

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: Tipton Orphans Home

Other names/site number: Tipton Home, Inc; Tipton Children's Home

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: 1000 North Broadway Avenue

City or town: Tipton State: OK County: Tillman

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

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

Signature of the Keeper

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/institutional housing

Current Functions

(Enter categories from instructions.)

DOMESTIC/institutional housing

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

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

Summary Paragraph

Named for Sol Tipton who donated the land, the Tipton Orphans Home (Tipton Home) is located at 1000 North Broadway Avenue in Tipton, Oklahoma. Tipton is a small, rural community located in southwest Oklahoma in Tillman County. The property and development where the Tipton Home is located is situated approximately 1 mile north from the intersection of North Broadway Avenue and Highway 5 which runs east to west through Tipton leading to Altus, Oklahoma to the west and to Manitou, Oklahoma to the east. Within the modern development that now surrounds the Tipton Home, the building sits to the far central east with the modern buildings radiating out towards the west. Built between 1923 and 1924 in the Late 19th and 20th Century Revival/Classical Revival architectural style, the red brick and cast stone building has a barbell plan with a two-story mass in the center with one-story "T"-shaped wings to the north and the south. Over the years, various alterations and additions, some historic and some not, have occurred due to the continuous use of the building as institutional housing for children, but the overall architectural style of the building has been maintained.

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Narrative Description

Site and Setting

The Tipton Orphans Home is situated in rural southwest Oklahoma, just north of Tipton, Tillman County. The building lies on the west side of North Broadway Avenue with agricultural fields across the street to the east. More agricultural fields are to the west and north of the entire development with the town of Tipton to the south. Directly west of the historic building, is the modern development associated with overall mission of the Tipton Home, all built between 1955 to present day. This modern development, consisting of residential buildings, agricultural structures, and outdoor play areas, and radiates out towards the west from the historic building with the structures organized along both sides of a private asphalt road in the shape of a mushroom with two (2) curb cuts onto North Broadway Avenue, one (1) to the north of the historic building and one (1) to the south which has rough stone entry walls. An additional asphalt drive runs parallel in front (east) of the historic building, connecting a small parking lot to the two (2) ends of the mushroom shaped road. Various concrete sidewalks and concrete parking pads crisscross the development connecting all the building. A modern white fence runs parallel and next to North Broadway Avenue along the easternmost property line. In the lawn between the east parking lot and the white fence is a flagpole with a short cast stone surround that is in line with center of the historic building. In line with the flagpole, at the edge of the parking lot is a lamp post. Two (2) additional lamp posts are located to the north and south, along the asphalt drive. In the lawn to the south of the building, near the southern lamp post, there is a modern flagstone sign which reads "Tipton Children's Home Est. 1924". This sign replaced a previous sign and was installed in 2016.

Exterior Description

The Tipton Orphans Home's barbell plan is composed of a two-story mass in the center with one-story "T"-shaped wings to the north and the south. The east façade is the front of the building, and the west elevation is the rear of the building. The building has a series of flat TPO roofs with a non-original bowstring roof structure, also covered in TPO, in the middle section of the north wing. The two (2) porches off the west (rear) elevation have metal roofs. Since the building has a barbell plan, the exterior description will start at the southeast corner of the building and move counterclockwise and top-to-bottom around the building.

The east façade of the south wing is divided into two (2) unequal bays. The south bay has a slightly stepped brick parapet with cast stone copping, that sits atop a course of rowlock brick, where just the areas near the outer edges of the bay are raised above the middle section. Below the brick parapet is a simple cast stone cornice. In the bulk of the wall surface are three (3) equally spaced window openings with arched tops infilled with beige stucco and a red brick diamond embellishments in the middle. Surrounding each of the window openings and arches is a border comprised of soldier course bricks with a cast stone keystone at the apex of the arch. Under the openings and the boarder is a cast stone subsill. The south and middle window openings have been infilled. The north window opening contains a modern twenty (20)-over-eight (8) hung window. The north bay, the larger of the two (2), projects about one (1) foot east of the south bay. It has a more elaborate stepped parapet that gradually steps up three (3) times towards the center of the bay, save for two (2) small depressions near the edges of the bay. At the top of the parapet is a

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continuation of the rowlock brick course and cast stone copping. In the middle of the uppermost step, is a stylized cast stone coat of arms with flutes and filigree. Below the parapet is a more elaborate cast stone cornice with dentils that wraps around the slight projection to the south and around the north edge of the wing by about two (2) feet. In the bulk of the wall mass are four (4) single window openings flanking a large set of three (3) window openings with an arched top, two (2) windows on each side. These window openings each have a cast stone subsill. The set of three (3) window openings consists of a center window with a single arched top with matching details to those in the south bay, but with a rowlock course instead of a soldier course. The windows on either side have a rowlock border. These openings share a larger stuccoed arched top where the middle-arched top is inset of the larger, which also has a rowlock border. The whole composition is then bordered by a soldier course of brick with a cast stone keystone at the apex of the large arch and a cast stone subsill. The second window opening from the north and the two (2) openings flanking the middle window in the set are infilled. The remaining openings contain the modern twenty (20)-over-eight (8) hung windows. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

Turning west to the north elevation of the southeast arm of the south wing, the elevation is simple. The parapet is flat except for at the edges where it steps up slightly. The rowlock brick course and cast stone copping is continued as is the simple cast stone cornice. Below the cornice, the elevation is divided into three (3) bays by white metal scuppers and downspouts coming out from under the cornice. Each of the bays contains three (3) equally spaced window openings with cast stone subsills. In the east bay, the west and middle windows have been infilled and in the west bay, the east window has been infilled. The remaining openings contain the modern twenty (20)-over-eight (8) hung windows. Between the middle and west windows in the west bay is a small external air conditioning unit with supply lines running up the exterior wall. The soldier course along the bottom of the building is continued along this elevation.

Turning north to the east façade of the connector of the south wing, the elevation is again simple. The parapet is flat except for at the edges where it steps up slightly. The rowlock brick course and cast stone copping is continued as is the simple cast stone cornice. Below the cornice, the elevation is one (1) bay and contains five (5) equally spaced window openings with cast stone subsills. The southernmost and northernmost openings contain the modern twenty (20)-over-eight (8) hung windows. The middle three (3) openings contain modern twelve (12)-over-six (6) hung windows. The soldier course along the bottom of the building is continued along this elevation.

Turning east and extending up and west of the one-story wing is the south elevation of the two-story center mass of the building. The parapet is flat and the rowlock brick course and cast stone copping is continuous all the way around the mass. Below the parapet is a more elaborate cast stone cornice with dentils that also wraps around the entire mass. Under the cornice is a section of brick and then a cast stone belt course that again, wraps around the entire mass. Below the belt course, the elevation is divided into two (2) bays. The west bay is comprised of the second-story area visible above the one-story south wing which has a series of window openings. Moving west to east, is a double width opening currently infilled with white siding followed by four (4) single openings, each containing a modern nine (9)-over-six (6) hung window and having a cast stone

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subsill. The east bay is the full two-story height of the building mass and contains a pair of modern nine (9)-over-six (6) hung windows with a shared cast stone subsill at the second floor and a pair of modern twelve (12)-over-six (6) modern hung windows with a shared cast stone subsill at the first floor. The solid course along the base of the building continues along the east bay of the elevation.

Turning north is the two-story façade of the center building mass which has a monumental portico that is narrower than the main façade of the central mass. The mainly flat parapet steps up in the middle of the portico and has the cast stone copping and rowlock brick course that wraps around the entire mass. A stylized cast stone coat of arms is located in the center of the upper section of parapet at the parapet. Also in this section of parapet is a sign that historically read "Tipton Orphan's Home." This sign was changed in 2016 to read "Tipton Children's Home". Below the parapet is a more elaborate cast stone cornice with dentils that also wraps around the entire mass. Under the cornice is a section of brick with four (4) cast stone medallions corresponding with the location of the columns below, and then a cast stone belt course that again, wraps around the entire mass. Below the belt course, the portico is supported by four (4) Grecian fluted columns along the east edge and two (2) fluted pilasters at the building face. The building face is divided into five (5) bays with bays one (1) and five (5) being the same and bays two (2) and four (4) being the same. Bays one (1) and five (5), which are outside of the footprint of the portico, contain a single modern twelve (12)-over-eight (8) hung window with a brick flat segmented arch with a cast stone keystone in the middle and a cast stone subsill at the second floor and a single modern nine (9)-over-six (6) hung window with a brick flat segmented arch with a cast stone keystone in the middle and a cast stone subsill at the first floor. Between the two (2) stacked windows is a rectangular cast stone panel with a diamond in the middle. Separating bays one (1) and two (2) and subsequently five (5) and four (4), are the pilasters of the portico. Bays two (2) and four (4) also contain a single modern twelve (12)-over-eight (8) hung window with a brick flat segmented arch with a cast stone keystone in the middle and a cast stone subsill at the second floor and a single modern nine (9)-over-six (6) hung window with a brick flat segmented arch with a cast stone keystone in the middle and a cast stone subsill at the first floor. Between the two (2) stacked windows is a rectangular cast stone panel with a diamond in the middle. The second floor of the third or middle bay contains a single central glass and wood pedestrian door with a transom. Flanking the door and transom are six (6) fixed windows with large mullions separating them. This assembly appears older and has different details than the modern windows installed throughout the rest of the building. In front of the door is a small rectangular Juliet balcony with a wrought iron railing. At the first floor of the third or middle bay, there is a large modern storefront system consisting of a single central glass and aluminum pedestrian (main entry) door surrounded by nine (9) fixed windows (sidelights and transoms). Flanking this assembly are large mullions with a decorative sconce in each. Outside of the mullions, are larger fixed windows, three (3) stacked on each side. The ceiling of the portico is concrete as is the raised floor. A series of five (5) centrally located cast stone steps with black pipe handrails and brick wing walls topped with cast stone slabs and cast stone urns on either side leads up to the entry door. Along the south side of the portico is a ramp, also with a black pipe handrail. The concrete slab of the portico is supported by brick foundation walls. The solid course of brick at the base of the building is continued along this façade.

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Turning west and extending up and west of the one-story wing is the north elevation of the two-story center mass of the building. The parapet is flat and the rowlock brick course and cast stone copping is continuous all the way around the mass. Below the parapet is the more elaborate cast stone cornice with dentils that also wraps around the entire mass. Under the cornice is a section of brick and then a cast stone belt course that again, wraps around the entire mass. Below the belt course, the elevation is divided into two (2) bays. The east bay is the full two-story height of the building mass and contains two single modern nine (9)-over-six (6) hung windows with a cast stone subsill at the second floor and a single modern twelve (12)-over-six (6) modern hung window with a cast stone subsill at the first floor. The west bay is comprised of the second-story area visible above the one-story south wing consisting of a series of four (4) window openings equally spaced and each containing a modern nine (9)-over-six (6) hung window with a cast stone subsill. The soldier course along the base of the building continues along the east bay of the elevation.

Turning north to the east façade of the connector of the north wing, the elevation is again simple. The parapet is flat except for at the edges where it steps up slightly. The rowlock brick course and cast stone copping is continued as is the simple cast stone cornice. Below the cornice, the elevation is one (1) bay and contains five (5) equally spaced window openings with cast stone subsills. Each of the window openings contain a modern twenty (20)-over-eight (8) hung window. A white external roof drainpipe projects out from the wall between the third and fourth (from the south) windows and discharges near the ground. The soldier course along the bottom of the building is continued along this elevation.

Turning west to the south elevation of the northeast arm of the north wing, the elevation is simple. The parapet is flat except for at the edges where it steps up slightly. The rowlock brick course and cast stone copping is continued as is the simple cast stone cornice, except for the easternmost two (2) feet which is the more elaborate cast stone cornice (continued around to the east façade). Below the cornice, the elevation is divided into three (3) bays by white metal scuppers and downspouts coming out from under the cornice. The west and middle bays contain three (3) equally spaced window openings with cast stone subsills. In the west bay, the middle window opening has been infilled. The remaining openings contain the modern twenty (20)-over-eight (8) hung windows. Between the middle and west windows in the middle bay is a white external roof drainpipe projecting out from the wall and discharging near the ground. The east bay is comprised of a white external roof drainpipe projecting out from the wall next to the downspout and discharging near the ground, a modern twenty (20)-over-eight (8) hung window with a cast stone subsill, and a large area consuming the east two-thirds of the elevation all the way to the corner of the wing. This area is at the same head height as the windows, but projects down further than the sill height of the windows. The area presumably contained windows historically but is now infilled with white siding with a small, fixed window in the middle and a cast stone subsill that also wraps around the corner to the north. The soldier course along the bottom of the building is continued along this elevation.

Turning north, the east façade of the north wing is divided into two (2) unequal bays. The south bay, the larger of the two (2), projects about one (1) foot east of the north bay. It has a more elaborate stepped parapet that gradually steps up three (3) times towards the center of the bay, save

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for two (2) small depressions near the edges of the bay. At the top of the parapet is a continuation of the rowlock brick course and cast stone copping. In the middle of the uppermost step, is a stylized cast stone coat of arms with flutes and filigree. Below the parapet is a more elaborate cast stone cornice with dentils that wraps around the slight projection to the north and around the south edge of the wing by about two (2) feet. In the bulk of the wall mass a large area consuming the south one-thirds of the elevation all the way to the corner of the wing. This area is at the same head height as the windows, but projects down further than the sill height of the windows. The area presumably contained windows historically but is now infilled with white siding with a small, fixed window in the middle and a cast stone subsill that also wraps around the corner to the west. In the remainder of the south bay is a set of three (3) window openings consists of a center window with a single arched top with matching details to those in the south bay, but with a rowlock course instead of a soldier course. The windows on either side have a rowlock border. These openings share a larger stuccoed arched top where the middle-arched top is inset of the larger, which also has a rowlock border. The whole composition is then bordered by a soldier course of brick with a cast stone keystone at the apex of the large arch and a cast stone subsill. The two (2) openings flanking the middle window in the set each contain modern eight (8)-over-four (4) hung windows with the middle window being a modern twenty (20)-over-eight (8) hung window. In the wall surface to the north of the triple set windows, are two (2) single modern twenty (20)-over-eight (8) hung windows with cast stone subsills. The north bay has a slightly stepped brick parapet with cast stone copping, that sits atop a course of rowlock brick, where just the areas near the outer edges of the bay are raised above the middle section. Below the brick parapet is a simple cast stone cornice. In the bulk of the wall surface, there is a single window opening with arched top infilled with beige stucco and a red brick diamond embellishment in the middle. Surrounding each of the window openings and arches is a border comprised of soldier course bricks with a cast stone keystone at the apex of the arch. Under the openings and the boarder is a cast stone subsill. This window has been infilled. The north two-thirds of the bay all the way to the corner of the wing is another area of siding. This area is also at the same head height as the windows and projects down further than the sill height of the windows. The area presumably contained windows historically but is now infilled with white siding with a small, fixed window in the middle and a cast stone subsill that also wraps around the corner to the west. Between the window opening and the siding opening is another white external roof drainpipe projecting out from the wall and discharging near the ground. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

Turning west is the short north elevation of the northeast projection of the north wing. The elevation has a slightly stepped brick parapet with cast stone copping, that sits atop a course of rowlock brick, where just the areas near the outer edges of the bay are raised above the middle section. Below the brick parapet is a simple cast stone cornice. The east and west thirds of the elevation, all the way to the corner of the wing are more areas of siding with the same vertical dimensions as the previously described areas of siding. Again, the areas presumably contained windows historically but are now infilled with white siding with small, six (6)-over-six (6) hung windows with exterior storm windows near the exterior corner of each area and a cast stone subsill that also wraps around their respective corners. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

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Turning south is the west elevation of the northeast projection of the north wing. The elevation has a slightly stepped brick parapet with cast stone copping, where just the area near the outer north edge of the bay is raised above the remainder of the parapet. Below the brick parapet is a corbelled brick cornice at the same line as the cast stone cornice. The north two-thirds of the elevation, all the way to the corner of the wing is another larger area of siding with the same vertical dimensions as the previously described areas of siding. Again, the area presumably contained windows historically but is now infilled with white siding with small, six (6)-over-six (6) hung windows with exterior storm windows near each end of the opening and a cast stone subsill. All along the bottom of the wall, near the concrete slab is a soldier course of brick. Part of the elevation is obscured by a concrete landing with steps that is nestled into the corner.

Turning west is the north elevation of the north wing. This elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. In the east corner, abutting the north projection, is a concrete landing and steps that are associated with a solid pedestrian door. Projecting off the west side of the concrete landing is a small brick enclosure that is half the height of the rest of the elevation. The projection features a small hung window in the upper portion of the north brick wall, near the flat, concrete, overhanging roof structure. In the west facing brick wall is a solid pedestrian door accessible at ground level. To the west of the projection, directly under the overhang of the projection's flat roof, is a small window opening with a cast stone subsill. The opening has been infilled. To the west of this window is a set of three (3) large six (6)-over-six (6) hung windows that appear to be more of a historic age. Each of the windows as a cast stone subsill. The west window (of the set) has had the top sash replaced with plywood and utility lines projecting out from the plywood. In the remainder of the elevation to the west, there is a series of four (4) large window openings that are equally spaced and have cast stone subsills. The openings have been infilled. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

Turning north is the east elevation of the northwest projection of the north wing. This elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. The elevation has three (3) equally spaced window openings with cast stone subsills. The south opening contains a one (10-over-one (1) hung window with a two (2)-over-two (2) exterior storm window. The other two (2) openings have been infilled. Between the south and middle openings is a downspout projecting out from under the cornice and discharging near the ground. Again, all along the bottom of the wall, near the concrete slab is a soldier course of brick.

Turning west is the north elevation of the northwest projection of the north wing. This elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. This elevation also has three (3) equally spaced window openings with cast stone subsills. All the openings have been infilled. Again, all along the bottom of the wall, near the concrete slab is a soldier course of brick.

Turning south is the west elevation of the north wing. This elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the

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same line as the cast stone cornice. Moving from north to south, there is a single window opening with a cast stone subsill, a former garage door opening has been infilled with metal slab pedestrian door with the remainder of the opening filled with siding, a metal downspout and scupper that disrupts the cornice, two (2) window openings with cast stone subsills, a single metal slab pedestrian door, a set of three (3) equally spaced window openings with cast stone subsills, a downspout projecting out from under the cornice and discharging near the ground with another metal downspout and scupper that disrupts the cornice immediately next to it, and finally another single window opening with a cast stone subsill. Windows one (1), six (6), and seven (7) are partially covered, with just the bottom sash visible. Windows two (2), four (4), and five (5) have been covered leaving window three (3) as the only window in the elevation containing a two (2)-over-two (2) window. Again, all along the bottom of the wall, near the concrete foundation wall is a soldier course of brick, which the door openings interrupt as they are at ground level, which is lower than the brick face of the wall.

Turning east to the south elevation of the west arm of the north wing, the elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. Moving from west to east, there is a metal slab pedestrian door, a single window opening with a cast stone subsill containing a two (2)-over-two (2) window, a set of aluminum and glass double doors, and then a series of three (3) window openings with cast stone subsills. The windows that fill these openings are multi-lite windows with two (2)-over-two (2) storm windows on the exterior. The soldier course along the bottom of the building is continued along this elevation. A non-historic metal covered-parking structure projects out from the west elevation of the adjacent building block and bisects the three (3) windows.

Turning south is the west elevation of the north wing connector. The elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. Below the cornice, the former porch (as indicated in the Sanborn Fire Insurance Maps) has been built-out with siding and a TPO roof. The non-historic metal covered-parking structure projects out from the middle of the wall. Beneath the structure, in the middle of the expanse of wall, there is a paneled pedestrian door and a small, fixed window to the south.

Continuing south is the west (rear) elevation of the two-story center building mass. The parapet is flat and has the cast stone copping and rowlock brick course that wraps around the entire mass. Below the parapet is a more elaborate cast stone cornice with dentils that also wraps around the entire mass. Under the cornice is a section of brick and then a cast stone belt course that again, wraps around the entire mass. Two (2) metal downspouts with scuppers projecting out from below the cornice run down the building and discharge on top of the metal covered-parking structures, one (1) on either side of the elevation. Below the belt course, at the second floor, there is a pair of presumed historic six (6)-over-six (6) hung windows with a shared cast stone subsill, then two (2) smaller single presumed historic six (6)-over-six (6) hung windows with cast stone subsills, then a slab pedestrian egress door with a transom, and then another pair of presumed historic six (6)-over-six (6) hung windows with a shared cast stone subsill. The pedestrian door exits to a metal landing and stair with pipe guard and handrails. At the first floor, the elevation is divided into

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thirds. The middle third is devoid of any openings or details and is just brick with the egress stair abutting. The two (2) outer thirds each contain a large opening with a cast stone subsill which are two (2) brick courses above the raised concrete patio projecting west from the elevation. The openings have been infilled with siding, a small fixed window, and an aluminum framed glass pedestrian door. The compositions mirroring each other. In the north opening, the door is in the south corner with the window in the middle of the expanse of siding. In the south opening, the door is in north corner with the window in the middle of the expanse of siding. The non-historic metal covered-parking structure extends past the outer edges of the elevation by about five (5) feet. Projecting west from the elevation is a raised concrete patio with four (4) steps leading up the middle from ground level and pipe railing encompassing the entire area.

Continuing south is the west elevation of the south wing connector. The elevation has a flat brick parapet with cast stone copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. Below the cornice, the former porch (as indicated in the Sanborn Fire Insurance Maps) has been built-out with siding and a TPO roof. A non-historic metal covered-parking structure projects out from the middle of the wall. Beneath the structure, in the middle of the expanse of wall, there is a paneled pedestrian door.

Turning west to the north elevation of the west arm of the south wing, the elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice. The elevation has seven (7) single window openings with cast stone subsills. Moving east to west, windows one (1) through four (4) and seven (7) all have modern six (6)-over-six (6) windows with transoms. Windows five (5) and six (6) have been infilled. The soldier course along the bottom of the building is continued along this elevation. The non-historic metal covered-parking structure projects out from the west elevation of the adjacent building block and bisects the three (3) easternmost windows.

Turning south is the west elevation of the south wing. the elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice. Below the cornice, the elevation has ten (10) equally spaced single window openings with cast stone subsills. Moving from north to south, window openings one (1) and two (2) openings contain modern six (6)-over-six (6) windows with transoms, three (3) and four (4) have been infilled, five (5) through eight (8) each contain presumed historic nine (9)-over-four (4) hung windows with screens, and lastly, window openings nine (9) and ten (10) have been infilled. The soldier course along the bottom of the building is continued along this elevation.

Turning east is the south elevation of the southwest projection of the south wing. This elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. This elevation also has three (3) equally spaced window openings with cast stone subsills. The west and middle openings have been infilled. The east window opening contains a presumed historic nine (9)-over-four (4) hung window with a screen. Again, all along the bottom of the wall, near the concrete slab is a soldier course of brick.

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Turning north is the east elevation of the southwest projection of the south wing. This elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. The elevation has three (3) equally spaced window openings with cast stone subsills. The south opening contains a presumed historic nine (9)-over-four (4) hung window with a screen. The other two (2) openings have been infilled. All along the bottom of the wall, near the concrete slab is the continuation of the soldier course of brick. Part of the elevation is obscured by a concrete landing with steps that is nestled into the corner.

Turning east is the south elevation of south north wing. This elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice. In the west corner, abutting the southwest projection, is a concrete landing and steps that are associated with a glass pedestrian door with a painted siding surround. Metal pipe railings and handrails line the landing and steps. The landing and steps are sheltered by a modern metal roof that projects off the interior corner of the building and is supported at the outside corners by metal columns. To the east of the pedestrian door is a set of three (3) equally spaced small window openings with cast stone subsills. The west and middle openings contain modern six (6)-over-six (6) hung windows with transoms. The east opening has been infilled. To the east of this set is another set of three (3) equally spaced window openings, larger, each with a cast stone subsill. The west and east openings have been infilled. The middle opening has a small two (2)-over-two (2) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered. To the east of this set of window openings is a metal downspout with a scupper projecting out from below the cornice. To the east is a set of five (5) equally spaced window openings with cast stone subsills. The middle opening has been infilled with the two (2) west openings each containing a small two (2)-over-two (2) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered and the two (2) east openings each containing a small modern six (6)-over-six (6) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered. Continuing east is another metal downspout with a scupper projecting out from below the cornice. To the east is another set of five (5) equally spaced window openings with cast stone subsills. Again, the middle opening has been infilled, the westernmost opening containing a small two (2)-over-two (2) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered with the remaining openings each containing small modern six (6)-over-six (6) hung windows in the space that would have originally held the lower sash of the historic windows with the area of the upper sash being covered. Further on to the east is another set of set of three (3) equally spaced small window openings with cast stone subsills. All the openings contain a modern six (6)-over-six (6) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered. In the east corner, abutting the southeast projection, is a concrete landing and steps that are associated with a paneled pedestrian door with a painted siding surround. Metal pipe railings and handrails line the landing and steps. The landing and steps are sheltered by a modern metal roof that projects off the interior corner of the building and is supported at the outside corners by metal columns. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

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Turning south is the west elevation of the southeast projection of the south wing. This elevation has a flat brick parapet with terra-cotta tile copping. Below the brick parapet is a continuation of the corbelled brick cornice at the same line as the cast stone cornice. The elevation has three (3) equally spaced window openings with cast stone subsills. The south opening contains a presumed historic nine (9)-over-four (4) hung window with a screen. The other two (2) openings have been infilled. All along the bottom of the wall, near the concrete slab is the continuation of the soldier course of brick. Part of the elevation is obscured by a concrete landing with steps that is nestled into the corner.

Turning east is the short south elevation of the southeast projection of the south wing. The elevation has a slightly stepped brick parapet with cast stone copping, that sits atop a course of rowlock brick, where just the areas near the outer edges of the bay are raised above the middle section. Below the brick parapet is a simple cast stone cornice. The elevation has three (3) equally spaced window openings with cast stone subsills. The west opening contains a small modern six (6)-over-six (6) hung window in the space that would have originally held the lower sash of the historic window with the area of the upper sash being covered. The other two (2) openings have been infilled. All along the bottom of the wall, near the concrete slab is a soldier course of brick.

Interior Description

Upon entering the building from the east glass door, is the long lobby. This main part is used for administrative offices and a lobby. There is a small vestibule with another glass door that forms the entrance. There are windows above both doors letting in light. On either side of the entrance doors in the lobby area are pictures of animals such as Bambi, opossum, more deer, squirrels, and a skunk. These are accented by trees and woodland scenery. These are also along the overhang beyond the front door. These were painted by Marlin Carruth (artist and pianist) who was an employee of Tipton Home in the 1940s.

To the right and left of the interior entrance are large windows looking into the offices. To the left are four offices and to the right are three offices. There are an additional 2 offices located to the rear of the lobby, one in the southwest corner and one in the northwest corner. Along the west end of the lobby is a fireplace and large glass mirror with the Tipton Children's Home logo etched on it. To the right of the fireplace is an entrance/exit door. Outside this doorway is a large porch area with railings. A stairway leading to the second story is located on the north side of the building in the office area. This leads to the second story which housed employees at one time. Also on the north side of the office area is a museum that houses Tipton Children's Home memorabilia and history. On the east wall of the museum are two large windows for light. The west wall has an entrance leading to a hallway which leads to the gymnasium/weight room. The rooms on the north side include 4 offices, a bathroom, a museum, 2 closets and 2 storage areas. On the south side of the two-story area houses a boardroom, 3 offices, 3 closets, an office supply area, a reception area, a bathroom, and a snack area. In all areas the walls are plaster. The woodwork was redone in 2017 when remodeling took place.

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The north wing is primarily used for storage and a gymnasium/weight room. Historically this was the area where the children were housed in dormitory style. The gymnasium with a barrel roof was added in the late 1940's after a fire to the main building. The gym's north wall is red brick, and the east end of the gym has a stage area which is used for the weightlifting area. The west end of the gym is also red brick, and the north wall of the gym has bleachers top and bottom. The gym has printed basketball marking on the carpet that covers the floor. The southeast corner of the south wing presently houses a weight room, a residential housing unit, and four (4) bedroom/storage areas, two (2) bathrooms, and an unfinished kitchen area. There is an entrance from the outside on the southeast corner with steps leading down to the ground. It can also be accessed through a door from the main building. The southwest corner of this wing is a residential housing unit. It has nine (9) bedrooms which can house 20 -28 people comfortably. In addition, there is a large kitchen which has been remodeled, a living area and four (4) bathrooms, one of them being a large communal bathroom. It has an entrance from the hallway of the main office areas and an entrance on the southwest corner leading down steps and outside.

The south wing also houses the library which was used when the school was on this wing. It is centrally located between the southwest and southeast projections of this wing. The library has been restored with a hardwood floor, original wallboard, and shelving. The shelving is located along the east, south and west with partial shelving on the north wall. Also on the north wall is a fireplace. The library is a central meeting place for staff meetings and devotionals.

The main building has carpet in the office area, tile in the hallways and the hardwood floors in the library. There is a crawl space under the south wing approximately four (4)-feet in height. The entrance is by the stairs leading to the front door of the southwest residential area. Both the southwest and the southeast entrances have a vestibule before entering the areas. These areas are original. There are windows on the south walls which have recently been replaced. The building's appearance remains like the original building built in 1923. The interior has the same design although more extensive remodeling has taken place.

Alterations

Most of the building dates to the original building in 1923-1924. The south wing was badly damaged by a fire in 1946. This was the wing that housed the setting for the school and damage was mostly interior. It was rebuilt as much as possible to the original. In the 1950's a small balcony above the front door was added with doors leading to the east. Due to structural damage, it was removed and replaced in 2012 with an accurate reproduction of the original balcony. The windows and door above the balcony are the original windows. All other windows on the second story have been replaced with vinyl windows in 2005. The original building had windows along the back of the building looking to the west. In 2016, due to public opinion, the sign "Tipton Orphan's Home" was covered by a metal sign which reads, "Tipton Children's Home". This was to satisfy a social stigma with alumni of the Home. In 2017, alterations and remodeling were done extensively on the interior of the building as it is still a functioning building for the administrative offices. The entrance to the building was remodeled to include glass doors and opaque sidelights. The decorative exterior lighting was also replaced with black ornate sconces.

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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.)

Social History

Architecture

Period of Significance

1923-1950

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Pate, Charles J./Architect

Zolninger, Charles/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built in 1923-1924, Tipton Orphans Home (The Home) is an example of Late 19 and 20th Century Revivals/Classical Revival Orphanage. Built to accommodate orphaned children moving from Canadian, Texas to Tipton, Oklahoma, due to the Texas location being condemned. Through an act of benevolence Sol and Maggie Tipton donated 80 acres for the new Home to be built. It has helped over 3100 children who needed assistance, physically, mentally, socially, and spiritually. The Tipton Orphans Home has provided a safe place for those who did not have a home. Still in existence today, it remains a safe haven for children. The Tipton Orphans Homes is significant under Criterion A for its impact on social history. The original building has maintained the architectural style of its original construction with modifications through time due to fires. The Tipton Orphans Home is also eligible under Criterion C for architecture. The period of significance extends from 1923 when construction began until 1950 when the last historic alteration was made to the building due to the fire. The Tipton Orphans Home is a vital part of Tillman County and is also the oldest children's home in Oklahoma.

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

Tipton Orphans Home is the work of those who believe in God and are associated with the Church of Christ. Its inception was in Canadian, Texas with the elders of the Canadian Church of Christ being its founders. They were housing children in a home with a couple that served as houseparents. As time went by, they became known as a home for children in need. The elders moved the home to a larger building, but it was not an ideal situation. After discussion, they determined that they could not adequately handle this work and reached out to the brotherhood. A member of the Church of Christ in Tipton, Oklahoma donated 80 acres of land to the project and the Tipton Orphans Home was built with the generosity of several Church of Christ congregations throughout Oklahoma and surrounding states. Since that time, the Tipton Orphans Home had become known as a haven for children in need and was supported solely by members of the Church of Christ. The eldership at the Tipton Church of Christ is designated as the forever board of the facility.

Tipton, Oklahoma is located in Tillman County. The county seat is located in Frederick, Oklahoma which is approximately 14 miles southeast of Tipton. The town began in 1909 and was located by the Wichita Falls and Northwestern Railway. The railway was later acquired by the Missouri, Kansas, and Texas Railway in 1911. The town was named after John J. Tipton, conductor of the first train to pass through the area.¹ The post office was opened in 1909. The population was 441 in 1910. Tipton was known for its rich farmland. The town flourished and became an agricultural service center and the population increased to 727 by June 1924. In June 1923 construction began on what would be one of the most historical buildings in Oklahoma. A

¹ Donna Y. Smith, "Tipton," *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=TI006>.

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children's home in Canadian, Texas was forced to close due to condemnation of the building. A new site was pondered and R. L. Swinney along with elders from the Church of Christ in Canadian decided on Lubbock, Texas. After meeting with the preacher and others in Lubbock, those plans fell through, and again they were in a quandary as to where to relocate the children. During this same time, Sol Tipton and his brother, Fayt, were young and looking for land. They attended the Territory's Great Lottery held at Fort Sill hoping to gain their new land. Unfortunately, when the lottery was over, they still had no land. Sol and his brother looked elsewhere, and they met a real estate man who wanted to take them to "God's Country" as he called it. They came southwest out of Lawton and continued until they came to Tillman County. It was there they found what they were looking to buy. They each bought their own piece of land. They both prospered and bought more land. In the summer of 1922, Sol was plowing his field thinking and knowing the Canadian Home was needing help, he got down from his tractor and contacted Mr. Swinney and told him he wanted to donate 80 acres for the new home site to be built in Tipton, Oklahoma.² Mr. Swinney came to look at the land and was impressed, not only with the land but with the friendly people of the town. It was decided that Tipton would be a good site for the Home. Preparations began for the building. Burley Slayton and his brother owned the Star Automobile Agency in Tipton. He offered to go to Canadian, Texas and bring children and staff back to Tipton. On June 27, 1924, the cars were loaded and ready to go to Tipton.³ They reached Tipton just before sunset.

Since that day, the Tipton Orphans Home has been a refuge for all types of children of all ages. During the early years of the facility, children came for a variety of reasons: death of a family member or lack of resources were the top reasons. It was not uncommon for a family of 10 or more to arrive because they had no family to take them in or no place to go. Word of the facility spread throughout the region and they were often called to take in children; no one was turned away. Tipton Orphans Home flourished at this location due to the farming practices maintained at the facility. As word grew, others donated their fertile land to help. With land and access to the railroad Tipton Orphans Home was able to help more children and created more jobs.

In 1900 there were an estimated 1,000 orphanages across the United States serving over 100,000 kids. By the end of the 1920s, that number had grown to 1,600 orphanages and 144,000 children.⁴ The public mood during the early twentieth century had become increasingly critical of orphan homes with progressive thinkers and the general populace viewing the institutions as being too regimented and, "inherently incapable of fostering independence and individuality in children."⁵ This increasingly popular theory eventually found its way into politics and by 1909 President Theodore Roosevelt would assemble the White House Conference on the Care of Dependent Children. This conference, attended by many experts at the time in childcare and all leading religious bodies, concluded that "children from unfit homes and children who have no homes, who must be cared for by charitable agencies, should so far as practicable, be cared for in

² L.E Fooks, *The Tipton Home Story*. Tipton, Oklahoma: The Tipton Home Publication, 2008, 49.

³ Fooks, 60.

⁴ Matthew A. Crenson, *Building the Invisible Orphanage: A Pre-history of the American Welfare System*, Harvard University Press, July 2009, 113 and Wayne E. Carp "The History of Orphans and Orphanages in the United States." *Adoption & Culture* 4, no. 1 (2014): 43-51. <https://doi.org/10.1353/ado.2014.0023>.

⁵ Cynthia Crossom-Towers *Child Welfare: A Practice Perspective*, 4th ed. Boston. Pearson Education, 2007.

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families”.⁶ While the conference's initial effect was not to reduce orphanage censuses, it marked the Progressive's rejection of the orphanage and the larger institutional type to which it belonged. Shades of this policy are evident during the beginning of the Tipton Orphan Home as indicated in the Kiowa County Democrat on May 10, 1923. During the home's early fundraising efforts through volunteer subscriptions by members of the Church of Christ, it is noted that “Many have the idea that this is a state institution. Such is not the case. Mr. Tipton donated the land, and the Church of Christ is financing the whole proposition.”⁷ Despite Roosevelt's push to incentivize family fostering through acts like the Mother's Pension which provided poor widows, unmarried mothers, and wives of disabled or deserting husbands money to keep their families together instead of orphanages, the number of children in institutional care would steadily increase from 115,000 to 144,000 during this period and not fall back below 115,000 until after WWII.^{8 9}

In 1924, the Office of Commissioner for Charities and Corrections reported the Tipton Orphans Home as being situated on eighty acres of fine fruit and vegetable land and containing one fireproof building with more than 35,000 feet of floor space (280x165 feet). The report notes that the Tipton Orphanage was under the auspices of the Church of Christ; Texas, Oklahoma, Arkansas, and Kansas, and at present time there were eighty children in the Home. Labeled as one of the biggest orphanages in the United States at the time, the Home contained amenities including steam-heated and electricity, and a school located within the orphanage.¹⁰ By 1925, the commissioner's report notes 136 children as passing through the Home, of which 43 being adopted out. The orphanage's numbers would increase again in 1926 as the commissioner's report lists 172 children in the home by years end. The Tipton Home would note in their letter to commissioner Mabel Bassett that during the year the north half of the building was completed at a cost of fifteen thousand dollars along with the purchase of more sanitary beds and the installation of a Frigidaire. Property value for the Home was listed at \$152,000 while the institution had received \$43,388.77 in subscriptions and an average monthly care cost per child of \$18.50. In 1929 at the start of the Great Depression, Tipton's number of orphans would reach 283. The children attended school nine months a year with six head teachers, and when they reached high school age would then attend Tipton High School.¹¹ Teachers were hired by city trustees who then held classes in the Tipton Home, with grade and high school subjects taught in Tipton's three school buildings by 1935.¹²

A 1935 – 1936 Works Progress Administration Federal Writers Project describes the orphanage as being sustained through donations and collections taken by the agent through mail subscriptions and other income, mostly sales of farm subsidies obtained through the adjoining 80 acres of farmland, as totaling \$35,812.03. The orphanage is described as buildings of brick, on the cottage plan and of two stories each, with ventilation through doors, windows, and vents. Steam heating, plumbing, 14 inside toilets, hot water with 12 baths, and four bedrooms 28x78

⁶ Marshall B. Jones, *Crisis of the American Orphanage, 1931-1940*, Social Service Review 63, no. 4 (1989): 613–614. <http://www.jstor.org/stable/30012054>.

⁷ Kiowa County Democrat, May 10, 1923. 1.

⁸ Mark H. Leff, Consensus for Reform: The Mothers' -Pension Movement in the Progressive Era. Vol 47, No. 3, September 1973, 397-417.

⁹ Jones, 613-614.

¹⁰ State of Oklahoma Report of the State Commissioner of Charities and Corrections, 1924, <https://digitalprairieook.net/>.

¹¹ State of Oklahoma, 1925, 1926, 1929.

¹² Federal Writers Project Collection 1935 - 1942, Oklahoma Historical Society Research Division, M1981.105 location 0926.02, Box 42.

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feet, along with three meals per day. The 225 children between the ages of 2 to 12 years old residing in the orphanage were under the supervision of 12 employees, obtaining a discharge either through adoption or when old enough to make their own way in life, or unruly.¹³

Estimates of orphanage growth in the 1937 Commissioner of Charities and Corrections Report describe what was projected to be on average an orphanage population increase of 27.8% from 1935 to 1960. The commissioner then states that if this projection were to hold, that facilities at orphanages will have to be almost doubled by 1960 to make up for current deficiencies and to care for future increases. Oklahoma orphanages were at a disadvantage compared to other institutions across the country at this time due to its relatively new position as a state and the loss of its "pioneer characteristics." As areas across Oklahoma became more densely populated along with the development of industry came the increase of dependent children at a faster rate than other previously established areas of the country. The commissioners 1937 estimate of orphanage population through 1960 show a 32.9% increase in 1940, but by 1960 the numbers leveling back off at 3.9% due to more reliance on fostering of dependent children or the state providing pensions for their maintenance in their own homes.¹⁴

The school began when the orphanage began, and the school was housed in the north end of the building. The curriculum and day activities were similar to the public school. The children began their day early, sometimes as early as 5 A.M. with chores in the kitchen, wash house or farm duties. Some of the girls were considered "House girls" (usually younger girls) and were allowed to sleep in until 5:30 and then they would get up and do chores in the dormitory. They would then get ready for school and do their studies such as spelling, reading, arithmetic, geography. They had recess and would break for lunch. In the afternoon there was also a recess time and more studies. In the Spring, Summer, and Fall at dusk there was a 30-minute chapel service normally led by some of the older boys. In the winter the devotional started at 7:00. During the school year, chapel was followed by an 80-minute study hall. In 1940 the older children were sent to the public school in Tipton. By 1950 all the children were attending school at Tipton Public Schools.

Tipton Home suffered a devastating fire in 1946 damaging the south wing and causing major interior damage to the school.¹⁵ Repairs were made and the area was converted to a gymnasium and additional housing. Another small fire took place in the south wing in approximately 1977. Repairs were made again to restore the structure. Tipton Home is highly respected for the long tradition of humanitarian help to orphaned and abandoned children. Tipton Home hosts Sunday noon meals for the church and community. Periodically church services will be held at the Tipton Home, in addition to youth retreats. Each year on Easter weekend a Tipton Alumni Reunion is held on campus for all returning alumni and guests. Many from the community attend this event to see any changes the Home has made and to see the building. Tipton Home is a well-known landmark in the county and state for the significant social history it has acquired. It is an important

¹³ Federal Writers Project Collection 1935 – 1942.

¹⁴ State of Oklahoma, 1937.

¹⁵ Carolyn Maxwell, *History of Tillman County Vol II*. Frederick, Oklahoma: Tillman County Historical Society, 1978, 367.

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part of Tillman County history. Beginning in 1924, it is also the oldest home for children in the state of Oklahoma.¹⁶

The property has retained architectural integrity. The original building with red brick exterior and concrete foundation has gone through minimal changes. Constructed in 1923-1924, the building is a large two-story building with a monumental portico supported by four fluted pillars and flanked by colossal pilasters on each side. Typical of this design, there is a full height porch accented by the columns. A cornice and parapet run around the exterior walls and the front cornice has an engraved circle above each pillar and a large central panel inscribed "Tipton Orphans Home." The sign was changed in 2016 to read Tipton Children's Home. The cornice is ornamented with large dentils and a stylized coat of arms in stone is centered at the peak of the front parapet. All the front windows have sills and lentils made of concrete slabs and large raised keystones above the windows. There is a small balcony extending from the second floor suspended over the entrance. It is a good local example of Classical Revival architecture.

The Tipton Orphans Home is significant as a cohesive and well-preserved example of an early twentieth century orphanage designed in the Classical Revival style, with a pastoral setting. The facility continues to function in its original purpose of residential care for children in need.

¹⁶ Maxwell, 368.

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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

Acreage of Property 2.69 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1. Latitude: 34.51227 Longitude: -99.14158

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

The nominated building is enclosed in an approximately 2.69-acre area in the SE ¼, NE ¼, SW ¼ of Section 36, Township 1 North, Range 19 West of the Indian Meridian north of Tipton, Tillman County, Oklahoma. From the northwest corner of the intersection of North Broadway Avenue and the south entrance to the campus (point of beginning), go approximately 450 feet north to the southwest corner of the intersection of North Broadway Avenue and the north campus entrance, then go approximately 265 feet west, then approximately 450 feet south, then approximately 265 feet east to the point of beginning.

Tipton Orphans Home
Name of Property

Tillman County, Oklahoma
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents the extent of the Tipton Orphans Home building and the setting in its immediate vicinity during the period of significance.

11. Form Prepared By

name/title: Susie Boyd, Director of Alumni Relations (edits by S. Werneke, L. Ozan and M. Mayes, OK/SHPO)
organization: Tipton Children's Home
street & number: 1000 North Broadway Street
city or town: Tipton state: OK zip code: 73570
e-mail susieboyd.tiptonhome@yahoo.com
telephone: 580-471-4420
date: 6/1/2023; rev. 3/24/2024

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.

Tipton Orphans Home
Name of Property

Tillman County, Oklahoma
County and State

Photo Log

Name of Property: Tipton Orphans Home

City or Vicinity: Tipton

County: Tillman

State: Oklahoma

Photographer: Michael Mayes

Date Photographed: August 2023

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

Photograph Number	Description	Direction
0001	Façade	West
0002	South Wing, Façade	West
0003	North Wing, Façade	Northwest
0004	Entry	West
0005	South Elevation	North
0006	West Elevation	East
0007	West Elevation North Wing	East

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

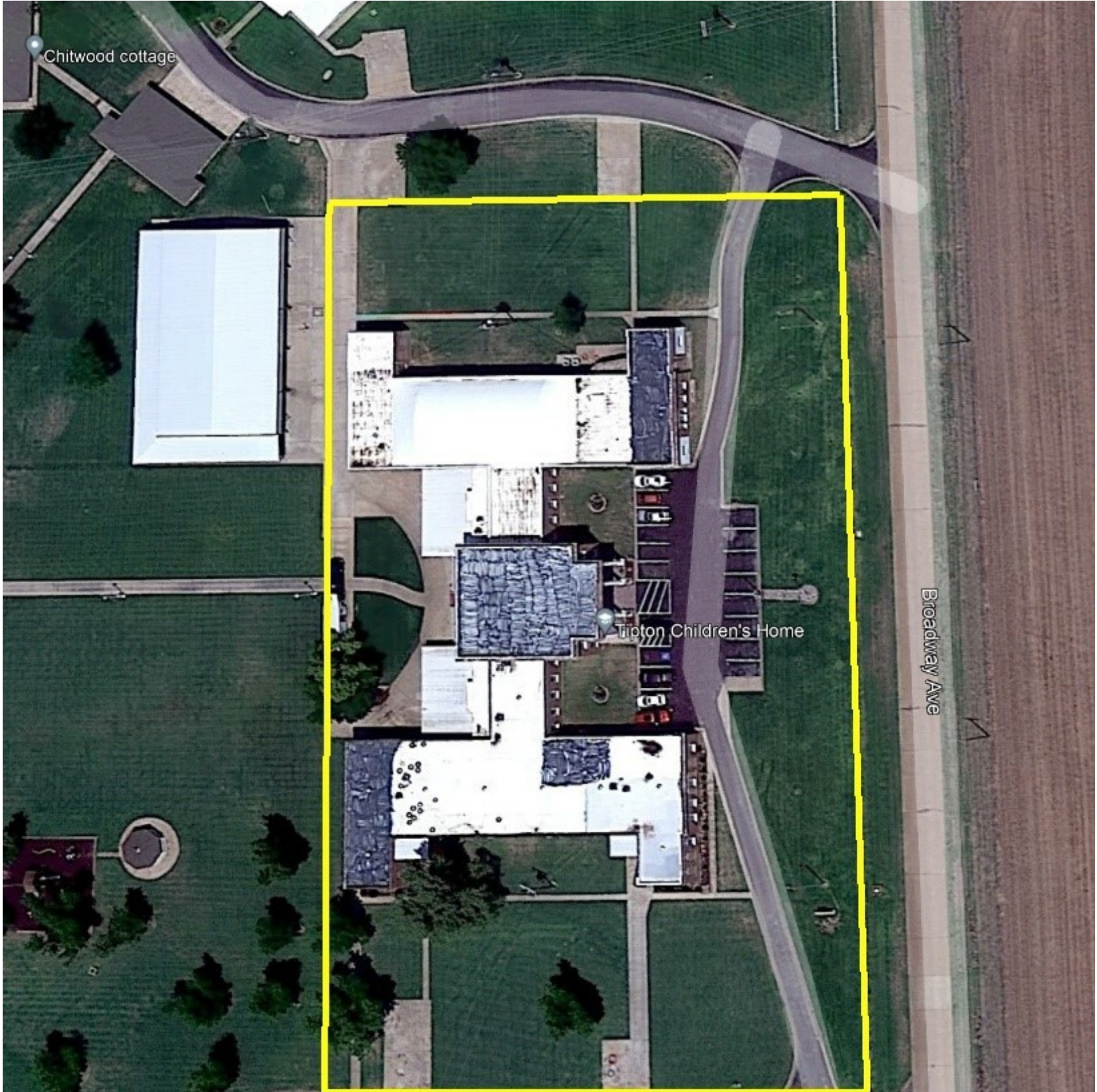
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Chitwood cottage

Tipton Children's Home


Broadway Ave



Tipton Orphans Home

Tipton, Tillman County, Oklahoma

Legend

 34.51227, -99.14158



Chitwood cottage

34.51227, -99.14158

Tipton Children's Home





CHILDREN'S HOME

TIPTON CHILDREN'S HOME





DRIVE SAFELY
WE LOVE OUR CHILDREN

OFFICE







HILTON CHILDREN'S HOME

