

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_\_\_ Page \_\_\_\_\_

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000375

Date Listed: 06/13/2016

Tiffany House  
Property Name


Oklahoma  
County

OK  
State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

6/13/16  
Date of Action

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Amended Items in Nomination:

**Bibliographical References:**

The correct box for Previous Documentation on File should read: *Preliminary determination of individual listing (36 CFR 67) has been requested. (Part 1 Tax Certification approved 1/7/2016).*

[Determinations of eligibility by the Keeper are made under different program authority (36 CFR 800/ 36 CFR 63)]

These clarifications were confirmed with the OK SHPO office.

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DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

APR 29 2016

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# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

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: Tiffany House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

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

## 2. Location

Street & number: 5505 N. Brookline Ave.

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Not For Publication:  Vicinity: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 \_\_\_ B \_\_\_ C \_\_\_ D

	
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

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

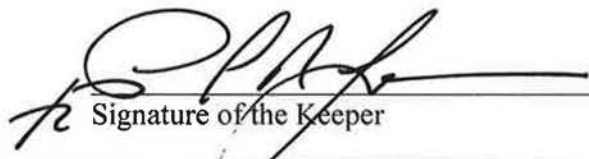
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**4. National Park Service Certification**

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:)

  
Signature of the Keeper

6/13/2016  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only one box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

COMMERCE/TRADE: restaurant

COMMERCE/TRADE: specialty store

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

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

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

Principal exterior materials of the property: \_CONCRETE, GLASS\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Tiffany House is a 12-story rectangular apartment building faced with painted poured concrete and accented by broad balconies at each floor on each of its two principal elevations. It has a flat roof with an elevator penthouse in its center. Its entrance is at the center of the front or east elevation and projects out from the building. The ground floor is taller than the upper floors and has a series of glazed storefronts. The building is a simplified Modern Movement structure, deriving its character by the rhythm and placement of its balconies and projecting stairways. It stands on a spacious lot facing Brookline Avenue and there is a low open parking canopy behind the apartment tower that has a corrugated metal roof and pipe-like angled vertical supports. The building has a suburban setting about 5 miles northwest of downtown Oklahoma City and stands near the Northwest Expressway. To the south are single-family residences and a church, to the east are newer strip commercial developments and to the north and west are isolated tall buildings separated by parking lots. The building retains its integrity without significant alterations. Changes include enclosure of the originally open concrete entrance canopy, alterations to the restaurant space, and changes to kitchens in various apartments. The building is somewhat deteriorated, with areas of dropped ceilings removed, holes in some apartment dividing walls and debris as a result of abandonment.

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The building measures 62 feet by 153 feet, with a height of 151 feet. Its front and rear elevations are practically identical with three broad balconies on each floor separated by narrow vertical banks of windows. The side elevations have ranks of windows on either side of exterior staircases in each center. The stairs are at the centers of each of the narrower side elevations.

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### **Narrative Description**

#### Tiffany House, constructed 1965-66, contributing building

Tiffany House is a high-rise apartment building that stands along a secondary commercial avenue near the corner of a major suburban freeway. It is part of a widely spaced cluster of high-rise buildings along this stretch of the Northwest Expressway. To the south is a single-family residential neighborhood and east are one-story auto-oriented commercial establishments. To the west is a tall office building and to the north is a six-story motel. The building has a highly visible location and can be seen from some distance traveling westward on the Northwest Expressway.

The building is 12 stories in height and is divided into 12 apartment units per floor, 6 on each side of a north-south corridor. The longer east and west elevations are divided into 7 bays, alternating wide balconies with narrow ranks of windows. The shorter north and south elevations are 3 bays wide, with center cantilevered stairways flanked by narrow ranks of windows with broad bands of concrete at the corners. Construction materials are poured concrete that has been painted and glass windows and doors with aluminum frames. The concrete is finished off with a smooth surface and is divided into rectangular forms that denote each floor level and then with vertical divisions that create a narrow vertical effect. The building has a flat roof with composition membrane. Its center section rises up to form a small two-story elevator penthouse in the center. The structural system is reinforced concrete floors with beams and columns formed of poured concrete.

Specific features of the building include its balconies, windows, doors and stairways. The balconies are on the east and west sides and are formed from reinforced concrete. They taper slightly as they cantilever out from the building and measure about 5 by 30 feet. Each balcony has a plain metal railing with rectangular hollow balusters and rails. Since each balcony serves 2 units, there is a metal privacy screen in its center. The tapered undersides of each balcony are accented by a gridwork of narrow recesses formed in the concrete. Balconies atop the 12th floor serve as sunscreens. The windows are original and have aluminum frames and detachable thermal paned glazing. There are a combination of fixed, sliding and awning units. Windows facing onto the balconies are broad sliding units with a glass and aluminum door at one end. The bedrooms have smaller windows whose upper portion is fixed and the lower portion has an awning unit. The apartments at each end have two bedrooms, the second of which has a similar fixed/awning unit facing the side.

The stairways are at the center of each narrow elevation and are open to the weather, with deeply recessed flat metal doors leading to the interior halls. They extend outward to form a broad cantilevered balcony at each landing. The taller first floor has a series of standard-sized concrete

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steps leading up to the second floor, but the upper floor stairs at each end have shallow and deep treads and make for a relatively easy ascent/descent.

Important decorative elements consist of the balconies and the rhythm they create on the major elevations, the panels created in the poured concrete, the symmetry of the windows, the projecting front entrance canopy and the distinctive metal sign set upon a metal framework adjacent to the elevator penthouse. The storefronts on the east side have a gridwork of aluminum mullions that feature display windows set down to grade level and a horizontal line that creates transoms with blacked out glass to conceal dropped ceilings within. Aluminum-framed glass doors are set at one end of each storefront. There are four storefronts, two on each side of the entrance.

The roof is a simple flat surface covered with an asphalt-based membrane. An elevator penthouse extends above the center of the roof, housing mechanical equipment. The sign "TIFFANY" is made from what appear to be 8-foot back-lit letters set on a metal grid and facing east so as to be visible from westbound Northwest Expressway traffic.

#### Interior:

The interior on each floor features a north-south relatively narrow center hallway leading to exterior stairways at each end, center elevator with doors facing west. The first floor is taller than the upper floors, providing space for what appears to be an original dropped ceiling system. This space provides room for plumbing transfers from the upper floors and main runs of the steam and cold water heating/cooling system. The main lobby is in the center of the east elevations. A formerly open projecting canopy is the central feature of the ground floor. It has since been enclosed with a simple non-structural framework. The canopy covers the main sets of glass and aluminum doors that lead to a broad lobby. A mirror glass covered wall replaces the original cusp-like wall that leads users to either side to the rear-facing elevators providing access to the upper floors. A narrower hall extends to the west side and there is a restroom and enclosed stairway to the basement on the south side of this rear hall. To the left or south is a narrow hall lined with mailboxes on each side. It extends to the south entrance. The space north of the lobby was originally a single large retail space but has since been subdivided. Storefronts south of the entrance also have entrances directly from the lobby, consistent with the original concept for the retail to serve the apartment residents as well as the general public. The retail spaces themselves are very simple. Newer dropped ceilings are set a few inches below the original suspended acoustical tile ceiling level. The transom level storefront windows are covered by the dropped ceilings but the ceilings originally may have risen up to expose them.

The basement level is reached via stairs at the south end and near the center of the west side. Originally there was a large open space on the south half of the basement that served originally as a German-themed restaurant. A broad rustic double-sided fireplace seems to date from this original restaurant and still survives intact, but newer partitions create a series of smaller rooms here. Public access to the restaurant was at the south end but the stairs in the center also seem like a public access point. The northern part of the basement is devoted to resident storage at its eastern part and a large boiler and mechanical area to the west. This mechanical area has a lower

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floor accessed from a set of stairs off the main hall such that its higher level provides more space for equipment and pipes.

The upper floors each have the same plan. There is a full-length north-south hallway that extends to the exterior stairways at either end. The west-facing elevator lobbies feature simple brushed stainless steel trim around each elevator opening. Doors to each room are metal-framed. Beams along the corridor walls are supported by square poured concrete columns at regular intervals. These beams appear to have been boxed out to provide space for mechanical runs. Some hall ceilings have more recent suspended acoustical tile ceilings while others have their original slightly textured plaster-on-concrete ceilings.

There are 12 apartments per floor, 6 on each side. The four end units each have a second bedroom, with a single window for each bedroom at the end of the building. The other units have one bedroom. Baths are small windowless spaces set beside the kitchen. The baths have 1960s era ceramic tiling and may originally have had colored fixtures. No original bath fixtures except the tubs seem to remain. Each kitchen is set near the hall entrance. It seems like each originally had an angled plaster arch separating the galley-style kitchen from the hall. Many of these still exist, but in many others the wall between the kitchen and the living room have been removed to create an open plan kitchen. Each apartment has access to a balcony that extends the full-width of the living room space, which has a wall of windows facing the balcony.

#### Swimming pool, constructed 1965-66, contributing structure

A swimming pool is at the north end of the building and is enclosed by a painted concrete block wall on three sides and the building on its south side. The original plans show the pool in this location and the walls date to the period of construction. The north stairway accesses the pool and its surrounding deck via a metal staircase from the second floor landing.

#### Parking structure, constructed ca. 1970, non-contributing structure

The only outbuilding is the open canopy that extends over center parking spaces in the rear parking lot. This is a simple structure with metal pipe angled supports that create a slightly pent surface for the corrugated metal roof.

There is minimal landscaping at the site, with overgrown shrubs partially blocking certain storefronts and a strip of grass and the occasional tree along the property line, bordered by a fairly recent chain link fence.

Alterations to the property consist of the enclosure of the main entrance canopy and temporary plywood enclosing of the south stairway at the ground floor. The first floor lobby has been modified in that the curved wall that shows in the original plan is gone, replaced by a simpler flat wall. Each storefront has a newer dropped ceiling, portions of which have been removed. Some upper floor halls have dropped ceilings and some of the walls around each kitchen have been removed to create more open unit plans. The basement restaurant space has been subdivided. The pool may have been modified or replaced but is in its original location.



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There is some deterioration due to abandonment. The current owner has allowed the fire department to conduct training exercises on its upper floors, which has resulted in the removal of some suspended ceilings and creation of holes in non-structural drywall partitions. The building has been vacant for approximately 2 years.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

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

**Period of Significance**

1965-66

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

**Significant Dates**

1966

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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

**Cultural Affiliation**

N/A

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

**Architect/Builder**

McGeehee and Nicholson, architects

Allen & O'Hara, builders

\_\_\_\_\_

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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.)

Tiffany House is locally significant as one of three mid-century high-rise apartment buildings in Oklahoma City constructed between 1960-1967. The Tiffany House is characterized by poured reinforced concrete construction, expansive cantilevered balconies serving each unit, a distinctive concrete entrance canopy, and originally having ground floor retail targeted to residents and a basement-level restaurant, plus pool and other amenities. This tower has a distinctive profile comprised of broad ranks of balconies separated by narrow strips of windows in tripartite form on its longer elevations and projecting cantilevered staircases flanked by ranks of windows on its secondary elevations. Its crowning feature is an elevator penthouse with a tall sign announcing the building's name, which can be seen from a distance along Northwest Expressway. The building's concrete is elegantly and precisely formed with incised geometric panels beneath each tapering balcony, broad rectangular divisions at its ends and a coffered concrete entrance canopy. Tiffany House is emblematic of a trend in Postwar America, the construction of modern high-rise living in suburban areas of mid-size and larger cities in a simplified form, relying on its massive profile, balcony rhythm and poured concrete detailing to achieve monumentality. Built at a time of significant growth of suburban Oklahoma City plus migration outward from its core, this tower was erected relatively quickly by developer Dr. Paul E. Plowman, assisted by contractors/managers Allen & O'Hara and architects McGeehee and Nicholson, all based in Memphis. These designers and builders acquired experience by participating in the dramatic growth of Holiday Inn, founded in 1952 and headquartered in Memphis<sup>1</sup>. The other high-rise apartment buildings in the city are Lakeview Towers or Mid-Town Apartments, built 1960-61, rising 15 stories and designed by Memphis architect W. W. Bond with Bailey, Bozalis, Dickenson, Roloff; and the Regency Tower, a 24-story downtown building dating from the late 1960s.

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

**Criterion A**

The high-rise form of this building is significant in that this is one of three high-rise apartment buildings in Oklahoma City, all dating from the 1960s. These high-rise 1960s apartment buildings share common features in that they each originally had a basement-level restaurant, had or still have first floor retail geared in part to use by occupants and each has a pool. Each also has a distinctive concrete entrance canopy. It has an almost floating cantilevered coffered concrete canopy. At 12 stories, Tiffany is the shortest of the three and postdates the 15-story Lakeview Towers, which stands nearby, and predates the 24-story Regency apartments, which is in the downtown.

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Lakeview Tower, located near the Tiffany House, has yet to be evaluated for National Register eligibility. The Regency was damaged in the 1995 Oklahoma City bombing and due to significant alterations due to the bombing is not eligible for the National Register of Historic Places. Lakeview and Tiffany, by virtue of their location miles from downtown and along a newly constructed freeway system, represent a new housing type that was stylish, convenient and distinctive that provided impressive views of downtown and nearby Lake Hefner. All three had retail and dining options unmatched by other housing options; an in-house restaurant and retail spaces intended in part to be geared to ward serving needs of residents. For instance, Tiffany originally housed a beauty parlor along with their restaurant. Balconies in each building provide marvelous views, private outdoor spaces and sunscreens for the abundant windows. Each building features central heating and cooling, the latter being an especially desirable and relatively new option. Each also has a distinctive name, intended to connote luxury and exclusivity. These apartments were built from poured concrete, enabling their exteriors to have an unencumbered and fresh look and provide their cantilevered balconies with a floating quality that adds distinction.

The primary significance of Tiffany apartments lies in its overall form and role as a then-new type of housing option in the region. High-rise residential towers were a partial response to rapid growth of Oklahoma City, which experienced steady increases in population in the Post-war era, rising from 204,424 in 1940 to 243,822 in 1950 to 324,253 people in 1960.<sup>2</sup> In response to the region's growth "The Comprehensive City Plan 1949" listed residential as a category to be encouraged through proper zoning and building codes, but did not specifically deal with high-rise residential development.<sup>3</sup> The "Central Business District General Review Plan" of 1964 developed with I. M. Pei & Associates focused on urban renewal in the city's downtown and spawned the development of Myriad Convention Center and Myriad Botanical Gardens but its envisioned residential component failed to develop.<sup>4</sup> Tiffany House was a product of intensive growth along the outer areas of the city coupled with the perception that the downtown was in decline, prompting the development of new focal points of urban activity such as high-rise residential near freeways.

According to the original owner this building was erected on a Holiday Inn frame and was a package type building that the Memphis-based architects and developers had used elsewhere, most notably the identical Bryton Tower (1964, 1271 Poplar Ave., Memphis).<sup>5</sup> Ancillary businesses in the building originally included a beauty parlor and a grocery store, in addition to the German restaurant in the basement. The owner characterizes this development as a turn-key project for a set amount of dollars that would be completed on budget and on time. The original owner was also involved in operating mobile home parks in the region and hosted political events and activities. Bill P. Jennings, president of a local bank, guided Dr. Plowman on this project, providing financing and advice. Realtor Hal Levy was also involved. The name Tiffany had no special significance but was chosen to imply an aura of exclusivity to the project.

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<sup>2</sup> U. S. Census

<sup>3</sup> Oklahoma City Planning Commission, Oklahoma City, OK, "The Comprehensive City Plan 1949" (PDF download, November 20, 2015)

<sup>4</sup> Wikipedia.org: "Pei Plan" (downloaded November 20, 2015), also [The Oklahoman](#), May 2, 2010.

<sup>5</sup> interview with Dr. Paul E. Plowman, Sept. 9, 2015

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Tiffany House maintains integrity of location, setting, design, feeling and association. The non-structural enclosure of the main entrance is a relatively small-scale change. Removal of kitchen walls in some units and creation of a more open plan is a fairly minor change. Storefront spaces have been altered with newer interior walls and dropped ceilings but are consistent with their original form and past use and their actual storefronts remain untouched. The basement restaurant space has been subdivided but its iconic fireplace remains and these newer walls are non-structural. The elements that provide the basis for its significance such as its high-rise form, concrete construction, fenestration, balconies and penthouse sign remain original and intact.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Interview with Dr. Paul E. Plowman, September 9, 2015

The Oklahoman, May 2, 1965; March 27, 1966; May 6, 1973; February 24, 1960; July 15, 1982; November 15, 1985

Oklahoma State Historic Preservation Office. "Reconnaissance Level Survey of Modern Architecture in Oklahoma City." Oklahoma City, OK: 2009.

United Founders Life Tower National Register nomination, listed March 13, 2013.

Whiffen, Marcus and Frederick Koeper. *American Architecture Volume 2: 1860-1976*. Cambridge: MIT Press, 2001.

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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):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** 2 acres MOL

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                         |                        |
|-------------------------|------------------------|
| 1. Latitude: 35.52609 N | Longitude: -97.56836 E |
| 2. Latitude:            | Longitude:             |
| 3. Latitude:            | Longitude:             |
| 4. Latitude:            | Longitude:             |

(www.geoplaner.com)

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

A part of the Southeast Quarter of Section Twelve, Township Twelve North, Range Four West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at a point 1,320 feet north of the southeast corner of Section Twelve and parallel to the east line of said Section Twelve and 660 feet west of the southeast corner of said Section Twelve and parallel to the south line of said Section Twelve; thence north and parallel to the east line of Section Twelve a distance of 235 feet; thence west and parallel to the south line of said Section Twelve a distance of 329.5 feet; thence south and parallel to the east line of said Section Twelve a distance of 235 feet; thence east and parallel to the south line of said Section Twelve a distance of 329.5 feet to the point of beginning.

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

The nominated property consists of the land and features historically associated with Tiffany House.

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### 11. Form Prepared By

name/title: Steven McQuillin  
organization: Steven McQuillin & Associates  
street & number: P. O. Box 4, 150 East Main Street  
city or town: Hayesville state: Ohio zip code: 44838  
e-mail stevemcquillin@aol.com  
telephone: 440-899-1200  
date: October 4, 2015

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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.



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### Photo Log

Name of Property: Tiffany House

City or Vicinity: Oklahoma

County: Oklahoma State: Oklahoma

Photographer: Steven McQuillin

Date Photographed: September 15, 2015

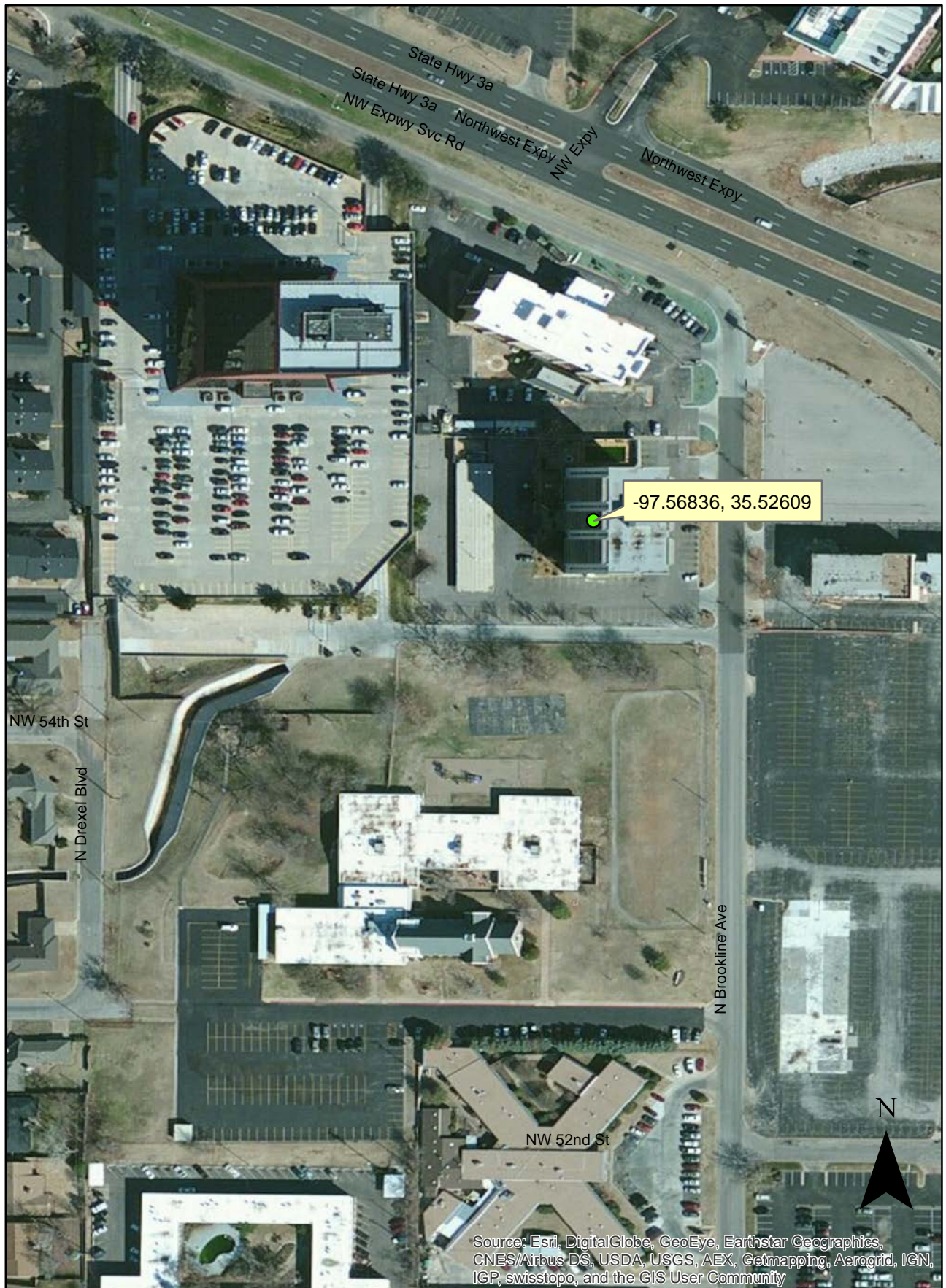
Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 19. front and south side, looking northwest
- 2 of 19. front and north side, looking southwest
- 3 of 19. rear and south side, looking northeast
- 4 of 19. rear elevation, looking east
- 5 of 19. southeast corner, looking northwest
- 6 of 19. north elevation, looking south
- 7 of 19. northern storefronts, looking northwest
- 8 of 19. rooftop sign, looking east
- 9 of 19. 12th floor west side balconies (typical)
- 10 of 19. south stairs at first floor, looking south
- 11 of 19. north stairs at 12th floor, looking north
- 12 of 19. main lobby, looking west from the entrance
- 13 of 19. main lobby, looking east toward its entrance
- 14 of 19. south storefronts, looking northeast
- 15 of 19. basement fireplace of former restaurant, looking northwest
- 16 of 19. 6th floor hall, looking north (typical)
- 17 of 19. 7th floor east central apartment kitchen, looking southeast
- 18 of 19. 6th floor northeast apartment living room, looking east (typical)
- 19 of 19. 2nd floor southwest apartment corner bedroom, looking northwest

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

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

# Tiffany House, 5505 N. Brookline Avenue Oklahoma City, Oklahoma County, Oklahoma



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.0175 0.035 0.07 Miles



Parking Deliveries At NE Entrance

Inspira Inn



























100+3500

2262 21 1200 1000















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Tiffany House

MULTIPLE NAME:

STATE & COUNTY: OKLAHOMA, Oklahoma

DATE RECEIVED: 4/29/16 DATE OF PENDING LIST: 5/25/16  
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/14/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000375

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The Tiffany House is locally significant under National Register Criterion A in the area of Community Planning and Development. The 12-story, reinforced concrete, high-rise apartment building was built in 1965-1966, during a period of significant suburban growth in Oklahoma City. Representing a significant change in residential density and form from previous housing construction in the city, the modernist-styled building marked an important change in local community development patterns, as commercial and residential activities increasingly moved to the outer suburbs encouraged by modern transportation infrastructure, changing zoning options, and new speculative building forms.

RECOM./CRITERIA Accept Criterion A

REVIEWER Paul R. Lusignan DISCIPLINE Historian

TELEPHONE \_\_\_\_\_ DATE 6/13/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# Oklahoma Historical Society

Founded May 27, 1893

## State Historic Preservation Office

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

RECEIVED 2280

APR 29 2016

April 25, 2016

Nat. Register of Historic Places  
National Park Service

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmark Programs  
National Park Service 2280, 8th floor  
1201 "I" (Eye) Street, NW  
Washington D.C. 20005

Dear Mr. Loether:

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

Carrier Congregation Church, Carrier, Garfield County  
Hotel Dale, Guymon, Texas County  
Dunbar School, Atoka, Atoka County  
Edmond Ice Company, Edmond, Oklahoma County  
Electric Transformer House, Oklahoma City, Oklahoma County  
Oakland School, Oakland, Marshall County  
Sunshine Cleaners, Oklahoma City, Oklahoma County  
Tiffany House, Oklahoma City, Oklahoma County

The member of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of pre-historic archeology was absent from the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. However, the member possessing the requisite professional qualifications for evaluation of each nominated property was present and participated in the recommendation's formulation.

We look forward to the results of your review. If there may be any questions, please do not hesitate to contact either Lynda S. Ozan of my staff or myself.

Sincerely,

Melvena Heisch  
Deputy State Historic  
Preservation Officer

MKH:lso

Enclosures