10 of the Military Addition and includes four contiguous contributing buildings and one object: the Melvin F. Luster House (300 Northeast 3<sup>rd</sup> Street; NRIS #83002101) and associated Garage, a Craftsman-style Bungalow (304 Northeast 3<sup>rd</sup> Street), the East India Toilet Goods Manufacturing Company building (316 North Central Avenue), and a brick fence wall. The site encompasses less than one acre. The grade slopes down gradually from northwest to southeast, with the Luster House standing at the highest elevation and the East India Toilet Goods building standing at the lowest.

The site is located at the intersection of North Central Avenue, which has a north-to-south orientation, and Northeast 3<sup>rd</sup> Street, which extends from east-to-west. Both roads are lined with trees and brick sidewalks. There is a concrete driveway approximately twenty feet south of the Luster House. The driveway extends east from North Central Avenue and provides access to the Garage. The curb cut is wide enough for one drive lane and widens as it approaches the Garage. A brick-and-wrought iron fence wall marks the front (north) and east side yards of the Luster House and Garage.

The site is situated one block north of Northeast 2<sup>nd</sup> Street. Known locally as “Deep Deuce” or “Deep Second,” this section of Northeast 2<sup>nd</sup> Street was Oklahoma City’s foremost African American business and cultural district.<sup>1</sup> Four historic properties with close ties to this history are located near the Sidney and Mary Lyons Residence and Commercial Historic District. They are Calvary Baptist Church (300 North Walnut Avenue; NRIS #78002244), the Littlepage Building (219 North Central Avenue; NRIS #95001500), the Haywood Building (307 Northeast 2<sup>nd</sup> Street; NRIS #95001499), and Elks Victory Lodge-Ruby’s Grill Building (322 Northeast 2<sup>nd</sup> Street; NRIS #95001498). Today, the setting is primarily commercial and multi-family residential. Contemporary, multi-story apartment buildings and condominiums are in all directions from the site. The Centennial Expressway (I-235/US 77) is less than 0.25 miles to the east and Bricktown, a contemporary entertainment district, is less than 0.5 miles to the south.<sup>2</sup> Oklahoma City’s central business district is approximately 0.5 miles to the west.

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<sup>1</sup> Anita G. Arnold, “Second Street,” *The Encyclopedia of Oklahoma History and Culture*, accessed September 25, 2019, <https://www.okhistory.org/publications/enc/entry.php?entry=SE004>.

<sup>2</sup> Eleven buildings in Bricktown are listed on the National Register of Historic Places under a Multiple Property Listing. See National Register of Historic Places, “Red Brick Warehouses of Oklahoma City TR, Oklahoma County, Oklahoma,” NRIS #64000679, available at <http://nr2.shpo.okstate.edu/pdfs/64000679.pdf>.

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## Resource Descriptions

The following is a description of each resource within the Sidney and Mary Lyons Residence and Commercial Historic District. The buildings and the fence wall within the property boundary are contributing resources and the resource names and addresses are indicated in **bold**. Building names and dates of construction derive from the Oklahoma Landmarks Inventory, the Oklahoma County Assessor, the National Register of Historic Places, and *Polk's Oklahoma City Directory*.<sup>3</sup>

1. **Bungalow, 304 Northeast 3<sup>rd</sup> Street** (Photos #0001, #0002, #0004, #0007, #0013). Circa 1912. Craftsman.

The Bungalow is a 1-story frame building with a partial basement. It is rectangular in shape and, at 23 feet wide, it nearly occupies the entire width of the 25-foot-wide lot (Lot 13). At 42 feet long, the overall size of the building is less than 1,000 square feet. It is set back from the front (north) property line by about 20 to 25 feet and covers less than 1/3 of the now 150-foot-deep lot.<sup>4</sup>

The moderately pitched roof is hipped with prominent metal ridge caps and clad in asphalt composition shingles. The eaves are boxed and there is an approximately one-foot-wide soffit on each building elevation. At the top of the walls, just below the soffit, the face board of the porch entablature transforms into a matching fascia. The building is clad in horizontal, shingle-styled cementitious siding and set atop a rock face concrete block foundation wall with a minimum exposure of four feet. All windows are boarded on the exterior. However, as evidenced from the interior, the original windows are predominantly wood-framed, 1/1 hung units. Each window opening is trimmed by a simple flat wood lintel board and wood subsill. The jamb trim matches the flat wood lintel in simplicity and size. The siding, wood trim, rock face concrete blocks, and concrete porch steps retain evidence of having been painted. Exterior paint finishes are currently faded or peeling.

### Façade

The Bungalow has a north-facing façade with one dormer centered on the roof and about one-third the overall width of the roof. The dormer also has a hipped roof covered by asphalt composition shingles with prominent metal ridge caps. Dormer walls are clad in cementitious siding that matches the rest of the building. Centered on the dormer façade is a pair of windows that are nearly the same width of the dormer, leaving only approximately one foot of siding clad

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<sup>3</sup> Simultaneous to the preparation of this National Register nomination, the property owner requested the City of Oklahoma City to designate the Sidney and Mary Lyons Residence and Commercial Historic District a Historic Landmark. Staff of the Oklahoma City Historic Preservation Commission have graciously shared their research for the writing of this nomination. City of Oklahoma City, Historic Preservation Commission, *Lyons Property Historic Landmark Designation*, Staff Report, October 2, 2019.

<sup>4</sup> Typical dimensions for interior lots of the Military Addition to Oklahoma City are 25 feet wide by 140 feet deep (Plat of the Military Addition to Oklahoma City, Oklahoma County Clerk, April 24, 1899). Although the original depth of the lots was indicated as 140 feet, the Oklahoma County Assessor lists the overall depth of the property as 150 feet.

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wall to each side. The windows are separated by a vertical wood mullion and share a lintel board and wood subsill.

Inset below the main roof is an eight-foot-deep covered porch. The northeast and northwest corners of the porch are each supported by a painted, tapered wood column set atop a rock face concrete block pedestal. Each column has a smooth texture, simple base, and Doric-styled capital. The front and two sides of the porch are open, and the columns support a modest entablature. The porch is accessed from grade level by a set of six concrete steps. The steps are centered on the façade. The porch floor is finished with wood planks, portions of which have been boarded with plywood. It has a painted beadboard ceiling. On the east end of the porch, a portion of the rock face concrete block foundation wall is missing and has been covered with plywood.

Under the porch roof, the building face forms the south porch wall. The main entrance, which is a painted wood paneled door, is nearly centered on the wall. There is one window opening, equally spaced, on each side of the door. There is slightly more siding-clad wall from the outside edges of the windows to the building's corners than the width of wall between the windows and the door. The windows have the typical wood trim and subsill.

#### West Side Elevation

A set of three 1/1, painted, wood-framed, hung windows are nearly centered on this elevation. The windows are separated by vertical, painted wood mullions. A few feet away and to the right (south), there is a smaller 1/1, painted, wood-framed, hung window. A 1/1, painted, wood-framed, hung window near the north end of the elevation matches the height of the set of three and is wider.

#### South (Back) Elevation

A secondary entrance is near the east end of the elevation. The entrance is boarded. A set of eight narrow, concrete steps provide access to the entrance. Spread out to the left (west) of the entrance are two individual 1/1, painted, wood-framed, hung windows.

Abutting the left (west) side of the steps is an access to the basement, which is nearly centered on the elevation. The basement is nearly at grade level due to the receding slope of the lot. The entrance is enclosed by the concrete stairs to the east and a wall to the west that slopes down to the south, nearly matching the descent of the stairs. The sloping top of the enclosure is covered by plywood boarding. Remnants of a cellar cap indicate that the entrance may have once contained a pair of cellar doors. A boarded window opening is to the left (west) of the basement access.

#### East Side Elevation

Remnants of a brick utility chimney are on the south (back) end of the east roof slope.

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There are three individual window openings on this elevation. Although they are not symmetrically or equidistantly arranged, there is generous distance between them. The center window is smaller than the other two.

The exposed rock face concrete block foundation wall is approximately one block taller at the south end of this elevation than at the north due to the receding slope of the lot.

### Interior

Parts of the interior, which is mostly intact, reveal evidence of fire- and water-related damage. Portions of the plaster ceiling, especially near the back, have deteriorated and are missing or on the floor. There are some holes in the floorboards, especially near the back. The interior retains integrity associated with the building's construction as an early 20<sup>th</sup>-century, Craftsman-style dwelling. Two bedrooms separated by a sitting room/closet are located along the east side of the house. The living room, dining room, kitchen, and bathroom are located along the west side of the house and are laid out from front to back in that order. Plaster ceilings and walls, wood base trim, and wood floors are typical throughout. Walls have painted and wallpapered finishes. Several walls have stained wood paneling over the plaster. Many original wood doors and frames remain, including a set of wood pocket doors that separate the living room from an adjacent bedroom. Oklahoma City directories indicate that the Bungalow has been vacant since the early 1990s.

### Modifications

Existing cementitious siding is typical of the type used from the 1940s through the 1970s. A small area on the east side of the front porch reveals wood plank siding underneath. On the interior, evidence of a porch in the southeast corner (now enclosed) is clear with exposed and intact painted wood plank siding on the south and west walls.

2. **Melvin F. Luster House, 300 Northeast 3<sup>rd</sup> Street** (Photos #0001, #0003, #0004, #0005, #0007, #0010, #0011, #0012). 1926. Italian Renaissance Revival. NRIS #83002101

The Melvin F. Luster House is a 2-story (plus basement), single-family dwelling situated on Lots 14-15.<sup>5</sup> The building is set back approximately 30 feet from Northeast 3<sup>rd</sup> Street and North Central Avenue. The north and west property lines are marked by a brick fence wall (Resource #5). The east property line is within one foot of the adjacent Bungalow (Resource #1). The south (back) part of the property includes the driveway for the associated Garage (Resource #3) and the East India Toilet Goods Manufacturing Company building (Resource #4).

The primary structure, from the basement through the second story, is rectangular in shape and about 31 feet wide by 43 feet long. There is one 2-story projection nearly centered on the west side elevation. It extends west by about four feet and is about 14 feet long. The 1-story front

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<sup>5</sup> Typical dimensions for corner lots of the Military Addition to Oklahoma City are 27.5 feet wide by 140 feet deep (Plat of the Military Addition to Oklahoma City, Oklahoma County Clerk, April 24, 1899). Positioned on Lots 14-15, the total width of the property is 52.5 feet.

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porch and porte-cochère projection extends for the full width of the north-facing façade and about seven feet forward of the building face. The porte-cochère extends 12 feet west and wraps around the northwest corner of the primary structure, terminating at the north end of the west projection. Two other sizeable projections are each 1 story in height; one that extends for nearly the full width of the south (back) of the primary structure, with a portion projecting beyond the west building face by about six feet (herein referred to as the south projection); and another located on the building's east side that measures approximately 10 by 13 feet in plan (herein referred to as the east projection). Only the south projection extends to the basement story. The overall finished area on the 1<sup>st</sup> and 2<sup>nd</sup> stories is about 3,300 square feet. The basement is in an unfinished condition.

The primary structure has a moderately-pitched, hipped roof finished in red, barrel-shaped, clay tile. The roof has boxed eaves and a wide overhang (about 2.5 feet) with tongue-and-groove beadboard soffits and supporting brackets. A painted wood entablature with dentil molding and a narrow, smooth fascia is below the roofline. The exterior walls are clad in a three-color blend of red/dark red/black brick laid up in a common bond. A soldier brick course is located below the entablature. The basement is partially above grade and demarcated by a 4- to 5-foot-tall cast stone water table that wraps around much of the building. A rowlock brick course is located above the water table. Each projection, except for the front porch and porte-cochère, has matching roof, brick, and cast stone details.

Windows are 6/1 painted, wood hung units unless noted otherwise. Most windows also have 1/1 exterior storm windows. Each window opening has wood brick molding at the head and jambs. The wood sills have cast stone subsills.

### Façade

The building has a north-facing façade. The first story is defined by a covered porch that projects forward (north) from the primary structure. It has a flat roof and a parapet with cast stone caps. The parapet is divided into three bays of equal width by a curve up in the cast stone cap and two additional courses of brick for a width of about two feet. The raised sections of the parapet are centered over the sections of solid brick wall supports for the porch roof. The porch ceiling is flat plaster (stucco).

Three large, arched openings subdivide the first story into three distinct bays. The base of each arched opening is set approximately four courses above the cast stone water table and is framed by cast stone engaged columns with simple cast stone bases and Doric capitals. The springing of each arch is marked by two corbeled rowlock brick courses. Each arch has a cast stone keystone. The west bay is a porte-cochère that is accessed via a narrow concrete driveway that extends south from Northeast 3<sup>rd</sup> Street. The main entrance is in the center bay. The building face projects forward from the primary structure by approximately four feet and is approximately ten feet wide. The door opening is centered on this projection, is quoined in smooth cast stone, and contains a round-top, painted, vertical plank, wood door with a circular window near the top that is divided into nine lights. The door is protected by a painted, wood-framed and full-screened

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door of the same shape. The main entrance is accessed from a concrete sidewalk extending toward the building from Northeast 3<sup>rd</sup> Street via a set of five painted concrete steps. Cast stone knee walls flank the stairs. A short section of wrought iron railing set atop a rowlock brick course abuts each engaged column of the bay, with the center open to provide uninterrupted access to the main entrance. The width of the east bay is adorned by a wrought iron railing of similar design, with each end shaped to accommodate the column base shape and design. A wide slot with a cast stone frame is set below the rowlock brick course upon which the railing rests to provide for drainage from the concrete porch floor. A pair of windows is centered in the east bay. A wood mullion separates the windows and they share a cast stone subsill. A brick soldier course with a cast stone key at each end is above the windows. Approximately five courses to the right (west), there is another window with a cast stone subsill. A brick soldier course with a cast stone key at each end is above the window. This window is mostly obscured by the brick wall between the east and center bays.

To the left of the front porch, the east projection is set back approximately 30 feet from the façade. A window is centered on the first story. The window has a cast stone subsill and the entablature on the roofline serves as the lintel. Below this window, at the basement level, is a painted, wood-framed, fixed window. It has a cast stone subsill and the rowlock brick course above the water table serves as the lintel.

The second story of the primary structure has a nearly symmetrical arrangement of window openings. A pair of windows is positioned just right of center. A wood mullion separates the windows. Approximately 1½ feet to the right (west) of the paired windows, there is a set of three similar-sized windows. Wood mullions separate the windows. They share a cast stone subsill and the entablature below the roofline serves as the lintel. An identical set of three windows is set approximately 3 feet to the left (east) of the center, paired windows.

#### West Side Elevation

A 2-story extension with matching roof, brick, and cast stone details projects forward (west) from the primary structure. It is nearly centered on the elevation. There are two windows on the second story; one near each end of the projection. Each window has a cast stone subsill and the entablature along the roofline serves as the lintel. Below the second story windows, and centered on the projection, approximately 1 ½ stories in height, is a pair of windows positioned in relation to the intermediate landing of the interior staircase. The windows are separated by a wood mullion. They share a cast stone subsill and a brick soldier course with a cast stone key at each end serves as the lintel. Near the south end of the projection, at basement level, is a painted, wood-framed, fixed window.

The north end of this elevation is defined by the porte-cochère that extends from the covered front porch. There is one large, west-facing arched opening on the porte-cochère. The opening is identical to the arched opening on the façade. A set of three windows is above the porte-cochère and positioned on the second story of the primary structure. The windows are separated by vertical wood mullions and share a cast stone subsill. The entablature below the roofline serves

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as the lintel. On the first story, there is one window located just north of the west projection. It has a cast stone subsill and a brick soldier course with a cast stone key at each end serves as the lintel. Below this window, at the basement level, is a painted, wood-framed, fixed window. The west side of the front porch has two painted concrete steps down to a tall, nearly 2-foot-tall "step" that presumably provided access to the tall floor of a waiting automobile.

South of the west projection, on the second story of the primary structure, there are two pairs of windows. Each pair of windows is separated by a wood mullion, shares a cast stone subsill, and the entablature along the roofline serves as the lintel. Below the northernmost window pair, a diagonal wall is set between the south-facing wall of the projection and the west side elevation of the primary structure. It is approximately 1½ stories in height and topped by a relatively flat roof with a wrought iron balustrade at the roof's edge. There is one 8/1 window on the first story of the diagonal wall. It has a cast stone subsill and a brick soldier course with a cast stone key at each end serves as the lintel. A metal louver positioned at the same head height as the window is approximately three feet to the right (south), on the west side wall of the primary structure. The louver has a cast stone subsill and a brick soldier course with a cast stone key at each end serves as the lintel. Although it is unknown whether the louver is original, photographs indicate that it was in place by 1983 (see Section 11, Page 18). Below and slightly to the right of the louver, at basement level, is a painted, wood-framed, fixed window.

The south end of the elevation is marked by the south (back) projection. A raised covered porch with matching roof, brick, and cast stone details extends forward (west) from the projection. The porch is square shaped in plan and extends the full width of the south projection (approximately eight feet). The porch is framed by two square brick columns. The base of each column is set atop the water table and each column has a slightly larger, square, cast stone capital. The span of the opening on the north and south sides of the porch, between the column and the building face, is equipped with a wrought iron railing set atop a rowlock brick course. A secondary entrance is centered beneath the porch roof, on the west side wall of the primary structure. A set of nine painted, concrete steps perpendicular to North Central Avenue lead from the concrete sidewalk to the concrete porch floor. The steps have a wrought iron railing on the north side that matches the design on the north and south sides of the porch. The door opening accommodates a contemporary, painted metal, six-paneled door with an aluminum framed, ¾ light, storm door.

#### South (Back) Elevation

The second story of the primary structure has three window openings and one door. Each opening is approximately four to five feet from the next. Furthest west is a pair of windows separated by a vertical wood mullion. The next two windows, to the east, are 8/1 painted, wood hung units. Each window opening has a cast stone subsill and the entablature along the roofline serves as the lintel. The easternmost opening contains a painted, half-light, paneled wood door with a wood-framed, screen door. The stairs from the door opening to the ground are no longer extant.

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The south projection extends nearly the full width of the elevation, terminating approximately six feet from the east side wall of the primary structure. Nearly centered on the projection is a pair of windows separated by a vertical wood mullion. The windows share a cast stone subsill.

Approximately 2 feet to the left (west) of the paired windows, there is a smaller window with a cast stone subsill. Approximately 5½ feet to the right (east) of the paired windows, there is another smaller window unit with a cast stone subsill. The entablature along the roofline of the projection serves as the lintel for all these windows.

A single window is east of the projection and set on the first story of the south wall of the primary structure. The window is nearly vertically aligned with the second story door above. Below this window, at basement level, is a wood paneled door with a wood-framed, screen door. The bottom of the door is set two steps below grade.

The cast stone water table is set just below the height of the first story floor. The top of the water table projects slightly from the rest of the water table, effectively serving as a belt course of cast stone. Basement windows are within the water table, and the cast stone belt course serves as the lintel. An entrance to the basement is situated about two feet to the right (east) of the west porch and is partially below grade (approximately 3 steps), with an uncovered concrete landing. A pipe rail marks the east and south edges of the stairwell. The entrance contains a painted, half-light, paneled wood door with a wood-framed, screen door. A pair of windows separated by a wood mullion is approximately 1 foot east of the door. To the right (east) of these windows by approximately three feet, is a set of three windows separated by wood mullions. Each set of windows share a cast stone subsill.

The cast stone water table is absent from the east wall of the south projection, the easternmost end of the south wall of the primary structure, and the south and east walls of the east projection. Where the water table is absent, the walls are finished with the same red brick blend as the rest of the building.

The back elevation of the east projection is set back (north) approximately 5 feet from the back elevation of the primary structure. A rowlock brick course marks the transition between the basement and first story. A painted, half-light, paneled wood door with a wood-framed, screen door is set approximately 1 foot east of where the east projection meets the primary structure. A window is immediately east and nearly centered on the first story of the projection. The window has a cast stone subsill and the entablature along the roofline serves as the lintel. Below the window, there is a boarded entrance at basement level. This entrance is set at grade level.

#### East Side Elevation

There is an entrance at basement level on the east side elevation of the south projection. The entrance contains a painted, half-light, paneled wood door with a wood-framed, screen door. The entrance is set partially below grade (approximately 2 steps).

There are no openings on the east side elevation of the east projection.

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There is a pair of windows at the second story of the south end of the primary structure. The windows are separated by a vertical wood mullion and share a cast stone subsill. The entablature along the roofline serves as the lintel. On the first story, a window with a cast stone subsill is set at the intersection with the south-facing wall of the east projection.

A brick chimney is set near the north end of the primary structure. An 8/1, painted, wood hung window is set to each side of the chimney on the second story and a 6/1, painted, wood hung window is set to the south of the chimney, near the center of the elevation. Each window has a cast stone subsill and the entablature along the roofline serves as the lintel. On the first story, there is an 8/1, painted, wood hung, window on each side of the chimney. The windows are aligned vertically to the second-story units. Each window has a cast stone subsill and a rowlock brick course serves as the lintel. A pair of windows are nearly centered on the first story and are set at the intersection with the north-facing wall of the east projection. The windows are separated by a vertical wood mullion and share a cast stone subsill. At the basement level of the primary structure, and between the south side of the chimney and the north wall of the east projection, there are two window openings of equal width and spacing. Each opening contains a painted, wood-framed, fixed unit.

### Interior

Although currently vacant, Oklahoma City directories indicate that the Luster House has served as a residence since 1926. The interior is in fair condition and contains a high degree of historic integrity, with few alterations or modifications. In a word, the interior is extravagant. Some interior walls are clad in canvas and feature painted murals. One such mural is in the main entryway and depicts a covered wagon train. French doors that separate the living room from the foyer and other multi-light (3 lights wide by 5 lights tall) doors retain original beveled glass panes. Tile-faced fireplaces with wood mantels are in the first-story living room and a second-story library/master bedroom. One room in the first story of the east projection, which was presumably an office, contains a large composite safe with "EAST INDIA TOILET GOODS MFG., CO." in painted lettering.

Typical finishes include painted plaster ceilings and walls. Interior woodwork, such as wall base trim, window and door casings, and the primary stair including steps, landings, and balustrade have honey colored stained finishes. Wood floors are typical throughout most of the building. Bathrooms feature mosaic tile floors and remnants of a linoleum floor finish are visible in the kitchen.

### Modifications

There appear to be very few alterations to the Luster House. Besides the boarded basement doors on the south and east elevations, the only modification appears to be the contemporary metal door at the west entrance to the first story. It was likely that the doors above grade level on the southeast part of the building had wood stairs from the doors to the ground. However, there are no extant stairs. The current owner addressed the leaking roof shortly after purchasing the property. The clay tile roof was removed, the wood deck repaired, and the remaining original

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clay tiles reinstalled and supplemented by new matching tiles to accommodate the shortage due to missing or broken tiles. Overgrown and unmanaged evergreen shrubs/trees were in questionable health and were threatening the stability of the foundation walls. The new owner had these trees removed after purchasing the property in the summer of 2019. At an unknown date, a wood paneled wall finish was applied to the library and a bedroom on the second story.

### 3. **Garage** (Photos #0005, #0006). Circa 1922. Italian Renaissance Revival.

A 1-story, 2-car garage is approximately twenty feet to the southeast of the Melvin F. Luster House. Although associated historically with the Luster House, the garage is set almost entirely on Lot 13 and is directly south of the Bungalow. The building measures about 20 feet wide and 22 feet deep, for a total of 440 square feet.

The garage walls are unpainted concrete blocks except for the painted, brick-faced façade. It has a hipped roof with two dropped front gables; one above each of the garage door openings. The roof has boxed eaves and about a two-foot-wide overhang with tongue-and-groove beadboard soffits. The entire roof is finished in barrel red clay tile.

#### Façade

The garage has a west-facing façade. Painted, pressed metal tiles are set in each gable end. Wood brackets are arranged evenly spaced along the full width of the façade, directly below the eave. The brackets match the design and style of the eave brackets in place on the Luster House (see Section 7, Page 9).

Two garage door openings of equal width and spacing are at grade level. Both openings are currently boarded. A wood slab door is incorporated into the north side of the boarding that infills the south garage door opening.

#### South Side Elevation

Three wood brackets are arranged near the west end of the elevation, directly below the eave. One boarded window opening with vertical metal bars is nearly centered on the elevation. The opening has a natural stone slab subsill.

#### East (Back) Elevation

Two window openings of equal width and spacing with vertical metal bars are on this elevation. Each opening contains a painted, wood-framed, 1/1, hung window. Both windows are partially boarded.

#### North Side Elevation

Three wood brackets are arranged near the west end of the elevation, directly below the eave. A boarded pedestrian door opening is at the far west end of the elevation. One window opening with vertical metal bars and a natural stone slab subsill is nearly centered on the elevation. The opening contains a painted, wood-framed, 1/1, hung window.

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### Interior

The garage has a concrete slab floor. Walls have a painted, parged or plastered finish except for the east (back) wall, which is exposed, unpainted concrete block. There is a painted plaster ceiling. A wood slat ladder is built into the south wall and provides access to the attic. Wood columns, studs, and a wood beam extending east/west and centered across the width of the building provide support for the attic and the roof.

### Modifications

At an unknown date, the garage doors were removed and sections of the east (back) exterior wall were repaired.

#### **4. East India Toilet Goods Manufacturing Company, 316 North Central Avenue (Photos #0004, #0006, #0007, #0008, #0009). 1919-1920. Commercial.**

The East India Toilet Goods Manufacturing Company building is 1-story in height and of frame construction. It has a flat, tar paper or bituminous built-up roof. The parapet, capped by a wood board with intermittent sheet metal covering, steps down in two places along each side elevation, subdividing those elevations into three distinct bays. The entire building is clad in painted, horizontal, narrow wood siding and has a partially exposed cast stone wall foundation. Portions of the foundation have a parged finish. Most of the windows and the entrance are boarded on the exterior and in a deteriorated condition. However, as evidenced from the interior, windows are predominantly wood-framed, 1/1, hung units.

The southernmost resource within the Lyons Residence and Commercial Historic District, this building has a rectangular-shaped footprint with a west-to-east orientation that spans the width of Lots 14-15. The northwest corner of the building abuts the half-height brick wall that marks the property boundary, and the south building wall is situated on the south property line. Measuring approximately 23 feet wide by 58 feet long, the building is about 1300 square feet. Sanborn maps indicate the easternmost portion of the building to be an addition constructed between 1922 and 1949 (see Section 11, Pages 8-11). The configuration of the extant addition is the full width of the building, contrary to the 1949 edition of the Sanborn Map, which shows the addition to be only about half of the overall width. The placement of the addition is visible at the roof where the original east side parapet remains visible with the addition to the east.

### Façade

The west-facing façade is divided into three bays of nearly equal widths. The main entrance is centered on the center bay. It is recessed and two steps above grade. Although boarded on the exterior, the entrance is visible on the interior. It contains a ¾-light, painted wood door. A painted, wood-framed transom is above the door. The door is flanked on each side by angled walls that extend from the building face to the inset position of the entrance. Each angled wall has a painted, wood-framed, storefront window with a matching transom. Because the windows are taller than the entrance door, the transoms are shorter than the entrance transom and share a

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similar head placement. There is a wood panel below each of the windows in a painted, wood-framed knee wall. The windows are boarded on the exterior.

The bays to the left and the right of the main entrance bay each contain a pair of storefront windows, each with a transom. The windows are aligned with the building face. Vertical wood mullions separate the windows and transoms. Although the windows and transoms are boarded on the exterior, they are visible on the interior and painted, wood-framed units. There are painted wood knee walls below the storefront windows. The knee walls have a single paneled, horizontal appearance created by the trim boards that frame a continuous plywood panel under each storefront bay.

A wide fascia extends the full width of the west-facing façade, directly below the roofline and above the three bays of storefront and entrance. This fascia is also framed by wood side, bottom, and top boards. The area framed by the boards is infilled with dropped double ogee painted wood siding.

Sanborn maps and historic photographs indicate that a stationary, shed-styled, metal awning extended the full width of the façade. The awning was removed after 2005.

### South Side Elevation

The grade evenly drops from the west to the east along the south side elevation which is divided into three subtly different sections. The westernmost part of the elevation is the tallest by about two feet in comparison with the central section to the east. The easternmost section is about two feet shorter than the center section to the west. The elevation is clad with painted dropped double ogee wood siding with infill patches and repairs of single boards matching in width. A wide, painted fascia board lines the top edge of the elevation that has a cap board with metal flashing. Some of the cap board and flashing are missing.

Window openings along this elevation include several arrangements, including single, double, and triple units. Windows are 1/1, painted, wood hung units. Each unit is about the same width and height. All window openings are boarded. All windows on this elevation have painted wood lintels and subsills.

The westernmost section of the elevation has a single window opening very near to the west corner of the elevation. Near the east end of this tallest section is a pair of windows openings. The center section of the elevation has a pair of window openings located east of the west section by about the width of the window openings themselves. Further east by about the width of one window is a set of three window openings that appear as a single opening abutting a pair with a double vertical trim board between the two windows to the west unlike the single trim board at the top and sides of the other windows on the elevation. Further east by the distance of the width of a single window is another single window opening, the east side of which is at the very corner of the center section. The east section of the elevation is set back by a few inches from the face of the rest of the elevation. The east end of the center section has a vertical trim board at this

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juncture. While the top edge of the east section of the elevation is a few feet shorter than the center section, it has a fascia of the same height as the rest of the elevation. A pair of 1/1 windows is nearly centered on this section and are each smaller than the rest of the windows on the elevation. The windows are separated by a vertical wood mullion. One of the windows is boarded.

The exposed part of the parged stone and cast block foundation is about one foot tall at the west corner and about three feet at the east end.

#### East (Back) Elevation

The east elevation is clad in painted, dropped double ogee wood siding. Some of the siding is missing. There are two window openings of equal width and spacing on this elevation. Each opening contains a pair of painted, wood-framed, 1/1, hung windows separated by a vertical wood mullion. The southernmost pair of windows is currently boarded. Each pair of windows has a painted wood lintel, vertical side trim and a subsill similar to the south side elevation.

#### North Side Elevation

The shape of the north side elevation, divided into three sections of diminishing height from west to east, is a mirror image of the south side elevation. The grade is more even than the north elevation until the east section where it drops down more steeply. The parged foundation is visible below the siding and above the grade. The easternmost end, also the shortest, contains a pair of 1/1, painted, wood hung windows and a painted wood door with a  $\frac{3}{4}$ -light panel located west of the windows. The light is currently boarded, and the entrance is one step above grade. The two windows are separated by a vertical wood mullion. The windows share a painted wood lintel and subsill. The remaining wall space on the east side of the windows and the west side of the door is about one foot each with about the same amount of wall separating the door and the window pair. The wall cladding matches the double teardrop siding on the south and east elevations. The fascia board is deteriorated and missing in some areas.

The center section has patterned, rough textured, painted plywood in the horizontal orientation with horizontal grooves equal to 12 divisions per board (about four inches). There are unpainted vertical four-inch-wide vertical boards covering each vertical joint between the plywood boards and dividing the section into about  $3\frac{1}{2}$  vertical sections. There is only one window opening on the center bay. The opening is positioned just left of center on the elevation (within the second vertical section of plywood siding from the east). The opening contains a 1/1, aluminum framed, storm window protecting a contemporary, metal framed window. The window opening has painted wood trim boards on all sides except the east, which is missing.

The horizontally placed plywood with horizontal divisions continues as the cladding for the west bay. A painted, wood slab door is centered on the west bay. The door is set at grade level. A window opening is to the left of the door. This window has a 1/1, aluminum framed, storm window protecting a contemporary, metal framed, hung window. The window opening has painted wood trim boards of equal width (about four inches) on all sides.

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### Interior

Oklahoma City directories indicate that the East India Toilet Goods Manufacturing Company occupied this building from 1920 to 1935. Although the building has been vacant since 1973 and the interior is in poor condition, it retains sufficient integrity associated with its historic use. The interior is predominantly a large, open space. The east (back) end of the building, which was added at some point between 1922 and 1949, is subdivided into two smaller rooms. Wood plank floors remain throughout. Wall finishes include remnants of plaster, paper, and laminate panels. Ceiling finishes are no longer extant. One set of painted, wood-framed, display windows remains extant.

### Modifications

The plywood siding on the north elevation, the wood slab door, and the two metal framed windows replace earlier siding and door materials and windows. See above description for the interior, which includes modifications.

#### 5. **Fence Wall.** (Photos #0001, #0002, #0003, #0004, #0005, #0006, #0007). 1926. No Style.

A half-height, brick fence wall with brick pedestals at regular intervals extends along the north and west property lines of the site and partially marks the boundary between the Luster House (Resource #2) and the Bungalow (Resource #1) to the east. The west fence wall specifically ends at the north wall of the East India Toilet Goods Manufacturing building (Resource #4). Each pedestal is about three feet tall and has a stone cap that is slightly larger than the pedestal footprint. Most pedestals are clad in red brick with blond brick at the vertical edges that resemble quoins. The walls between each pedestal are finished with matching red brick and abut the pedestals at a height slightly lower than the pedestals by the distance equal to the height of the cast stone tops plus one brick course. Each portion of wall between a pair of pedestals is arced with the lowest height at each midpoint of the walls. The arced blond brick rowlock top course is about a foot lower at the midpoint than the height of the walls at the pedestals.

A continuous, wrought iron railing is set atop the walls and pedestals. There is a matching wrought iron pedestrian gate in the north fence wall which aligns with the main entrance to the house. A pair of wrought iron gates is also in the north fence wall and aligns with the north driveway and the porte-cochère, west of the entrance to the house. Similarly, a wrought iron pedestrian gate is set in the west fence wall directly in front of the secondary entrance on North Central Avenue. Approximately 20 feet to the south, there is another pair of wrought iron gates at the driveway that leads directly east to the Garage (Resource #3). Each gate is flanked by brick pedestals. The pedestals between the north pedestrian gate and the north driveway gates are all clad with a blend of red brick that has more variation than the other parts of the fence wall; they have no blond brick quoins but do have cast stone caps. The same is true for the pedestals at each end of the west driveway gates where the top of the gates is also arced and mimics the arc of most of the brick wall sections between pedestals. The pedestals that flank the west pedestrian gate are the only ones associated with a gate that have the blond brick quoins.

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Overall, there are three full fence wall bays on the north sans the two sections with gates. The sections of wall on either side of the driveway gates is about 25% as long as the full sections and only have a partial arc which are low toward the gate pedestals. There are nine full fence wall bays on the west side between the north corner and the pedestrian gate. There is one section of wall between the west pedestrian gate and the west driveway gates. This wall section is not arced. There are two shorter wall sections south of the driveway gate; they are also not arced. There are two full fence wall bays on the east side between the north corner and the south pedestal after which wrought iron is exchanged for a chain link fence that extends south to the east side projection of the house. The wall that supports the chain link fence is shorter and acts more as a retaining wall than a fence. It is divided into two sections with the north section taller than the south.

### Modifications

Four brick pedestals are clad in the same three-color blend of red/dark red/black brick that is on the exterior of the Luster House. Two of the pedestals are set in the north (front) wall between the pedestrian and the driveway pair of gates. The other two flank the double wrought iron gate to the Garage. Although it is unknown whether these pedestals are original, photographs indicate that they were in place by 1983 (see Section 11, Page 18). In the summer of 2019, a vehicle damaged the south pedestal that flanks the driveway gate to the Garage. It was reconstructed and has larger and greyer mortar joints than most of the rest of the walls.

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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

### Areas of Significance

(Enter categories from instructions.)

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COMMERCE

ETHNIC HERITAGE: Black

ARCHITECTURE

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

**Period of Significance**

1912-1957

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

**Significant Dates**

1920

1926

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

SIDNEY AND MARY LYONS

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

**Cultural Affiliation**

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

**Architect/Builder**

UNKNOWN

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

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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 Sidney and Mary Lyons Residence and Commercial Historic District is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance for Commerce and Ethnic Heritage: Black, under Criterion B at the local level of significance for its affiliation with Sidney and Mary Lyons and with Melvin F. Luster, and under Criterion C at the local level of significance for Architecture. The period of construction is from 1912, the approximate construction date of the Bungalow at 304 Northeast 3<sup>rd</sup> Street, to Mary Lyons' death in 1957. The district features a grand, Italian Renaissance Revival style residence at 300 Northeast 3<sup>rd</sup> Street known today as the Melvin F. Luster House (NRIS #83002101). The house was built for Sidney Lyons in 1926 shortly after his marriage to Mary Jennie Luster. Ancillary buildings within the Historic District reflect the commercial interests of the Lyons/Luster family, most notably cosmetics and real estate. The East India Toilet Goods Manufacturing Company building at 316 North Central Avenue, built in 1922, sold hair products and cosmetics to African American women across the United States. The Bungalow at 304 Northeast 3<sup>rd</sup> Street was a rental property owned by the Lyons/Luster family for over seventy years. Together, these resources represent a unique collection of architectural styles and reflect the commercial and cultural vitality of African American neighborhoods in Oklahoma City during the early twentieth century.

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

### **Historic Context**

Historians have long recognized that Oklahoma occupies a unique place in the history of the American West and the Deep South. Western historians such as H. Wayne and Anne Hodges Morgan commonly frame Oklahoma's development within a frontier context, or "that peculiar phenomenon of restlessness that pushed people across the North American continent in [an] unending pursuit of richer soils, better opportunities, and the chance to begin anew."<sup>6</sup> On matters of race, however, historians commonly characterize Oklahoma as a southern state. "The racial customs and policies of Oklahoma," notable African American and Oklahoma historian Jimmie Lewis Franklin has written, "have been more akin to those of the Deep South than to those of

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<sup>6</sup> H. Wayne Morgan and Anne Hodges Morgan, *Oklahoma: A History* (New York: W. W. Norton & Company, 1984), 3. See also Edward Everett Dale and Gene Aldrich, *History of Oklahoma*, 3<sup>rd</sup> ed. (Edmond, OK: Thompson Book and Supply Co., 1972) and Michael J. Hightower, *1889: The Boomer Movement, the Land Run, and Early Oklahoma City* (Norman: University of Oklahoma Press, 2019).

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any other part of the nation.”<sup>7</sup> Legal historian Paul Finkelman is more succinct by describing Oklahoma as “a southern, segregating state with a western twang in its voice.”<sup>8</sup>

The migration of black Americans to present-day Oklahoma challenges conventional narratives associated with western wagon trains or 89’ers. During the 1830s, thousands of enslaved blacks were forcibly removed to Indian Territory along with their Cherokee, Chickasaw, Choctaw, Creek, and Seminole owners.<sup>9</sup> Although the federal government abolished slavery in Indian Territory after the Civil War, freedmen struggled to obtain land, achieve economic independence, and secure citizenship amidst efforts by white homesteaders, entrepreneurs, and politicians to open the Unassigned Lands in present-day central Oklahoma for settlement. Although their contributions are often overlooked, thousands of black migrants participated in the Land Run of April 22, 1889 or moved to Oklahoma soon thereafter. They settled in Guthrie, Edmond, and Oklahoma City as well as in all-black communities like Langston City and Boley.<sup>10</sup> In all, approximately 100,000 African Americans moved to Oklahoma between 1890 and 1910; a phenomenon that historian Steven Hahn argues should be understood as “the early rumblings” of the Great Migration.<sup>11</sup>

### **Sidney and Mary Lyons and Commercial Significance**

S. D. (Sidney Daniel) Lyons was among the wealthiest and most successful black businessmen in Oklahoma City during the early twentieth century. Little is known about Sidney’s early life, however. Census records and an obituary in Oklahoma City’s *Black Dispatch* indicate that Sidney Lyons was born in 1861 in central Arkansas.<sup>12</sup> He was the son of Emily and Reuben Lyons. According to Sidney’s obituary, Emily was “a full-blood Choctaw Indian” originally from Maryland and Reuben “was of African extraction.”<sup>13</sup> Census records often highlighted Sidney’s mixed ancestry by listing him as “mulatto”<sup>14</sup> By 1880, Sidney had married Molly Bailey Lyons and lived next door to his parents in Roxton, Texas. Sidney and Molly had six

<sup>7</sup> Jimmie Lewis Franklin, *Journey Toward Hope: A History of Blacks in Oklahoma* (Norman: University of Oklahoma Press, 1982), xi.

<sup>8</sup> Paul Finkelman, “Conceived in Segregation and Dedicated to the Proposition That All Men Were *Not* Created Equal: Oklahoma, the Last Southern State,” in *Black Americans and the Civil Rights Movement in the West*, ed. Bruce A. Glasrud and Cary D. Wintz (Norman: University of Oklahoma Press, 2019), 214.

<sup>9</sup> Approximately 8,000 individuals in Indian Territory (approximately fourteen percent of the territorial population) were enslaved by the time of the Civil War. Barbara Krauthamer, “Slavery,” *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=SL003>, accessed May 18, 2019.

<sup>10</sup> Franklin, *Journey Toward Hope*, 8-19 and Quintard Taylor, *In Search of the Racial Frontier: African Americans in the American West, 1528-1990* (New York: W. W. Norton & Company, 1998), 143-151. See also Christopher P. Lehman, “West Edwards Days: African Americans in Territorial Edmond,” *The Chronicles of Oklahoma* 97 (Summer 2019): 174-191.

<sup>11</sup> Steven Hahn, *A Nation Under Our Feet: Black Political Struggles in the Rural South from Slavery to the Great Migration* (Cambridge, MA: Belknap Press of Harvard University Press, 2003), 455.

<sup>12</sup> See “S. D. Lyons, East Indian Hair Grower Manufacturer, Dies Following Long Illness,” *Black Dispatch*, April 18, 1942 and U.S. Census for 1870 and 1880. Some secondary sources indicate that Lyons was born in the “Choctaw Nation,” which seems incorrect. For example, see Franklin, *Journey Toward Hope*, 98.

<sup>13</sup> “S. D. Lyons Dies”.

<sup>14</sup> For example, see U.S. Census for 1870 and 1880.

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children and the U.S. Census listed the Lyons family as farm laborers.<sup>15</sup> By 1889, Sidney and Molly separated, at which time Sidney married his second wife, Sadie Lyons.<sup>16</sup> Upon marrying Sadie, Sidney became associated with "a hair tonic or restorer" known as "the Texas Wonder."<sup>17</sup> This product laid the foundation for a family fortune that later financed construction of a storefront and extravagant house in Oklahoma City.

According to *The Black Dispatch*, Sidney was among the "valiant, resourceful men" who participated in the April 1889 land run.<sup>18</sup> However, the Lyons family did not establish permanent residency in Oklahoma Territory for several years. For instance, according to the U.S. Census, the Lyons' were still in Texas in 1890.<sup>19</sup> Secondary sources indicate that Sidney settled in Guthrie in 1893.<sup>20</sup> In 1900, the U.S. Census recorded Sidney, his wife Sadie, and their five children as living in Logan County.<sup>21</sup> Listed as a grocer, Sidney operated businesses that catered to Guthrie's African American inhabitants and sponsored several community events.<sup>22</sup> Sidney also continued to peddle variations of his "Texas Wonder" hair product, which he soon re-branded as "The East India Hair Grower."<sup>23</sup>

In 1909, Sidney expanded his commercial enterprises by moving his family to Oklahoma City. On July 27, he purchased Lots 9-11 in Block 15 of the Military Addition (310-314 East 2<sup>nd</sup> Street).<sup>24</sup> Sidney, Sadie, and their son Ruby resided at 314 East 2<sup>nd</sup> Street, and Sidney operated rooming houses at the 310 and 312 East 2<sup>nd</sup> Street locations.<sup>25</sup> Meanwhile, references to the East India Toilet Goods Manufacturing Company, for which Sidney would become famous, first appeared in 1918, when Oklahoma City directories indicated that a "toilet goods" company was operating out of the Lyons residence at 314 East 2<sup>nd</sup> Street. Advertisements for the company appeared in *The Black Dispatch* by early 1919. These advertisements designated Sidney Lyons as the "General Agent" and promoted the company's products as the "Standard of the World."<sup>26</sup>

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<sup>15</sup> U.S. Census, 1880.

<sup>16</sup> According to genealogical research on Ancestry.com, Molly took care of her six children upon her separation from Sidney. In 1893, she married Thomas Benton and remained in Texas for much of her life.

<sup>17</sup> Dianna Everett, "Lyons, Sidney Daniel," *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=LY002>, accessed August 30, 2019.

<sup>18</sup> "S. D. Lyons Dies".

<sup>19</sup> U.S. Census, 1890.

<sup>20</sup> Everett, "Lyons, Sidney Daniel" and Franklin, *Journey Towards Hope*, 98.

<sup>21</sup> U.S. Census, 1900. This census record also reinforces the likelihood that Sidney and Sadie Lyons had established residency in Oklahoma by 1893 because their daughter Effie is indicated as being born in Oklahoma in 1894.

<sup>22</sup> "Lyons Property Historic Landmark Designation," City of Oklahoma City, Historic Preservation Staff Report (October 2, 2019), 8. Special thanks to Kathryn M. Friddle and city Historic Preservation staff for sharing their findings. An effort by Oklahoma City to designate resources within the Sidney and Mary Lyons Residence and Commercial Historic District as a Historic Landmark occurred concurrent to this National Register nomination. City of Oklahoma City, Historic Preservation Commission Staff Report

<sup>23</sup> "S. D. Lyons Dies."

<sup>24</sup> Warranty Deed, Oklahoma County Clerk, Book 103, Page 505, July 27, 1909.

<sup>25</sup> Advertisements periodically referred to the rooming house at 310 East 2<sup>nd</sup> Street as "Lyons Hall." See Advertisement, *Black Dispatch*, January 25, 1918. See also "Lyons Property Historic Landmark Designation".

<sup>26</sup> Advertisement, *Black Dispatch*, March 28, 1919.

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According to *The Black Dispatch*, Sidney Lyons “was a familiar figure on the streets of [Oklahoma City] with his horse and buggy, as he drove over the countryside selling East India Hair Growers.”<sup>27</sup> If true, the acquisition of Lots 13-15 in Block 10 of the Military Addition in June 1919 was pivotal for Sidney’s commercial enterprise.<sup>28</sup> The lots were partially developed at the time of purchase. Sidney and Sadie moved into a one-story, frame, single-family dwelling on Lots 14-15 (300 East 3<sup>rd</sup> Street) and rented out the neighboring one-story Bungalow on Lot 13 (304 East 3<sup>rd</sup> Street). By 1920, Lyons built a one-story, frame commercial building at the south end of Lots 14-15 (316 North Central Avenue). This building became the primary production and distribution facility for the East India Toilet Goods Manufacturing Company, which Sidney operated in conjunction with his other business endeavors for the next fifteen years.<sup>29</sup>

When *The Daily Oklahoman* reported on Sidney’s commercial success, it noted that he “relied solely on well-placed advertising” and on a product’s reputation.<sup>30</sup> Large advertisements for the “East India Toilet Goods Company” and “The East India Hair Grower” appeared regularly in *The Black Dispatch* and in African American newspapers across the United States throughout the 1920s. These advertisements had similar formats, with slogans such as “Promote a Full Growth of Hair” or “Restore the Strength, Vitality, and Beauty of the Hair” appearing alongside a rendition of an attractive, young black woman with long, straight hair arranged in a braid. Direct transactions were conducted via the mail-order system. The price for a single jar of “The East India Hair Grower” was fifty cents, plus ten cents for postage. However, to entice women as potential sales agents, advertisements also promoted the “East India System,” or a mail-order course that, for thirty dollars, taught the “Science and Art of Hair Culture.” Upon completion of the course, sales agents could peddle a variety of East India products directly to consumers. These products included shampoo, oils, and creams in addition to the oft-publicized “hair grower.”<sup>31</sup>

*The Daily Oklahoman* became aware of Sidney’s business acumen in 1928, following his marriage to his third wife, Mary Jennie Luster, and the construction of “a fine brick home” at 300 Northeast 3<sup>rd</sup> Street.<sup>32</sup> As the newspaper commented, “The business carried on in the unpretentious little frame building [316 North Central Avenue] largely is responsible for the more pretentious big residence recently built and occupied by S. D. Lyons, one of the wealthiest

<sup>27</sup> “S. D. Lyons Dies”.

<sup>28</sup> Lyons acquired these lots for \$10,000. For the acquisition of Lot 13 (\$3,000), see Warranty Deed, Oklahoma County Clerk, Book 216, Page 326, June 18, 1919. For Lots 14-15 (\$7,000), see Warranty Deed, Oklahoma County Clerk, Book 216, Page 452, June 26, 1919.

<sup>29</sup> See Sanborn Fire Insurance Company Map of Oklahoma City (1919) and *Polk’s Oklahoma City Directory*, 1920-1935.

<sup>30</sup> “Small Business Brings Negro Wealth,” *The Daily Oklahoman*, December 24, 1928, 13.

<sup>31</sup> For representative examples of advertisements of “The East India Hair Grower” in the *Black Dispatch*, refer specifically to issues dated December 31, 1920 and March 4, 1921. Other black newspapers in which advertisements appeared included the *New York Age*, *Dallas Express*, *Kansas City Sun*, *Topeka Plaindealer*, and the *Colored Citizen* (Pensacola, FL). For example, see Advertisement, *The Colored Citizen* (Pensacola, FL), June 3, 1921, 1. See also Everett, “Lyons, Sidney Daniel”.

<sup>32</sup> “Small Business Brings Negro Wealth”. Sadie Lyons died in 1925 at the age of 54. Sidney married Mary in 1926. Oklahoma County Marriage Records, Sidney D. Lyons to Jennie Luster, Book 53, Page 476, February 8, 1926.

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negroes in Oklahoma.”<sup>33</sup> However, by the time of *The Daily Oklahoman*’s reporting, Mary Luster, who was 26 years younger than Sidney, had become the public face of the East India Toilet Goods Manufacturing Company. Advertisements from the period depict Mary with short, straight hair under the name “Madame S. D. Lyons.”<sup>34</sup> Moreover, when Sidney ceased the company’s operations in 1935, Mary continued to run a business at 316 North Central Avenue. Oklahoma City directories indicate that Mary opened a beauty salon at this location in 1938. The “prominent city matron,” as *The Black Dispatch* referred to her, operated the salon until her death in 1957 and a “Lyons Beauty Shop” remained listed at this location until 1973.<sup>35</sup> In all, the commercial building at 316 North Central Avenue housed a business enterprise associated with the Lyons name for over fifty years.

Although it is unknown exactly why Sidney Lyons ceased operations of the East India Toilet Goods Manufacturing Company in 1935, it is most likely because he chose to focus on his other commercial endeavors, most notably real estate and oil. County records indicate that Sidney owned a significant amount of property in northeast Oklahoma City, including within the Military, Park Place, and Durlands additions.<sup>36</sup> Most of these properties were in the form of house/room rentals and business buildings. According to Jimmie Lewis Franklin, Sidney’s real estate holdings in Oklahoma City were valued “at nearly a quarter of a million dollars.”<sup>37</sup> Sidney also profited from oil leases following the opening of the Oklahoma City oil fields in 1928. By the time of his death on April 16, 1942, Sidney was receiving royalties from at least five oil wells, including some on property located north of the Oklahoma State Capitol (NRIS #76001572).<sup>38</sup>

### **Significance: Ethnic Heritage, Black**

The East India Toilet Goods Manufacturing Company was one of many businesses in Oklahoma City and throughout the United States that catered to a growing, urban black population. By 1910, for example, there were more than 7,000 black residents in Oklahoma City (approximately ten percent of the population). This number reflected trends across the United States, in which African Americans left the countryside in search of new opportunities in cities.<sup>39</sup> This migration

<sup>33</sup> “Small Business Brings Negro Wealth”.

<sup>34</sup> For example, see Advertisement, *The Black Dispatch*, 1927 and Advertisement, *Topeka Plaindealer*, May 27, 1932, 2. These advertisements still indicate Sidney Lyons as the company’s proprietor.

<sup>35</sup> “Prominent City Matron Passes,” *The Black Dispatch*, July 26, 1957, 1. See also *Polk’s Oklahoma City Directory*, 1935-1973.

<sup>36</sup> Final Decree, Oklahoma County Clerk, Book 2596, Pages 30-33, March 20, 1961.

<sup>37</sup> Franklin, *Journey Toward Hope*, 98. According to Dianna Everett, Sidney Lyons also “owned property in Guthrie, in the Choctaw Nation, and in Texas.” Everett, “Lyons, Sidney Daniel”. The 1942 Negro Directory also listed Lyons as a realtor.

<sup>38</sup> “S. D. Lyons Dies”. See also Miscellaneous Record, Oklahoma County Clerk, Book 264, Pages 294-296, November 13, 1933.

<sup>39</sup> Between 1910 and 1920, more than half a million African Americans left the Deep South. Most went to northern and midwestern cities such as New York, Chicago, and St. Louis. See Eric Foner, *Give Me Liberty! An American History*, Seagull 4<sup>th</sup> ed., vol. 2 (New York: W. W. Norton & Company, 2014), 755-756. In Oklahoma, 47% of the

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to urban areas was accompanied by an increase in economic, social, and political expectations associated with the middle class. As A'Lelia Bundles writes, these included desires among black women “for a more sophisticated appearance” and the consumption of “an African American look that borrowed, adapted and reconfigured the fashions of [black and white] cultures.”<sup>40</sup>

Therefore, by the 1920s, Sidney Lyons was participating in a growing and increasingly crowded cosmetics market that catered exclusively to black women. For example, the December 31, 1920 edition of *The Black Dispatch* featured advertisements from six competing firms in addition to Sidney's East India Toilet Goods operation. Most of these firms were based in Oklahoma City and promoted by women. Some publicized hair restoration products like “Glover's Hair Grower and Pressing Oil” (Jones & Company, 420 South Cherokee Street, Claremore, OK). Others, such as Madam R. D. Walker at 5 West California Street in Oklahoma City, marketed a variety of products including shampoo, ointments, creams, and salves.<sup>41</sup> Sidney distinguished himself from local competitors by running his own manufacturing facility at 316 North Central Avenue and placing advertisements in newspapers across the United States. Indeed, operating on a larger scale than his local counterparts likely brought Sidney Lyons into competition with the Madam C. J. Walker Manufacturing Company in Indianapolis, Indiana (NRIS #80000062), which at its height employed more than 3,000 black women and was among the most successful black-owned businesses in U.S. history.<sup>42</sup>

In addition to the East India Toilet Goods Manufacturing Company, the Lyons family maintained a diverse portfolio comprising of real estate and businesses centered in the historically black section of northeast Oklahoma City known as “Deep Second” or “Deep Deuce.” During the early twentieth century, most of the city's black residents lived in areas south of Northeast 4<sup>th</sup> Street and east of the Atchison, Topeka, and Santa Fe Railroad. White developers often prohibited blacks from purchasing lots in new subdivisions. City ordinances prevented blacks from moving into neighborhoods in which 75 percent of structures were occupied by whites. Although the U.S. Supreme Court deemed these ordinances unconstitutional in 1916, the combination of *de facto* and *de jure* segregation worked in tandem to marginalize African Americans and create condensed, isolated black-owned residential and commercial districts like “Deep Deuce.”<sup>43</sup>

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state's black population lived in urban areas by 1940, compared with approximately 33% in 1920. Franklin, *Journey Towards Hope*, 91.

<sup>40</sup> A'Lelia Bundles, *On Her Own Ground: The Life and Times of Madam C. J. Walker* (New York: Washington Square Press, 2002), 69.

<sup>41</sup> Advertisement, *Black Dispatch*, December 31, 1920

<sup>42</sup> National Register of Historic Places, “Madame C. J. Walker Building,” Section 8, Page 2, NRIS #80000062, available at <https://npgallery.nps.gov/NRHP/GetAsset/e9b13350-59fb-4cc9-9f34-d8109ff5b158>. Advertisements of the Madam C. J. Walker Manufacturing Company appeared regularly in *The Black Dispatch*. Advertisements of “The East India Grower” and Madam C. J. Walker's products sometimes appeared side-by-side. For example, see Advertisement, *The Colored Citizen* (Pensacola, FL), June 3, 1921, 1. According to local historian Doug Loudonbeck, Sidney Lyons owned “the 2<sup>nd</sup> largest African-American hair product company in the world,” presumably only behind the Madam C. J. Walker Manufacturing Company. Doug Loudonbeck, “Deep Deuce History,” *Doug Dawgz Blog*, December 4, 2006, <http://dougdawgz.blogspot.com/2006/12/deep-deuce-history.html>.

<sup>43</sup> For an example of a city plat that prohibited lot ownership by African Americans, see Plat of the Culbertson Heights Addition, Blocks 1-5 to Oklahoma City, Oklahoma County Clerk, March 8, 1909. For overviews of

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Thus, Sidney and Mary Lyons were among the community leaders who “rendered vital services and offered conveniences denied to blacks by white establishments.”<sup>44</sup> For example, Sidney owned outright or had a stake in several properties along Deep Deuce, including his rooming houses at 310-314 Northeast 2<sup>nd</sup> Street. Advertisements indicate that the 310 Northeast 2<sup>nd</sup> Street location was known locally as “Lyons Hall” and served as a meeting place for fraternal organizations.<sup>45</sup> Lyons’ properties were interspersed with a variety of other black-owned businesses, including grocery and drug stores, hotels, restaurants, doctors’ offices, and the headquarters of *The Black Dispatch*. Deep Deuce also became known as a “music mecca” for its theaters and night clubs, most notably the Aldridge Theater (no longer extant), which featured a combination of local and national acts.<sup>46</sup> Neighboring blocks featured residences of all types, some owned outright by black homeowners and others available for lease. Upon acquiring the Bungalow at 304 Northeast 3<sup>rd</sup> Street in 1919, for example, Sidney rented it. City directories indicate that the Bungalow had two tenants between 1920 and 1947: May Hyde, who is identified as a music teacher, and Ross Miner, who worked at a nearby pool hall. After Sidney’s death in 1942, Mary Lyons and her son, Melvin F. Luster, continued to rent out the Bungalow until 1990.<sup>47</sup>

Sidney and Mary Lyons were also active philanthropists, especially when it came to the church. In 1921, Sidney served on a banking committee to finance construction on a new building for Avery Chapel A.M.E. Church (429 NE 1<sup>st</sup> Street<sup>48</sup>). Sidney was also a trustee for Avery Chapel for approximately fifteen years and continued to participate in church affairs until the late 1930s, when he started experiencing health problems.<sup>49</sup> Mary was also “prominent in civic and community affairs as well as church work” related to Avery Chapel throughout her life.<sup>50</sup>

Although a private man by most accounts, Sidney interacted with other prominent figures in the history of Deep Deuce. The Lyons house at 300 Northeast 3<sup>rd</sup> Street was a site of several gatherings among local community leaders or dignitaries of black fraternal organizations.<sup>51</sup> In turn, community members paid tribute to Sidney’s contributions upon his death on April 16, 1942. Several organizations, most notably the Oklahoma City Negro Chamber of Commerce, issued resolutions or wrote condolence letters in commemoration of Sidney. Even more fitting were the individuals who served as honorary pallbearers during the funeral, including Drs.

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residential segregation in Oklahoma municipalities, see Franklin, *Journey Toward Hope*, 50-51; Bob L. Blackburn, *Heart of the Promised Land: Oklahoma County, An Illustrated History* (Woodland Hills, CA: Windsor Publications, Inc., 1982), 108-9; and *Reconnaissance Survey of Portions of Oklahoma City* (City of Oklahoma City, Planning Department, 1994), 10-11. For an overview of Jim Crow in the United States, see C. Vann Woodward, *The Strange Career of Jim Crow*, commemorative ed. (New York: Oxford University Press, 2002).

<sup>44</sup> Franklin, *Journey Toward Hope*, 96.

<sup>45</sup> Advertisement, *The Black Dispatch*, January 25, 1918.

<sup>46</sup> Anita G. Arnold, *Oklahoma City Music: Deep Deuce and Beyond* (Charleston, SC: Arcadia Publishing, 2010), 9.

<sup>47</sup> *Polk’s Oklahoma City Directory*, 1920-1991.

<sup>48</sup> See Sanborn Fire Insurance Company Map of Oklahoma City (1922) Volume 2, Sheet 153.

<sup>49</sup> “Lyons Property Historic Landmark Designation,” 10, and “S. D. Lyons Dies”.

<sup>50</sup> “Prominent City Matron Passes”.

<sup>51</sup> “Lyons Property Historic Landmark Designation,” 10.

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William L. Haywood and Wyatt H. Slaughter, both of whom were prominent medical professionals as well as civic leaders.<sup>52</sup>

### **Significant Person: Melvin F. Luster**

The commercial and community legacies of Sidney and Mary Lyons ultimately fell to Melvin F. Luster, who was Mary's son from a previous marriage. This responsibility came after a series of prolonged disputes with other family members, most notably Ruby Lyons, owner and operator of Ruby's Grill at 322 Northeast 2<sup>nd</sup> Street (NRIS #95001498) and son of Sidney's second wife, Sadie. In short, the conflict stemmed from disagreements over the extent to which Sidney could take credit for the East India Toilet Goods Manufacturing Company. Resolving this debate was critical, for it determined whether the family fortune would go to Ruby and to Sidney's other children with Sadie, or to Mary and her son Melvin. In January 1940, a district court ruling acknowledged Sadie's importance to the operation, with the judge stating at one point that Sidney "would still be peddling liniment and doing something else other than working" if not for Sadie's contributions. Unfortunately, her children were unable to provide enough documentary evidence to prove Sadie's stake in the company. As the judge commented, "I don't think there was ever any agreement, understanding, or conversation as to the ownership of the business other than that the old man [Sidney] designated himself as the head of the enterprise, held himself out to the world and was recognized by the family and the world in general as the owner and controller of this business."<sup>53</sup>

Although the judge expressed sympathy toward Sadie's offspring, his decision had enormous implications for Melvin Luster. Following Sidney's death in 1942, Mary Lyons executed a new will in which she named Melvin sole beneficiary for the entire Lyons estate, which included the large house at 300 Northeast 3<sup>rd</sup> Street as well as all the family's commercial properties in Deep Deuce and throughout Oklahoma City.<sup>54</sup> Upon Mary's death in July 1957, these holdings provided the foundation for Melvin's commercial ventures, which included retail and real estate. Some of his best-known enterprises involved motels that catered to black motor tourists, including Luster's Modern Motel (presently, Delux Inn) at 3402 Northeast 23<sup>rd</sup> Street.<sup>55</sup> Luster

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<sup>52</sup> "S. D. Lyons Dies". For more on Dr. Haywood and Dr. Slaughter's contributions to Oklahoma City, see National Register of Historic Places, "Haywood Building, Oklahoma County, Oklahoma," NRIS #95001499, available at <http://nr2.shpo.okstate.edu/pdfs/95001499.pdf>, and idem., "Dr. W. H. Slaughter House, Oklahoma County, Oklahoma," NRIS #SG100003237, available at <http://nr2.shpo.okstate.edu/pdfs/SG100003237.pdf>.

<sup>53</sup> The judge's comments are quoted from "Wealthy Oklahoma Man Wins \$300,000 Property Suit Against Children," *The Plaindealer* (Topeka, KS), January 19, 1940, 2. Newspapers across the country picked up the story and reprinted the judge's opinion verbatim. Ruby Lyons operated Ruby's Grill from 1940 to 1946. See National Register of Historic Places, "Elks Victory Lodge-Ruby's Grill, Oklahoma County, Oklahoma," Section 8, Pages 13-14, available at <http://nr2.shpo.okstate.edu/pdfs/95001498.pdf>.

<sup>54</sup> Mary Lyons owned 24 properties in Oklahoma City, all of which were previously acquired by Sidney Lyons. Final Decree, 1961.

<sup>55</sup> Luster's Modern Motel was listed on the *The Negro Motorist Green Book*. See "Lyons Property Historic Landmark Designation," 10-11, and Claire Donnelly, "How Curious, Where Were Oklahoma's Green Book Listings?," KGOU, March 18, 2019, <https://www.kgou.org/post/how-curious-where-were-oklahoma-s-green-book-listings>.

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sold many of Sidney Lyons holdings in Deep Deuce throughout the mid-to-late twentieth century, especially as the establishment of new subdivisions in northeast Oklahoma City enticed African Americans to move to the suburbs. Yet, rather than move to a new addition like Carverdale or Edwards Heights (NRIS #05001003), Melvin remained at 300 Northeast 3<sup>rd</sup> Street from 1958 to 1993.<sup>56</sup>

Luster was instrumental in saving the house from demolition, listing it on the National Register of Historic Places as the Melvin F. Luster House in June 1983 (NRIS #83002101).<sup>57</sup> Family pride was certainly one motivation for saving the home. Widespread concern towards the construction of the Central Expressway (presently Centennial Expressway, or I-235/US Hwy 77) was another. Initial plans for the highway's construction slated the house and neighboring buildings for demolition. To prevent this outcome, Luster served on a neighborhood mitigation committee that helped settle on the highway's present location. Although they were not formally included on the 1983 National Register nomination, Luster's ownership of the Bungalow at 304 Northeast 3<sup>rd</sup> Street and the former East India Toilet Goods Manufacturing Company building at 316 North Central Avenue spared them from demolition. Buildings at all three locations (300-304 Northeast 3<sup>rd</sup> Street and 316 North Central Avenue) were owned by the Luster family until 2019.<sup>58</sup>

### **Significance: Architecture**

The Sidney and Mary Lyons Residence and Commercial Historic District represents a diverse set of architectural styles that range from modest to extravagant.

Built in circa 1912, the Bungalow at 304 Northeast 3<sup>rd</sup> Street reflects the early history of Deep Deuce, specifically its transition from a mixed-race community to a segregated African American residential and commercial area. Known for its simplicity and functionality, the Craftsman architectural style was preferred for the construction of small houses throughout the United States during the early twentieth century. The building is of frame construction and has a hipped roof; a quality found in only about ten percent of Craftsman-style houses.<sup>59</sup> It has a covered porch that extends the full width of the north-facing façade. The Bungalow is also distinct for its dormer with a hipped roof at the attic level on the façade.

Before its acquisition by Sidney Lyons in 1919, the Bungalow was the home of A. R. Cook, a white businessman. Cook sold horses and mules with a business partner named Colonel James

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<sup>56</sup> *Polk's Oklahoma City Directory*, 1958-1993.

<sup>57</sup> National Register of Historic Places, "Melvin F. Luster House, Oklahoma County, Oklahoma," NRIS #83002101, <http://nr2.shpo.okstate.edu/pdfs/83002101.pdf>.

<sup>58</sup> Jan Paschal, "Home Nominated for Historic List" and idem., "Residents to Be Displaced by Highway Want to Know When," *Daily Oklahoman*, April 3, 1983, A-22.

<sup>59</sup> For additional information on the Craftsman architectural style, see Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed (New York: Alfred A. Knopf, 2015), 567-78 and John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, 2<sup>nd</sup> ed. (Nashville: American Association for State and Local History, 1981), 71.

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Goggerty, who lived next door at 300 Northeast 3<sup>rd</sup> Street in a one-story frame dwelling (no longer extant). In fact, Goggerty/Cook Horses & Mules was located at 303-305 Northeast 2<sup>nd</sup> Street, the future site of the Aldridge Theater.<sup>60</sup> Sanborn maps and historic photographs indicate that one-story, Craftsman-style frame dwellings were typical throughout Deep Deuce (for example, see Historic Image #5, Section 11, Page 19). Today, the Bungalow is the last of its kind in the vicinity.

Judging from its simple, frame construction, one could mistake the East India Toilet Goods Manufacturing Company building at 316 North Central Avenue as a storefront with roots that extend back to the territorial period. This appearance is deceiving, however. Built by 1920, the building replaced a one-story stable originally owned and operated by Colonel Goggerty. As previous architectural surveys have noted, the building is a unique historic resource and is likely the only wood frame storefront building remaining in downtown Oklahoma City.<sup>61</sup>

Originally occupied by Sidney and Mary Lyons, the Melvin F. Luster House at 300 Northeast 3<sup>rd</sup> Street was built at the estimated cost of between \$25,000 and \$30,000.<sup>62</sup> Similar to the Olverholser Mansion (NRIS #70000536) or the Colcord Mansion (no longer extant), both of which were built by wealthy, white Oklahoma City pioneers who made their fortunes after the land run, the Luster House was an extravagant display of wealth for a black man who had made a name for himself in Oklahoma City. As *The Black Dispatch* noted, “The story of Lyons’ rise from a Texas farm environment to a position of wealth and affluence reads like a chapter from *Arabian Nights*.”<sup>63</sup> The *Daily Oklahoman*, meanwhile, described it as “the finest home in the negro section of Oklahoma City.”<sup>64</sup>

The 1983 National Register nomination categorized the architectural style of the Luster House as Modified Italianate. However, it may be more accurate to categorize the building as a modest example of Italian Renaissance Revival. Associated with the Eclectic movement, Italian Renaissance Revival was one of many popular style choices for residential construction in the United States by the early twentieth century, especially as new masonry techniques enabled the addition of brick veneer to wood frame structures. The house retains several key features associated with this style, most notably a low-pitched, hipped roof clad in red barrel clay tile with wide, overhanging boxed eaves with exposed brackets. A covered porch with a flat roof and three large arched openings, the westernmost of which is a porte-cochère, extends the full width of the north-facing façade. As Steve Lackmeyer of *The Oklahoman* writes, these features have

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<sup>60</sup> *Polk’s Oklahoma City Directories*, 1912-1918. See also “Lyons Property Historic Landmark Designation,” 9.

<sup>61</sup> Deborah Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase 2* (Dallas: URS Corporation, 2010), 31. See also “Lyons Property Historic Landmark Designation,” 12.

<sup>62</sup> *The Black Dispatch* estimated costs of construction at \$25,000, while the *Daily Oklahoman* estimated building costs at \$30,000. The *Daily Oklahoman* went on to claim that construction of the half-height brick wall partially enclosing the property from the north and west cost \$1,000. See “Small Business Brings Negro Wealth” and “S. D. Lyons Dies”.

<sup>63</sup> “S. D. Lyons Dies.”

<sup>64</sup> “Small Business Brings Negro Wealth”.

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enabled the house to become a distinct architectural landmark “in Deep Deuce, whether during its mid-20<sup>th</sup> century heyday, the devastation of the 1970s, or the revival of the early 2000s.”<sup>65</sup>

The interior of the Luster House is just as extravagant as the exterior, which reflected the increased attention that builders devoted to interior design and “the use of the best materials.”<sup>66</sup> Several interior walls are clad with canvas and feature painted murals by commissioned artists, the most notable of which is located in the foyer and depicts a covered wagon train on the open plains. Several multi-light doors on the first floor, including a set of French doors, retain original beveled glass panes. In a back room, a large composite safe with “EAST INDIA TOILET GOODS MFG., CO.” in painted letters provides a historic reminder of the Lyons/Luster family wealth.<sup>67</sup>

Taken together, the buildings within the Sidney and Mary Lyons Residence and Commercial Historic District are among the last remaining resources affiliated with the Harrison-Walnut neighborhood, which the *Daily Oklahoman* once described as “an L-shaped area extending on both sides of Lincoln Boulevard from Reno [Avenue] to Northeast 13<sup>th</sup> Street” between downtown Oklahoma City and the University of Oklahoma Health Sciences Center. While Melvin Luster was able to save the Luster House and its ancillary buildings from demolition, nearly 100 other residents in the vicinity were forced to move due to the construction of the Centennial Expressway.<sup>68</sup> The neighborhood has been completely transformed since their relocation and the completion of the Expressway. By the early twenty-first century, lots that once contained single-family dwellings or businesses tied to Oklahoma City’s African American history contained larger and taller commercial buildings and apartment complexes.

## **Conclusion**

When commenting on his home’s nomination to the National Register of Historic Places in 1983, Melvin F. Luster expressed the hope that Deep Deuce could be revitalized “into a small business district with restaurants and nightclubs.”<sup>69</sup> Luster’s hopes have been realized to a certain extent, as nearby vacant blocks and “once-blighted buildings” have been transformed into apartments, condominiums, hotel chains, and a variety of businesses. However, while proponents celebrate this transition as an integral part of downtown Oklahoma City’s revitalization, most of these developments are new-builds and white-owned.<sup>70</sup> This trend, often known as “gentrification,”

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<sup>65</sup> Steve Lackmeyer, “Saving Effort: Urban Renewal Shifts Role In Fight Over Historic Black Landmarks,” *The Oklahoman*, June 25, 2019, 6B. See also “Melvin F. Luster House,” Section 7; and McAlester, *Field Guide to American Houses*, 406-407, 496-508.

<sup>66</sup> Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, 1980), 232.

<sup>67</sup> “Melvin F. Luster House,” Section 8 and Paschal, “Home Nominated for Historic List”.

<sup>68</sup> Jan Paschal, “Residents to Be Displaced by Highway Want to Know When,” *Daily Oklahoman*, April 3, 1983, A-22.

<sup>69</sup> Paschal, “Home Nominated for Historic List”.

<sup>70</sup> Steve Lackmeyer, “Going Deep: Rich History of Downtown Neighborhood Prompted Duo’s Preservation Efforts,” *The Oklahoman*, January 28, 2018, 1C.

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has completely transformed Deep Deuce from a mixed-class, predominantly African American district to an exclusive, upper-class community inhabited largely by white professionals.<sup>71</sup>

Thus, the Sidney and Mary Lyons Residence and Commercial Historic District represents a unique collection of the diverse commercial and residential architectural styles that were once typical throughout northeast Oklahoma City. It is most significant for depicting how African American homes, businesses, and community institutions were historically intertwined and concentrated within a city otherwise characterized by urban sprawl and white flight. As the Oklahoma City Historic Preservation Commission recently wrote, Sidney Lyons was “an ‘89’er” who brought “an entrepreneurial spirit to Oklahoma City, building his own wealth and his community along with it.”<sup>72</sup> This “entrepreneurial spirit” was significant. The commercial success of the Lyons family, combined with the success of other black-owned businesses and homes during the early twentieth century, undermined “the concept of black racial inferiority” held by many white Oklahomans.<sup>73</sup> It is not without some sense of irony that the Oklahoma City Urban Renewal Authority, which originally deemed Deep Deuce “blighted,” now owns the resources within the Sidney and Mary Lyons Residence and Commercial Historic District and, in the words of Steve Lackmeyer, is “fighting to save what’s left” in the area.<sup>74</sup> The successful preservation of the Sidney and Mary Lyons Residence and Commercial Historic District may help redress the past by placing African Americans at the forefront of Oklahoma City’s history.

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<sup>71</sup> Adam A. Payne and Alyson L. Greiner, “New-Build Development and the Gentrification of Oklahoma City’s Deep Deuce Neighborhood,” *Geographical Review* 109 (January 2019): 108-30. DOI: 10.1111/ger.12294

<sup>72</sup> “Lyons Property Historic Landmark Designation,” 10.

<sup>73</sup> Franklin, *Journey Toward Hope*, 14.

<sup>74</sup> Steve Lackmeyer, “Saving Effort: Urban Renewal Shifts Role in Fight Over Historic Black Landmarks,” *The Oklahoman*, June 25, 2019, 6B.

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Commercial Historic District  
Name of Property

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County and State

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Sidney and Mary Lyons Residence and  
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Sidney and Mary Lyons Residence and  
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County and State

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Sidney and Mary Lyons Residence and  
Commercial Historic District  
Name of Property \_\_\_\_\_

Oklahoma County,  
Oklahoma  
County and State \_\_\_\_\_

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

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

**Primary location of additional data:**

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

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

---

**10. Geographical Data**

**Acreeage of Property** less than one 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: 35.470572 | Longitude: -97.507318 |
| 2. Latitude: 35.470572 | Longitude: -97.507014 |
| 3. Latitude: 35.470143 | Longitude: -97.507014 |
| 4. Latitude: 35.470143 | Longitude: -97.507318 |

Sidney and Mary Lyons Residence and  
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**Verbal Boundary Description** (Describe the boundaries of the property.)

All of Lots 13-15 in Block 10 of the Military Addition to Oklahoma City.

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

This is the extent of the property historically associated with Sidney and Mary Lyons based on information provided by the Oklahoma County Assessor, the Oklahoma County Clerk, Oklahoma City directories, and Sanborn maps.

---

**11. Form Prepared By**

name/title: Matthew A. Pearce, Ph.D., Principal Historian; Catherine Montgomery AIA, President

organization: Preservation and Design Studio, PLLC

street & number: 616 Northwest 21<sup>st</sup> Street

city or town: Oklahoma City state: Oklahoma zip code: 73103-1861

e-mail: [mp@panddstudio.com](mailto:mp@panddstudio.com)

telephone: 405-601-6814

date: May 14, 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.)

**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.

Sidney and Mary Lyons Residence and  
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 Name of Property

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 Oklahoma  
 \_\_\_\_\_  
 County and State

**Photo Log**

Name of Property: Sidney and Mary Lyons Residence and Commercial Historic District  
 City or Vicinity: Oklahoma City  
 County: Oklahoma State: Oklahoma  
 Photographer: Matthew Pearce, Ph.D.; Preservation and Design Studio, PLLC  
 Date Photographed: July – September 2019

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

Number	Subject	Direction
0001	<b>Street View:</b> Northeast 3 <sup>rd</sup> Street (foreground). Bungalow (left). Melvin F. Luster House (right).	South
0002	<b>Bungalow:</b> East side elevation (left). North-facing façade (right).	Southwest
0003	<b>Melvin F. Luster House:</b> East side elevation (left). North-facing façade (right).	Southwest
0004	<b>Street View:</b> North Central Avenue (foreground). Bungalow (left). Melvin F. Luster House (center). East India Toilet Goods Manufacturing Co. (right).	Southeast
0005	<b>Street View:</b> Melvin F. Luster House (left). Garage (right).	Northeast
0006	<b>Street View:</b> Garage (left). East India Toilet Goods Manufacturing Co. (right).	Southeast
0007	<b>Street View:</b> Melvin F. Luster House (left). East India Toilet Goods Manufacturing Co. (right).	Northeast
0008	<b>East India Toilet Goods Manufacturing Co.:</b> Interior, storefront.	West
0009	<b>East India Toilet Goods Manufacturing Co.:</b> Interior, typical.	East
0010	<b>Melvin F. Luster House:</b> Foyer.	Northwest
0011	<b>Melvin F. Luster House:</b> Living room.	East
0012	<b>Melvin F. Luster House:</b> Typical room, first story.	Southwest
0013	<b>Bungalow:</b> Typical room.	Northeast

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

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

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Location Map



All of Lots 13-15 in Block 10 of the Military Addition to Oklahoma City, Oklahoma County, Oklahoma.

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County and State  
N/A

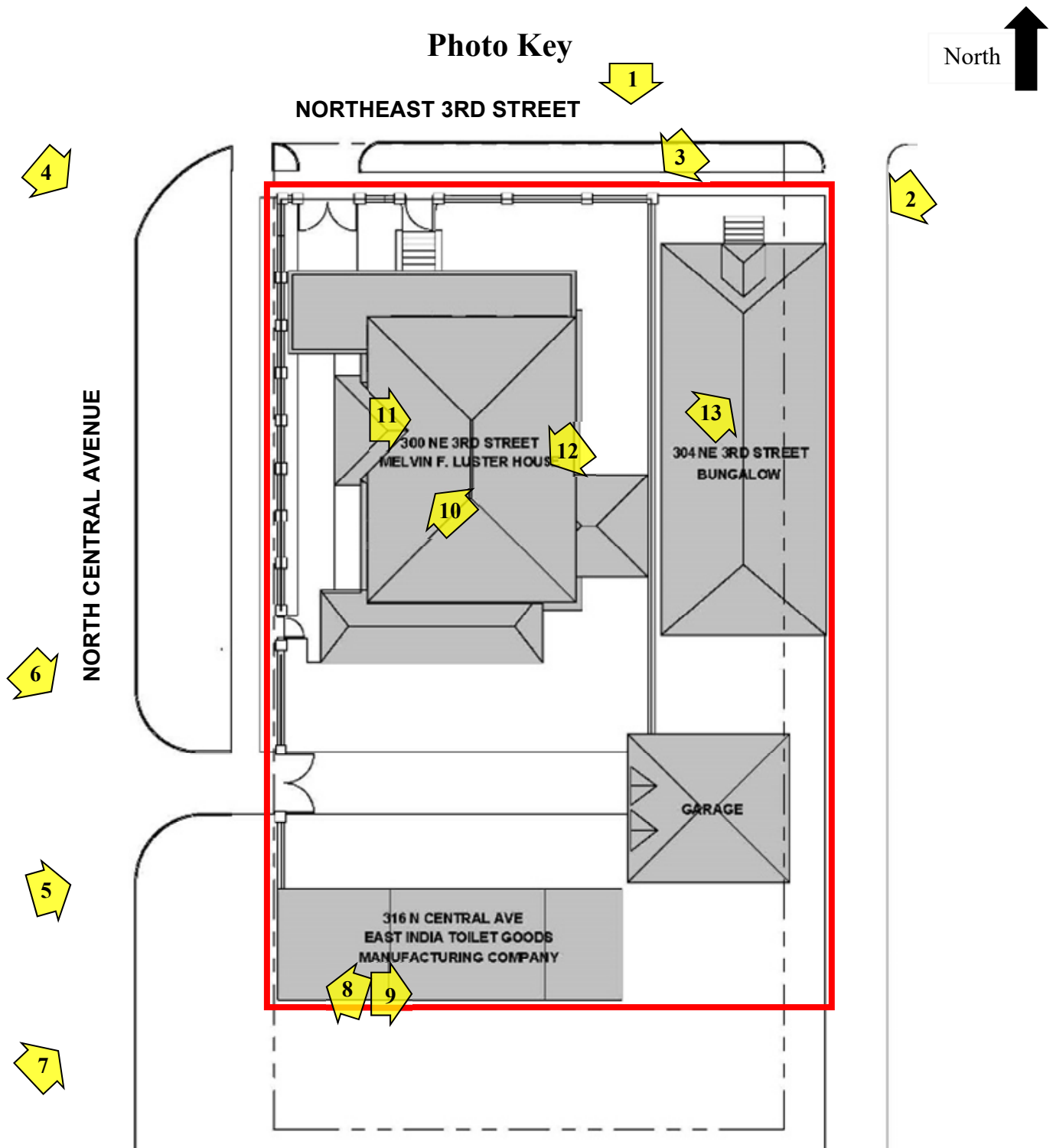
Name of multiple listing (if applicable)

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Photo Key

North ↑



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**National Park Service**

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 N/A

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**The Big Picture: Aerial**  
 (Google Earth 2018)

The Sidney and Mary Lyons Residence and Commercial Historic District is located at 300-304 Northeast 3<sup>rd</sup> Street and 316 North Central Avenue in Oklahoma City, Oklahoma. Contemporary multi-story apartment buildings and condominiums are in all directions from the site. The Centennial Expressway (I-235/US 77) is less than 0.25 miles to the east. A contemporary entertainment district known as Bricktown is less than 0.5 miles to the south. Oklahoma City's central business district is approximately 0.5 miles to the west.

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**Close Up: Aerial**  
 (Google Earth 2018)

The Sidney and Mary Lyons Residence and Commercial Historic District spans Lots 13-15 in Block 10 of the Military Addition. It includes four contiguous resources: a Craftsman-style bungalow (304 Northeast 3<sup>rd</sup> Street), the Melvin F. Luster House (300 Northeast 3<sup>rd</sup> Street, NRIS #83001201) and an associated Garage, and the East India Toilet Goods Manufacturing Company building (316 North Central Avenue). Northeast 3<sup>rd</sup> Street and North Central Avenue are lined with mature trees and brick sidewalks. A concrete driveway is located south of the Luster House. It extends east from North Central Avenue and provides vehicular access to the Garage.

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**The Big Picture: 1906, Map #44**  
(Sanborn Fire Insurance Maps)

The 1906 Sanborn Map is the earliest edition available before any of the buildings that would become the Sidney and Mary Lyons Residence and Commercial Historic District were constructed. The Military Addition to Oklahoma City was platted in 1889. By 1906, Lot 13 in Block 10 is developed. Lots 14-15 remain undeveloped.

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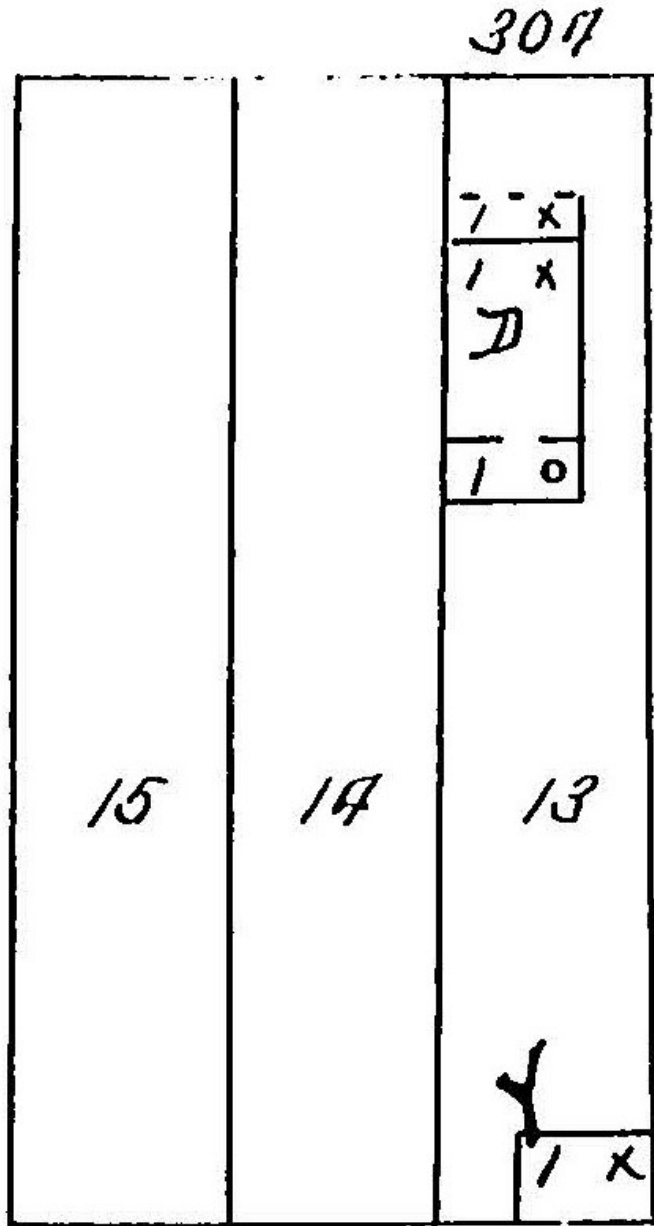
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Close Up: 1906, Volume 1, Map #44  
(Sanborn Fire Insurance Maps)

A closer view of the 1906 Sanborn illustrates the lot lines that define the boundaries of the Sidney and Mary Lyons Residence and Commercial Historic District. A 1-story frame dwelling with a shingle roof is situated near the north end of Lot 13 (304 East 3<sup>rd</sup> Street). The dwelling has a front porch that extends across the entire north-facing facade with a shingle roof and a back projection (possibly an enclosed porch) with a non-combustible (likely sheet metal) roof. A small, 1-story frame building of unspecified use is at the southeast corner of the lot.

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The Big Picture: 1919, Volume 1, Map #44  
(Sanborn Fire Insurance Maps)

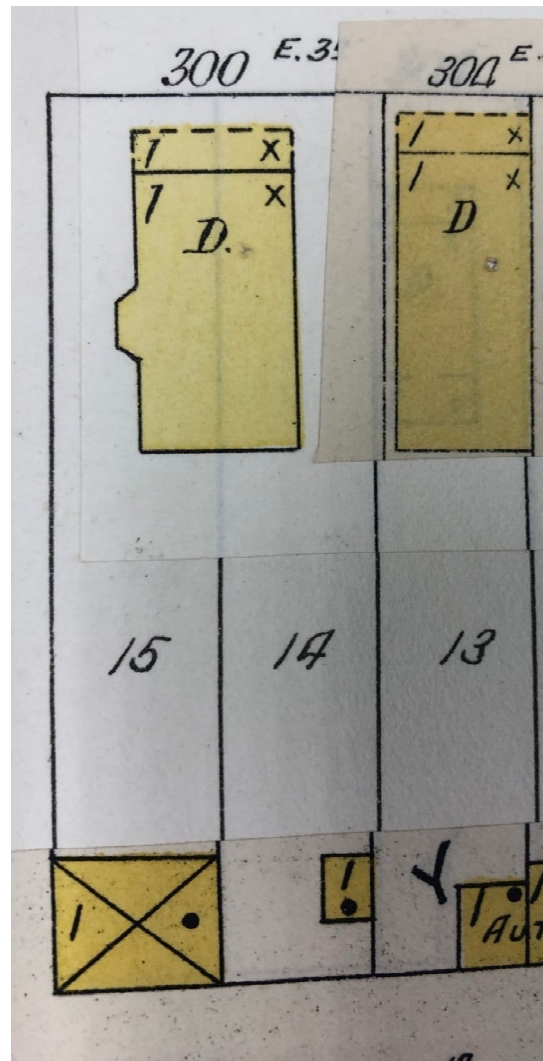
The 1919 Sanborn map indicates that the area has become fully developed. Numerous lots in the vicinity contain single-family or multi-unit dwellings. Several rooming houses, stores, and businesses line East 2<sup>nd</sup> Street to the south. The Aldridge Theater is directly south of the site, at 303-305 East 2<sup>nd</sup> Street (in blue, no longer extant). Irving School is to the northwest, at 412 North Walnut Avenue (in pink, no longer extant). The Oklahoma City Schools Administration Building (NRIS #SG10004400) is to the southwest of Irving School, at the intersection of North Walnut Avenue and East 3<sup>rd</sup> Street.

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**Close Up: 1919, Volume 1, Map #44**  
(Sanborn Fire Insurance Maps)

A closer view of the 1919 Sanborn map indicates the continued development of Lots 13-15. The 1-story frame dwelling that was previously located on Lot 13 has been replaced by the Bungalow (304 East 3<sup>rd</sup> Street). The Bungalow is indicated as a 1-story frame dwelling with a shingle roof. A front porch extends the full width of the façade and has a shingle roof. The 1-story building previously at the southeast corner of Lot 13 has been replaced with a 1-story autohouse with a composition roof. A 1-story frame dwelling with a shingle roof spans Lots 14-15 (300 East 3<sup>rd</sup> Street). City directories indicate that it was built by 1912. A front porch with a shingle roof spans the full width of the façade. A small, 1-story frame building of unspecified use with a composition roof is near the southeast corner of Lot 14. A 1-story frame building with a composition roof is at the south end of Lot 15. It is indicated as a stable.

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The Big Picture: 1922, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

Sidney Lyons acquired Lots 13-15 in Block 10 of the Military Addition to Oklahoma City in 1919. The 1922 edition of the Sanborn map indicates modest changes to the resources.

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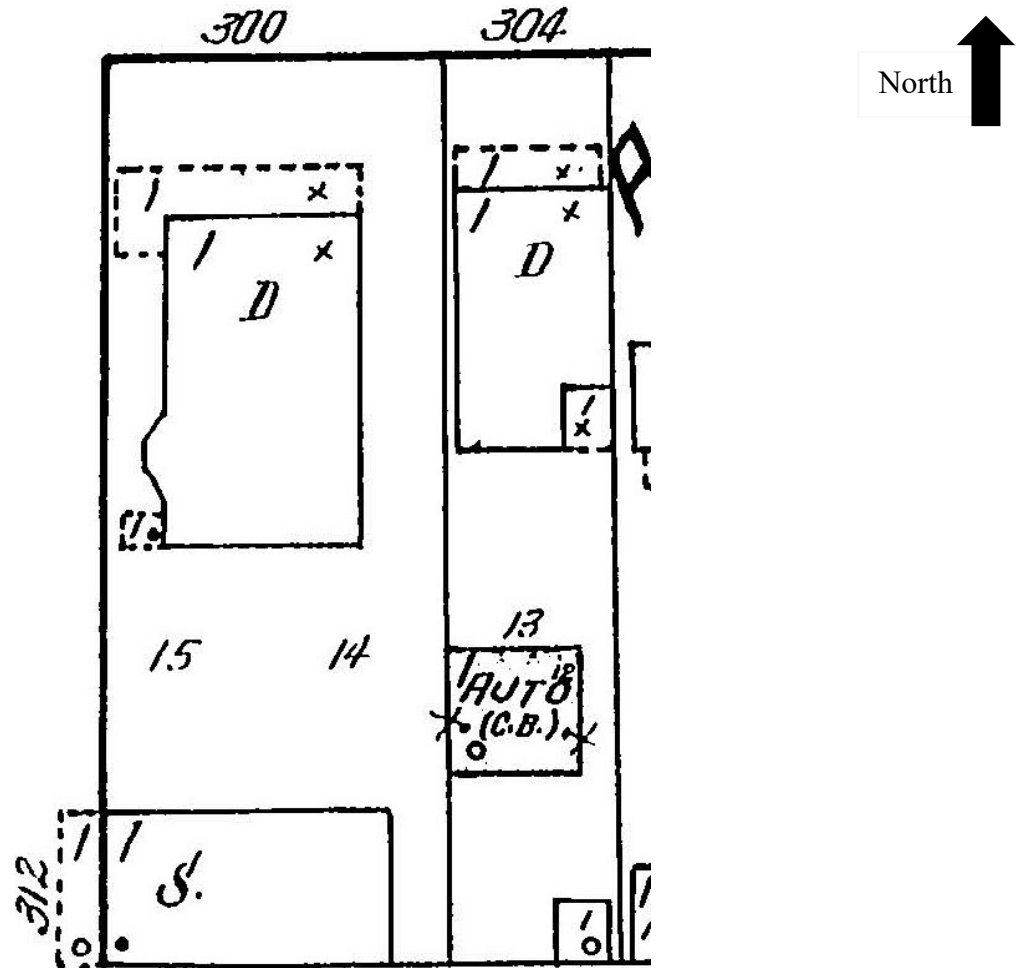
Sidney and Mary Lyons Residence and  
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N/A

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**Close Up: 1922, Volume 1, Map #29**  
(Sanborn Fire Insurance Maps)

A closer view of the 1922 Sanborn indicates the continued development of Lots 13-15 by Sidney Lyons. A small, covered porch with a shingle roof appears to the southeast corner of the Bungalow. The Garage is shown for the first time. Located south of the Bungalow on Lot 13, the Garage is indicated as a 1-story autohouse with a non-combustible roof. It is of concrete block construction and the exterior walls are 12 inches thick. The autohouse that was previously in the southeast corner of Lot 13 appears to have been replaced with a small, 1-story building of unspecified use with a non-combustible roof. The map also shows the East India Toilet Goods Manufacturing Company building for the first time. Spanning the south end of Lots 14-15, it is indicated as a 1-story store at 312 North Central Avenue. The building has a composition roof and an awning with a non-combustible roof spans the full width of the west-facing façade. Alterations to the dwelling at 300 East 3<sup>rd</sup> Street include an extension to the front porch that wraps around the northwest corner of the building and the addition of a 1-story porch with a composition roof at the southwest corner.

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The Big Picture: 1949, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

The updated edition of the 1922 Sanborn maps published in 1949 shows the continued development of the Deep Deuce area. Calvary Baptist Church (NRIS #78002244) is at the northeast corner of the intersection of Northeast 2<sup>nd</sup> Street and North Walnut Avenue. A newer Irving Public School (built 1938-1940) is to the north of the Oklahoma City Schools Administration Building, along North Walnut Avenue.

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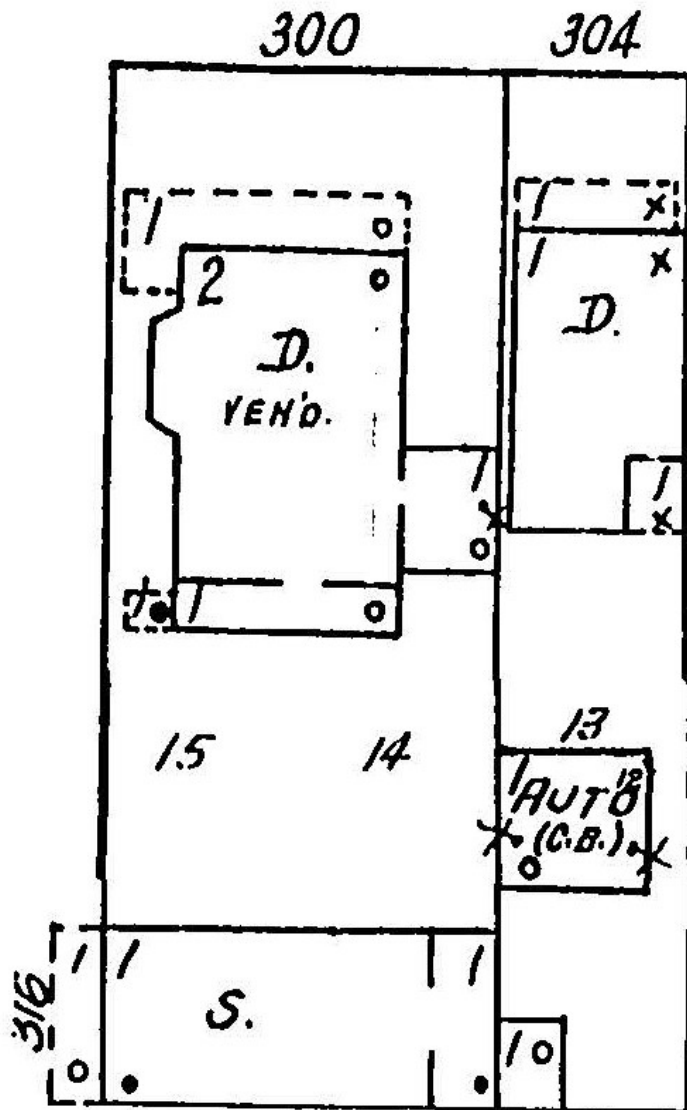
Sidney and Mary Lyons Residence and  
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**Close Up: 1949, Volume 1, Map #29**  
(Sanborn Fire Insurance Maps)

Constructed in 1926, the Melvin F. Luster House (NRIS #83002101) first appears in the 1949 edition of the Sanborn maps. Located at 300 Northeast 3<sup>rd</sup> Street, it is a 2-story dwelling with a brick veneer exterior and a non-combustible roof. The footprint of the front porch is similar to that of the previous 1-story dwelling. Projections to the east and south of the main structure are each 1-story in height with non-combustible roofs. The East India Company Toilet Goods Manufacturing Company building, which was converted to a beauty shop by 1949, is indicated at 316 North Central Avenue. A small, 1-story addition with a composition roof has been constructed to the back (east) end of the building. The addition is adjacent to a small, 1-story building of unspecified use with a non-combustible roof and on Lot 13.

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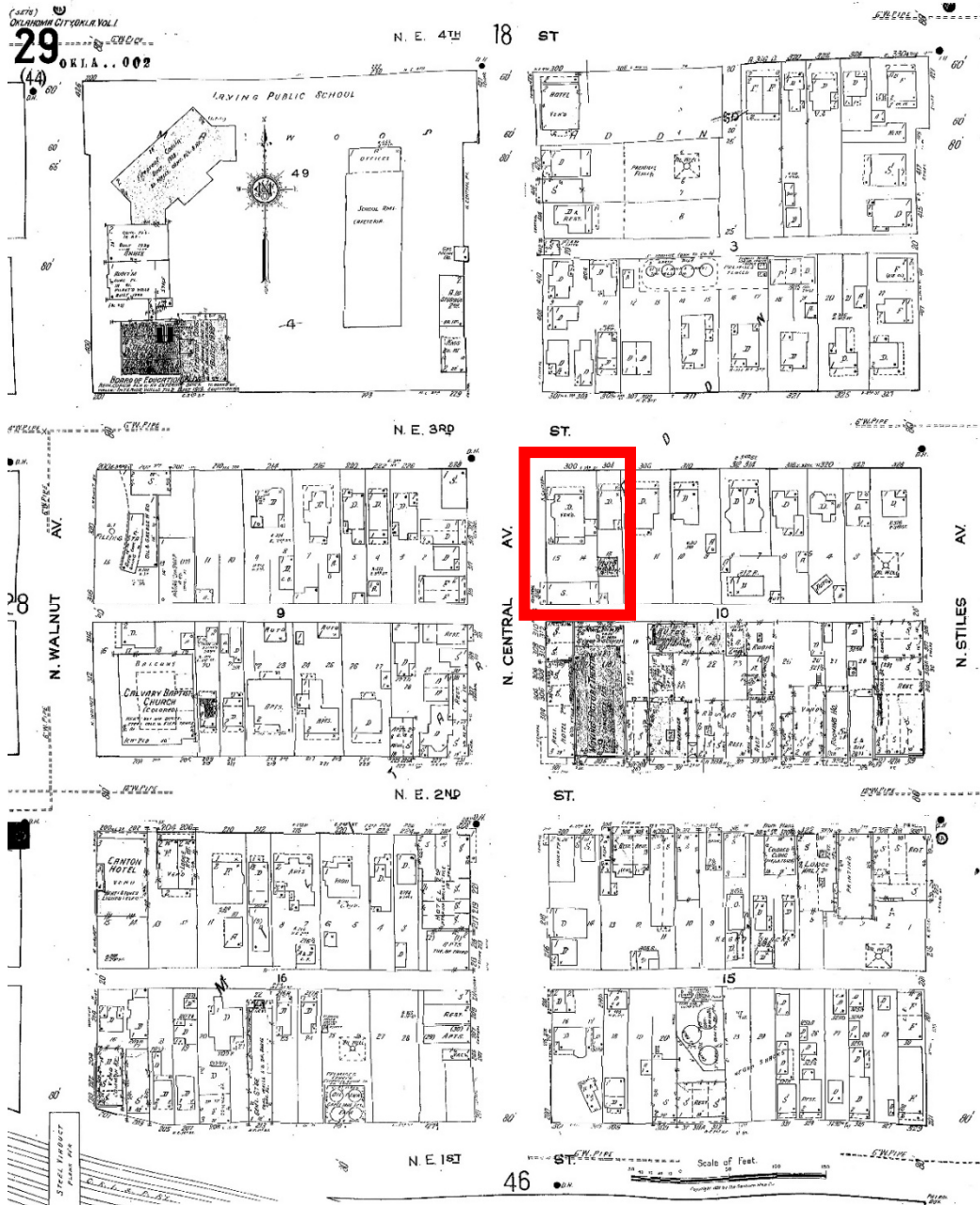
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The Big Picture: 1950, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

The 1950 edition of the Sanborn map does not indicate any major changes in the immediate vicinity of the Sidney and Mary Lyons Residence and Commercial Historic District.



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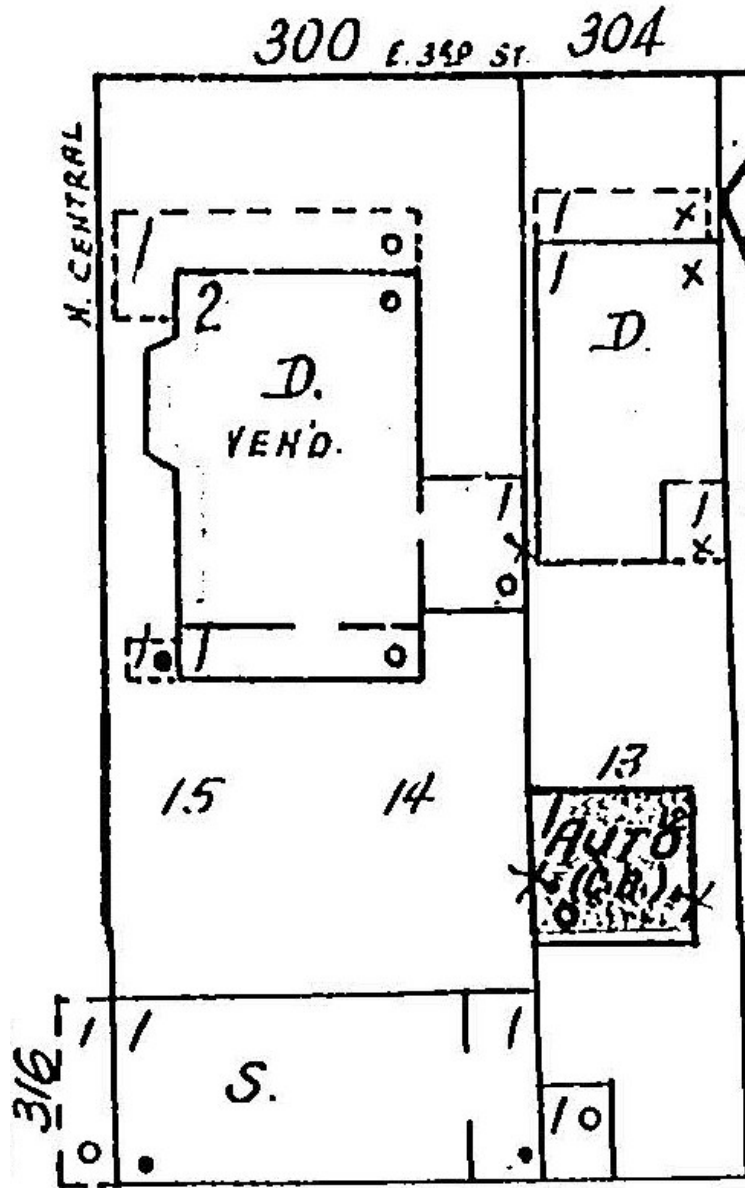
Sidney and Mary Lyons Residence and  
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N/A

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Close Up: 1950, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

A closer view of the 1950 edition of the Sanborn map indicates no changes to the Sidney and Mary Lyons Residence and Commercial Historic District.

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The Big Picture: 1955, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

The 1955 edition of the Sanborn map does not indicate any major changes in the immediate vicinity of the Sidney and Mary Lyons Residence and Commercial Historic District.

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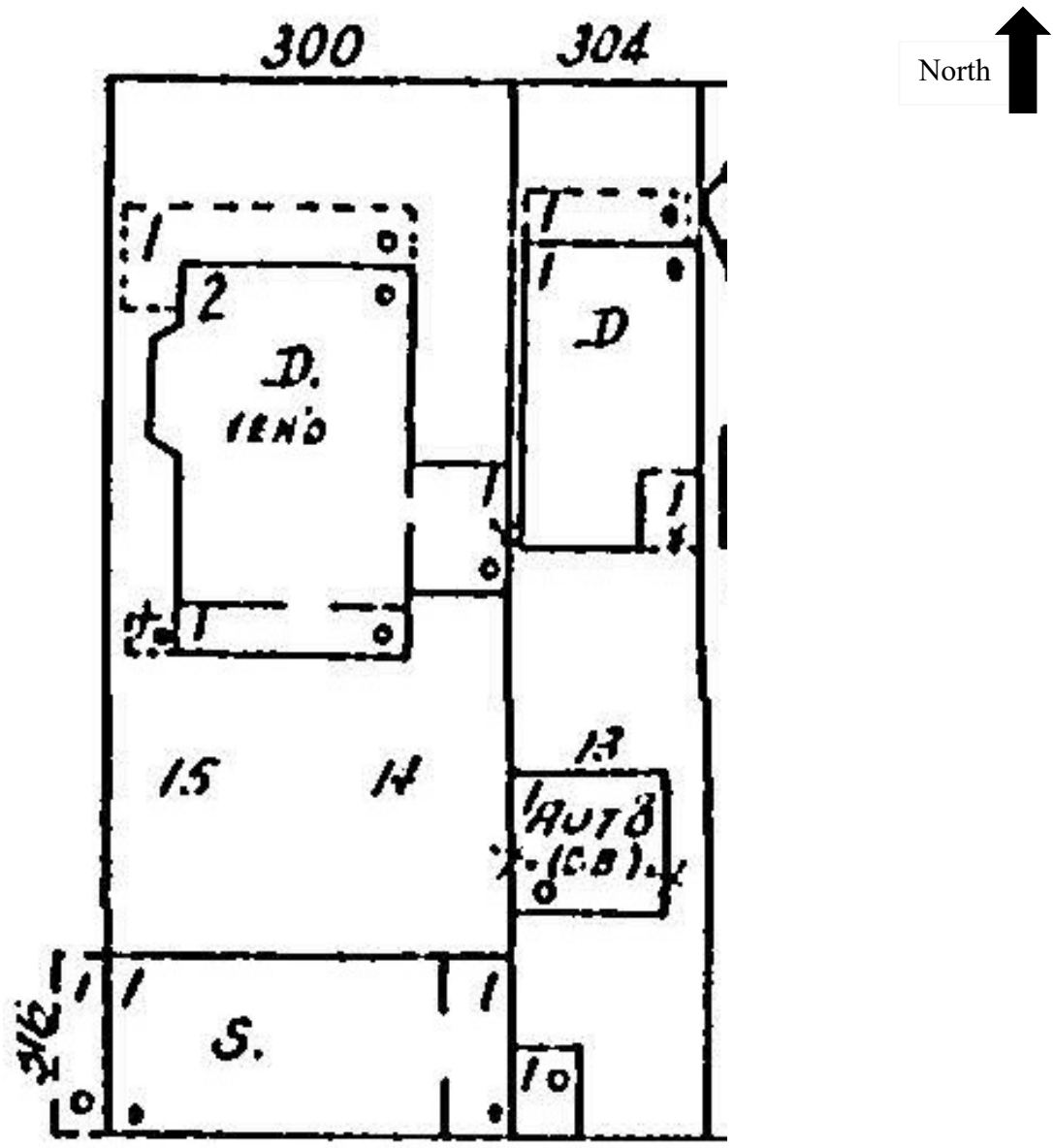
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N/A

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Close Up: 1955, Volume 1, Map #29  
(Sanborn Fire Insurance Maps)

A closer view of the 1955 Sanborn indicates that the Bungalow has a composition roof. The covered porch at the southeast corner of the building still has a shingle roof.

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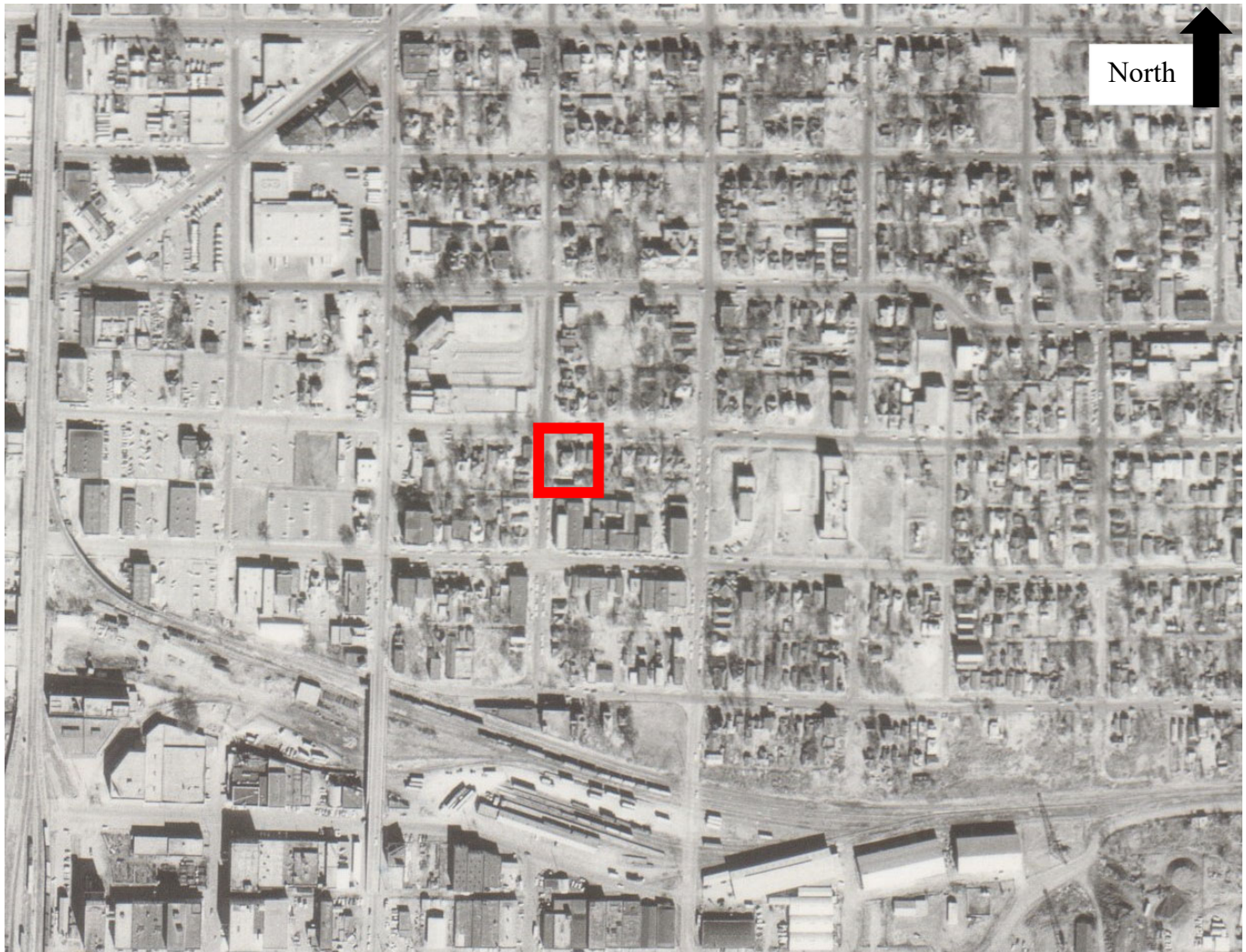
Sidney and Mary Lyons Residence and  
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 N/A

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**The Big Picture: Aerial, 1970**  
 (U.S. Geological Survey)

In 1967, the Oklahoma City Urban Renewal Authority (OCURA) received authorization to begin a land acquisition and redevelopment program in northeast Oklahoma City. This aerial photograph indicates OCURA's early land clearing efforts in the vicinity of the Sidney and Mary Lyons Residence and Commercial Historic District. Two blocks to the west, numerous houses have been demolished and the lots are undeveloped. Two blocks to the northwest, several houses have been demolished and replaced by a large warehouse. (OSU Map Room)

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**The Big Picture: Aerial, 1995**  
(U.S. Geological Survey)

By 1995, resources within the Sidney and Mary Lyons Residence and Commercial Historic District were among the few remaining structures in Deep Deuce. The Centennial Expressway has been constructed immediately to the east.

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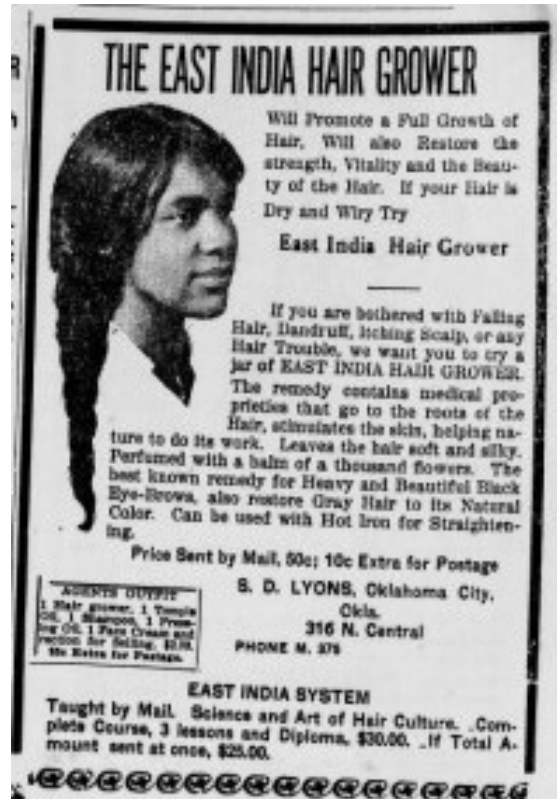
County and State  
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Name of multiple listing (if applicable)



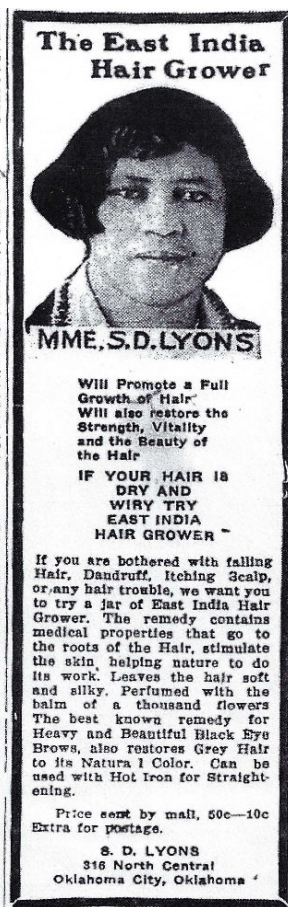
Historic Image #1

The Black Dispatch, March 28, 1919



Historic Image #2

The Black Dispatch, December 31, 1920



Historic Image #3

The Black Dispatch, 1927

Historic Images #1 – #3:  
1919, 1920, 1927

Advertisements for the East India Toilet Goods Manufacturing Company appeared in black newspapers throughout the United States, including Oklahoma City's *Black Dispatch*. Historic Image #1 indicates the original location of the company at 314 East 2<sup>nd</sup> Street. Historic Image #2 is a typical advertisement for "The East India Hair Grower," which was the company's most popular product. Following her marriage to Sidney in 1926, Mary Lyons appeared on company advertisements as Madame S. D. Lyons.

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**Historic Image #4: 1928**

By 1928, the completion of the Sidney and Mary Lyons residence at 300 East 3<sup>rd</sup> Street (upper left) garnered attention even among white Oklahoma Citizens, including editors of *The Daily Oklahoman*. The newspaper also provided one of the earliest known photographs of the East India Toilet Goods Manufacturing Company building (upper right). ("Small Business Brings Negro Wealth," *Daily Oklahoman*, December 24, 1928, 13)



**Historic Image #5: 1983**

Once a vibrant residential and commercial area, many buildings in the vicinity of the Sidney and Mary Lyons Residence and Commercial Historic District were acquired by OCURA and ultimately demolished to make room for new highways and high-rise apartment buildings. The dilapidated frame dwelling pictured above was east of the Sidney and Mary Lyons Residence and Commercial Historic District. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)

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**Historic Image #6: 1983**

Melvin F. Luster stands in front of his home at 300 Northeast 3<sup>rd</sup> Street. The Bungalow at 304 Northeast 3<sup>rd</sup> Street is visible in the background (left). Photograph by George R. Wilson. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)



**Historic Image #7: 1983**

Originally the Sidney and Mary Lyons residence, the Melvin F. Luster house was listed on the National Register of Historic Places in 1983. (Melvin F. Luster House, NRIS #83002101)

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**Historic Image #8: 1983**

After the East India Toilet Goods Manufacturing Company closed in 1935, Mary Lyons operated a beauty salon in the building until her death in 1957. "Lyons Beauty Shop" remained listed at 316 North Central Avenue until 1973. (Melvin F. Luster House, NRIS #83002101).



**Historic Image #9: 2004**

Melvin F. Luster lived at 300 Northeast 3<sup>rd</sup> Street until his death in 1993. His son, Frank M. Luster, lived at 300 Northeast 3<sup>rd</sup> Street until his death in 2015. (Oklahoma County Assessor)

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**Historic Image #10: 2004**

The Bungalow at 304 Northeast 3<sup>rd</sup> Street has been vacant since 1991. (Oklahoma County Assessor)



**Historic Image #11: 2005**

The East India Toilet Goods Manufacturing Company building at 316 North Central Avenue has been vacant since 1974. (Oklahoma County Assessor)

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**Historic Image #12: 2012**  
(Oklahoma County Assessor)



**Historic Image #13: 2012**  
(Oklahoma County Assessor)

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**Historic Image #14: 2016**

A recent appearance of the Melvin F. Luster House (NRIS #83001201) prior to OCURA acquiring the entirety of Lots 13-15, including all buildings and objects from the Luster family in 2019. (Oklahoma County Assessor)



**Historic Image #15: 2016**

A recent appearance of the Bungalow prior to OCURA acquiring the entirety of Lots 13-15, including all buildings and objects from the Luster family in 2019. (Oklahoma County Assessor)

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