

DATA SHEET

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Oklahoma	
COUNTY: Comanche	
FOR NPS USE ONLY	
ENTRY NUMBER AUG 19 1975	DATE

1. NAME

COMMON: *House*
Mattie Beal Home

AND/OR HISTORIC:
Mattie Beal Payne Mansion

2. LOCATION

STREET AND NUMBER:
5th Street & Summit Avenue

CITY OR TOWN:
Lawton **No. 4, Hon. Tom Steed**

STATE Oklahoma	CODE 40	COUNTY: Comanche	CODE 031
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No Not yet.
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments Museum, other uses in time.

4. OWNER OF PROPERTY

OWNER'S NAME:
Lawton Heritage Association

STREET AND NUMBER:
P. O. Box 311

CITY OR TOWN:
Lawton

STATE: Oklahoma	CODE 40
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Office of the County Clerk

STREET AND NUMBER:
Comanche County Courthouse

CITY OR TOWN:
Lawton

STATE: Oklahoma	CODE 40
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Mattie Beal Home Survey

DATE OF SURVEY: **1973** Federal State County Local

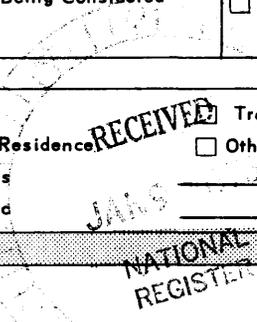
DEPOSITORY FOR SURVEY RECORDS:
Lawton Heritage Association

STREET AND NUMBER:
P. O. Box 311

CITY OR TOWN:
Lawton

STATE: Oklahoma	CODE 40
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SEE INSTRUCTIONS



STATE: Oklahoma	COUNTY: Comanche	ENTRY NUMBER AUG 19 1975	FOR NPS USE ONLY

7. DESCRIPTION

CONDITION

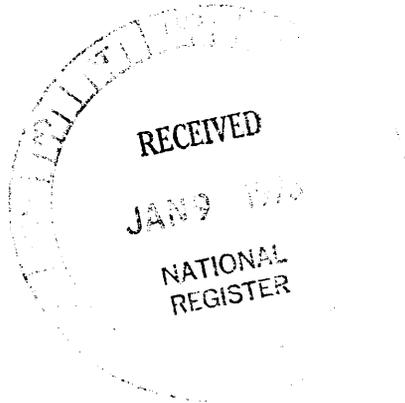
(Check One)					
<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)			(Check One)		
<input type="checkbox"/> Altered			<input checked="" type="checkbox"/> Unaltered		
			<input type="checkbox"/> Moved		
			<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Mattie Beal Payne Home was started in 1907, completed in 1909. With basement and attic it is a four-story, 14-room affair. Built in the colonial or plantation style, it was the "finest home" in the then straggling frontier town of Lawton. And even today, with restoration work only begun, it retains much of its gracious charm.

The finest materials available were used in building the home. Red tiles cover the roof. The original outside finish was gray stucco, highlighted with multi-colored sands from the Wichita Mountains creek areas near by. In the sun the exterior finish appears multi-colored. The home has a classic circular entrance portico, supported by two-story Corinthian columns. Windows are decorated with ornate stone cornices and iron grill-work. There is a porte-cochere on the left side of the house, a two story barn/garage/servants quarters structure at the rear.

The first floor (see enclosures) has a parlor, living room and dining room, kitchen and pantry, bedroom and bath, a large reception hall. From this reception hall a stairway leads to the second floor with three bedrooms and a bath, and a large ballroom.



SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1909 - 1931

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

A month ago the site of Lawton, Oklahoma, was a vast plain covered with buffalo grass. Then hundreds of prairie schooners were seen bound from the East, North, South and West to a common point, with thousands of people; then an Arab camp with snow-white tents upon tents was spread over the vast plain. Then came canvas restaurants, stores, saloons, in order, until the place has a Coney Island aspect, with dance and gambling halls and all manner of noisy entertainments. At last we can imagine the stately city of the future, with colleges, churches, schools, palatial homes, long, broad avenues, sheltered by majestic elms. Such is the history Lawton has begun to make with rapid strides.

-- Leslie's Weekly, Sept. 7, 1901

Women's Lib came to the Oklahoma frontier in 1901. And Mattie Beal, a pretty 22-year-old Wichita (KS) telephone operator, was not one to let such an opportunity slip by. When President McKinley ordered more than two million acres of Kiowa-Comanche lands opened to settlement, he specified there would be no by-then traditional "run" (in which case the race for land went to the swift and the strong ... or the one who got there "sooner" than he could have legally), but rather a giant lottery. For the first time the frailest of the so-called weaker sex stood as good chance to gain a homestead as the burliest of males. Mattie Beal saw her opportunity. She took the train to El Reno and on July 17 she became one of 164,416 land-hungry Americans to register for 13,000 160-acre homesteads. On July 29 her name was the second drawn, giving her the second choice of land on which to file.

In preparing the Kiowa-Comanche lands for the opening 320 acres had been reserved near the U.S. army post of Fort Sill for the town of Lawton, designated as county seat of Comanche County. Around this half-section on the west, north, and east Indian allotments precluded future expansion of the town-to-be other than to the south. With this in mind James R. Woods -- whose No. 1 lottery draw gave him first pick of land sites -- selected not one of the two square quarter-sections lying immediately south, but rather the north half of both quarters. This elongated homestead, a quarter-mile wide and a full mile in length, effectively "sealed off" Lawton and assured him that his 160 acres

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Chapman, Dr. B. B., "Lawton's Founding . . ." The Lawton Constitution-Morning Press, August 5, 1962
 Hurst, Irvin, "The Lucky Hello Girl," The Sunday Oklahoman, July 29, 1951

Research Materials prepared by the Lawton Heritage Association

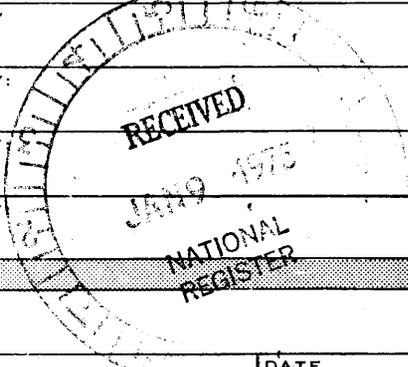
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	34°	35'	53"
NE	°	'	"	°	'	"	98°	23'	29"
SE	°	'	"	°	'	"	<u>UTM References</u>		
SW	°	'	"	°	'	"	<u>14/555465/382816</u>		<u>14/555500/3828160</u>

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Less than one acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE:
Kent Ruth, Deputy

ORGANIZATION: **Oklahoma Historical Society** DATE: **September 1974**

STREET AND NUMBER:
Historical Building

CITY OR TOWN: **Oklahoma City** STATE: **Oklahoma** CODE: **40**

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

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

National State Local

Name Donald J. Coffey

Title SNPO

Date 1-6-75

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

A. R. Manteen
 Chief, Office of Archeology and Historic Preservation

Date 8/19/75

ATTEST:
W. M. Smith
 Keeper of The National Register

Date AUG 18 1975

SEE INSTRUCTIONS

STATE	Oklahoma	
COUNTY	Comanche	
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ENTRY NUMBER		DATE
AUG 19	1975	

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

(Number all entries)

No. 8. Significance - 2

Mattie Beal Home

would be the first to profit from the city's growth.*

* Curiously, men standing near the land office when Woods made his decision known immediately raised the cry of "Hog!" So here, perhaps, nearly three quarters of a century before the term gained popular usage, Oklahoma had its first acclaimed "male chauvinist pig." Be that as it may, the term stuck with Woods the rest of his life. Actually, he profited little from his claim, whatever its shape. He had to fend off claim jumpers and a variety of lawsuits. This undoubtedly contributed to his taking ill and dying a few years later.

Mattie Beal responded to Woods' move by making her 160 acres conform to his in shape, and adjoining him on the south. Almost at once she realized that there were far more people in the area than could be accommodated by the lots being auctioned off in the townsite. Rather than wait the required year, when she could show proof of homestead improvements and thus claim deed to her land for \$200, she petitioned the U. S. Land Office in Washington to commute her claim for townsite purposes. This was done; the land was platted, and the auction of lots began Aug. 10, 1902. Mattie Beal had made the first of many contributions to the growing town. Within a few months more than 300 new homes were built or under construction in Beal Addition, Lawton's first sub-division.

Not all the land was sold for residential purposes. Mattie Beal Payne (she had in the meantime met and married Charles Warren Payne, co-owner of a lumber yard in the new town) set aside lots for a park, a school, and a church (present Beal Heights Presbyterian). The nation's best known "hello girl" (as newspapers* across the country dubbed her) had become almost overnight a solid citizen and town builder. During her lifetime she never ceased to boost Lawton in any way she could. With her husband she entered into all aspects of civic, church, and social affairs.

* Mattie's lucky draw in the land lottery gained her world wide attention. "Miss Mattie Beale, beautiful, blue-eyed, young telephone operator from Wichita, Kansas, draws claim number 2 in Kiowa-Comanche land opening . . ." That story in the Kansas City Journal was echoed, with pictures, in newspapers everywhere. Among the more than 500 letters proposing marriage were several from English nobility who'd read her story in the London Times.

The Paynes were able to start thinking of a better home in 1907. (Five years before, in filing her homestead proof, Miss Beal had described her \$250 in improvements this way: "I have a two-room frame house,

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(Continuation Sheet)

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AUG 19 1975		

(Number all entries)

No. 8. Significance - 3

Mattie Beal Home

shingle roof and other outhouses, two good wells and about two acres under cultivation . . .") As a child Mattie Beal had spent considerable time in her grandparents' plantation-type home in Missouri. She had many pleasant memories of the big house and the gracious life style it accommodated. It came as no surprise then to those who knew her that the Paynes' new Lawton home, completed in 1909, would reflect the grace and beauty of the Missouri home.

The colonial style mansion, following Mrs. Payne's death in 1931, fell on hard times. It changed hands, had its spacious rooms broken up with temporary partitions for apartments. Finally, threatened with demolition in 1971, a Mattie Beal Home Preservation Committee was formed. The old mansion was purchased finally in 1973, by the Lawton Heritage Association. Restoration work is now under way.



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NATIONAL PARK SERVICE

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DATE ENTERED AUG 19 1975

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET Beal

ITEM NUMBER 9

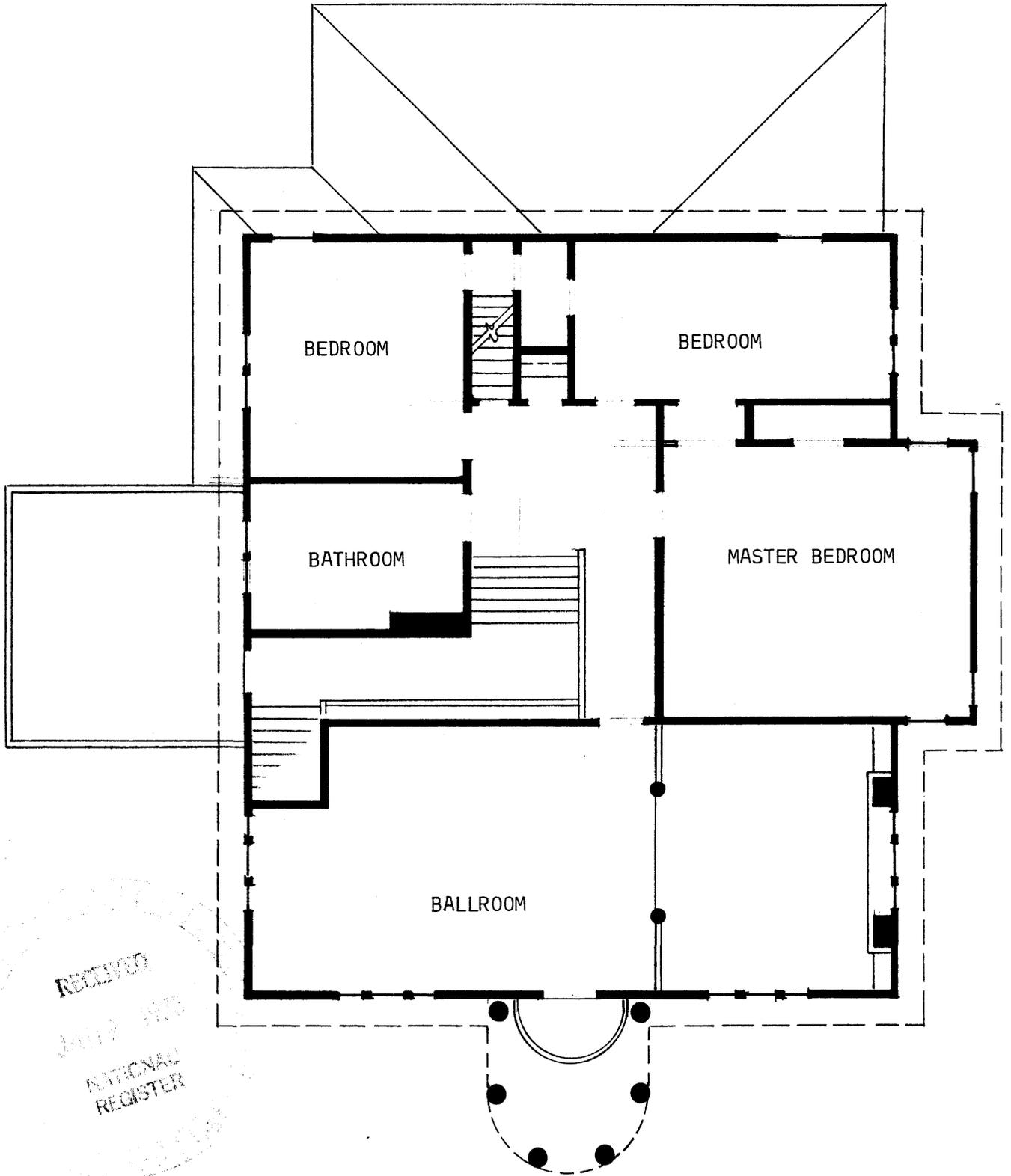
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Supplementary Statement on Architectural Significance

Architect Richard Allen Smith, of the firm of Horacek and Smith, Lawton, OK, calls the Mattie Beal home "the only example, in this area, of residential, neoclassic Greek Revival Architecture, which was popular at the turn of the century. With its semicircular entrance portico, Corinthian columns, bas reliefs, and dentiled cornices, [it] introduced Eastern American cultural and social ideas to the pioneers and settlers of Oklahoma Territory."

Miss Beal consulted the Oklahoma City architectural firm of VanMeter and Schmitt, who probably prepared sketches of the floor plans and exterior elevations. Smith believes the curved entrance door, faceted glass, wooden stairs, and beautiful stained glass windows (depicting the rolling Wichita Mountains near by) were executed by craftsmen brought down from Kansas specifically for construction of the house.

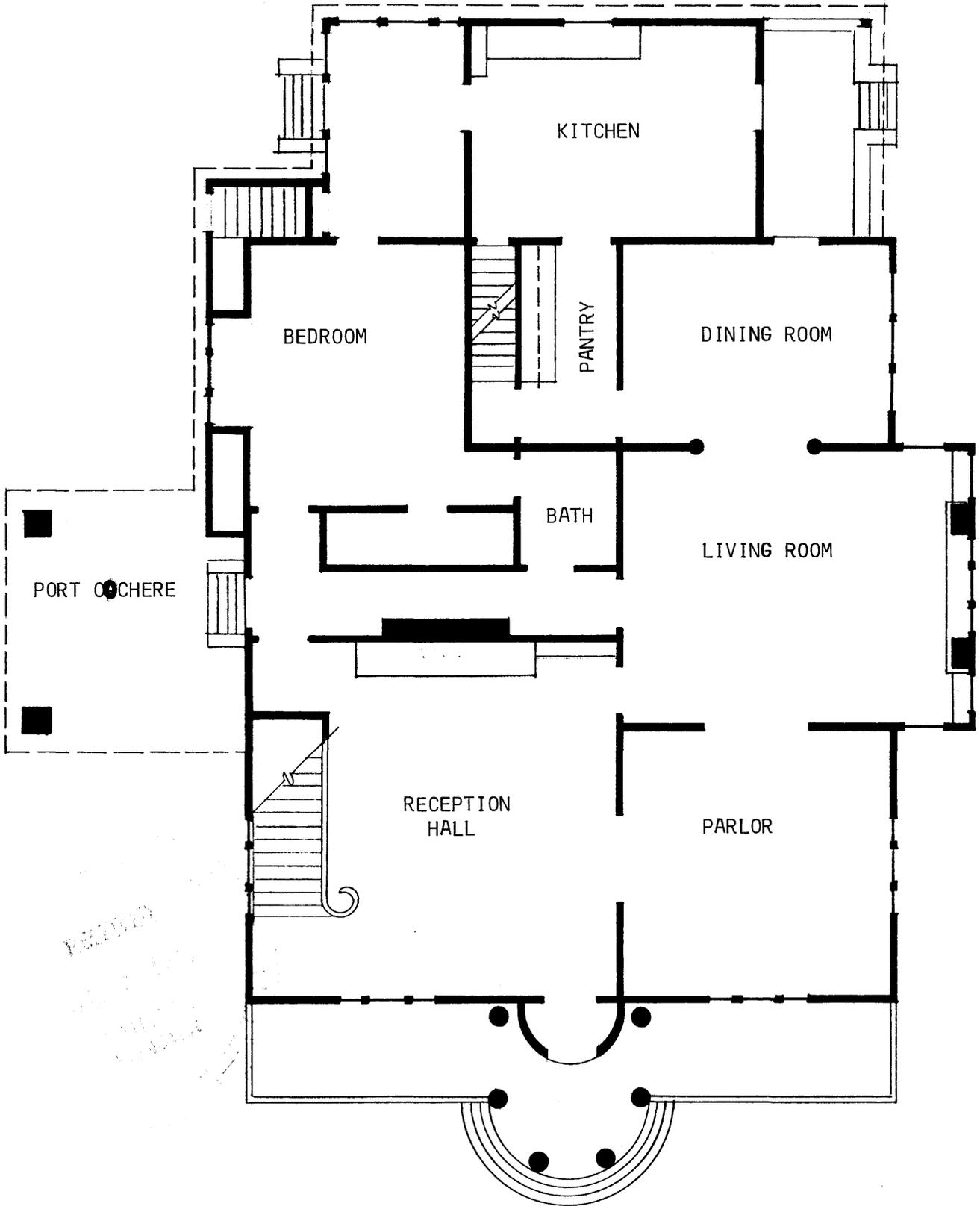
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MATTIE BEAL HOME - SECOND FLOOR PLAN

OKLAHOMA: Comanche County - Mattie Beal Home



MATTIE BEAL HOME - FIRST FLOOR PLAN