NPS Form 10-900 (Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



1. Name of Property
Historic Name: Mountain View Farm
Other Name/Site Number: <u>Tippy</u> , Richard S. Farmstead YE0089
2. Location
Girant & Warrian Garatta Band 210 B.O. Ban 05
Street & Number: County Road 218, P.O. Box 85
Not for Publication: N/A
City/Town: Plainview Vicinity: X
State: AR County: Yell (149) Code: AR Zip Code: 7285
3. Classification
=======================================
Ownership of Property: Private
Category of Property: <u>Building</u>

Number of Resources within Property: Contributing Noncontributing ____ buildings ____ sites ____ structures ____ objects 0___ Total Number of contributing resources previously listed in the National Register: N/A Name of related multiple property listing: N/A 4. State/Federal Agency Certification ______ As the designated authority under the National Historic Preservation Act of 1986, 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. ____ See continuation sheet. Signature of certifying official 8-26-96 Date Arkansas Historic Preservation Program State or Federal agency and bureau

In my opinion, the property ____ meets ___ does not meet the National Register criteria. ___ See continuation sheet. Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification	=====	=======================================	=======
I, hereby certify that this property is — See continuation sheet. — determined eligible for the National Register — See continuation sheet.	ES)	on R. Beall	11-7-96
see continuation sheet determined not eligible for the National Register removed from the National Register	<u> </u>		
other (explain):			
	Si	gnature of Keeper	Date of Action
6. Function or Use Historic: Domestic	===== ===== Sub:	Single Dwelling	=======
Current : Domestic Agriculture	Sub:	Single Dwelling Processing	
======================================			
Architectural Classification:			
Other: American Foursquare			
Materials: foundation <u>Concrete/Brick</u> walls <u>Brick</u> other		_Slate imestone/Batesvill	<u>e Marble</u>

Describe present and historic physical appearance:

Summary

The single family residence known as Mountain Valley Farm is located in the rural undisturbed area south of Plainview, Arkansas. Found at the end of unpaved County Road 218, the picturesque property is surrounded by fields and forests. The spacious home was built for Richard Tippy as a single family residence. Brick, limestone and slate are used to enrich this two story home which utilizes the plan of an American Foursquare. Exposed rafter tails numerous porches and heavy brick piers allow for a bit of decoration, commonly associated with the Craftsman style. A two tiered entry porch and turned wood spindle balustrade as well as the placement of the accent stone provide a base for association with classical styles. The home is surrounded by a number of outbuildings, sidewalks, gardens, and an apple orchard and large berry patch which are also included in the nomination.

Elaboration

The residence on Mountain View Farm (Tippy Home) is a two story brick framed structure constructed in the vernacular plan of the American Foursquare with predominate Craftsmen details. Square in plan, the main body is capped with a moderately pitched hipped roof. The interior consists of a double pile, central hall floor plan augmented with a single pile rear L-addition which runs parallel to the southern elevation. A partial basement is located under this split hipped roof addition. The mass is further broken by the incorporation of three porches supported by squared brick piers. The two story entry porch covers three fourths of the eastern facade and provides a focal point for the overall symmetrical design. Covered by a half hipped roof, this porch is divided into tiers and supported by four heavy brick piers on a raised foundation of concrete and brick. The two other projections are shed covered porches, also supported by squared piers on a raised foundation. One is located on the southern elevation of the L-addition. The other porch runs parallel to the norther elevation and spans the L-addition across a small portion of the main body of the home.

Three decorative shaped brick chimneys crown the gray slate covered roof. Two chimneys are placed on the main mass while the third chimney is found on the split hipped roof which covers the edition. On the northern elevation the largest chimney is located at mid interior on the hipped roof. A second smaller chimney is placed parallel to the first and is found on the southern mid interior. The third interior chimney is near the peak of the split hipped roof which covers the projection. Along all roof and wall junctions, exposed

white wooden rafters are present.

The walls are constructed with red brick in a running pattern and punctured by double hung one-over-one windows and glazed single panel doors capped with limestone lintels and sills. The entire brick framed structure is supported on a foundation of continuous cast concrete.

The eastern elevation or facade of Mountain View Farm is five bays in length and fenestrated by four double-hung one over one pane windows accented with white stone lintels and sills. The pane door flanked by single pane sidelights, and a tripartite transom caped with a stone lintel. arrangement is repeated across the upper level of the facade and the same decoration is maintained in window and door design. A half hipped roof two tiered porch extends across three-fourths of the home's entrance. Four heavy squared piers built of brick support the projecting roof. Each vertical support is accented with two limestone slabs. The stone slabs extend over the piers to lend the illusion of a capitol and base found on columns. Pilasters, on the main building, align with each pier and contain the same brick and stone composition. The upper tier is built of tongue and groove wood planks and is enclosed with a wooden balustrade made of turned spindles. The porch is supported by a raised cement platform faced with brick and capped with stone slabs. Projecting eastward are a series of concrete steps located between the two inner piers. The steps are contained between two low stoops made of brick and capped with stone composition. The upper tier is built of tongue and groove wood planks and is enclosed with a wooden balustrade made of turned spindles. The porch is supported by a raised cement platform faced with brick and capped with stone slabs.

Projecting eastward are a series of concrete steps located between the two inner piers. The steps are contained between two low stoops made of brick and capped in stone. Due to rot, the balustrade is the only portion of the exterior which has been replaced since its construction. The replaced portion was copied from the original element. The two story height of this entrance porch is not commonly associated with either plan or style, as well as the use of turned wooden spindles.

The largely brick southern elevation is lighted by four one over one double hung windows, each having stone lintels and sills. This same arrangement can be found across the upper level and divides the side into four bays. Of the four elevations, this is the most simplistic. Recently, air conditioning has been added to the home and the cooling unit has been placed on this side.

The western elevation is broken by an L-projection that extends outward by one room in length. From the southwest corner to the walls interruption by the south wall of the projection, piercing occurs twice. The first bay from the southwest corner features single one over one windows with the chosen

decorative treatment on both levels of the bay. Moving north, the second bay of the primary mass contains a door which is set back from the wall forming a small alcove. Framed in wood and covered by a transom, it is the only glazed single panel door not covered by a stone lintel. Directly above the door, two one-over-one pane windows are joined by a single stone lintel and sill.

The south wall of the projection has a shed covered porch supported by two brick piers which rest on a brick wall foundation covered by tongue and groove wooden planks. The shed roof joins the western wall and extends to a point midway between the uncapped door and the southwest window. An otherwise awkward junction is tied to the design by terminating in a pilaster which continues downward to the stone capped brick stair stoop. The stoop contains three cement steps which lead to the west. On the south wall of the projection, the porch covers three-fourths of the edition and connects to the wall with pilaster. This wall is broken with three vertical divisions. A glazed panel door capped with a stone lintel is located in the bay closest to the western elevation. The pattern continues across the projection with two windows one a cement slab joins the higher level wooden porch and extends past the southern side of the projection. A set of stairs leading westward are attached to the south wall. A concrete block well, now covered, sets at the southwest corner of this raised concrete platform.

The eastern wall of the projection contains the centrally placed subterranean entrance to the partial basement, the basement if housed in its totality under the L-addition. Two one over one pane windows capped with stone lintels and sills are placed on the first level on either side of the basement entrance. A small single pane casement window is positioned in the middle of the wall and extends downward from the roof and wall junction.

The northern elevation joins the primary body to the addition forming the longest continuous wall space. The main structure is divided into four bays while the addition contains three vertical divisions. Beginning at the third bay and extending westward to the beginning of the last bay on the addition, the shed covered porch visually joins the two sections. Designed like the eastern porch, with the exception of being one story, the roof is supported by four squared brick piers each containing an overextended stone slab forming a pseudo base. The piers are placed on a raised brick platform which is covered by a cement slab. Four concrete steps, contained between the two middle piers, extend northward and are contained between two brick and stone The fenestration pattern of the main mass is like the capped stoops. The portion of the fourth bay located southern side, with one exception. under the shed porch is a stone capped single glazed pane door. The pattern continues with the typical window and a second stone capped door. bay of the edition contains a window capped by a stone lintel and sill.

As seen by the exterior fenestration, the Tippy home was laid out using the central hall double pile formula. The central hall, running from east to west, contains a stairwell connected to the northern wall. Each pair of rooms share a back-to-back fireplace with common chimneys. The single story edition houses a kitchen place that once included a half bath and built-in pantry (complete with windows within). The plan was mirrored on the second floor with bedrooms surrounding the central hall. Quarter-sawn pine was used to floor the entire structure. The home boasted of being one of the first in the area with indoor plumbing and electricity.

Since 1991, a small number of repairs and alternations have equipped the home for new residents, George and Becky Rogers and their three children. On the lower level, the original bathroom and pantry have been removed from the Laddition and the kitchen has been updated. The bathroom has been moved to the southwest room and placed in the middle of the northern wall. On the upper floor, the south wall of the hall has been moved back into the northwest room to form a second bathroom. A doorway was created through the joining wall of the north piles to allow access to the rear bedroom. New plumbing has been installed and air has been added producing the need to lower the ceiling in the central hall and the northern piles.

Sidewalks surround the home providing protected access for a number of locations. From the dirt road which dead ends in front of the homestead on the eastern side, a sidewalk leads to the front entry way. A second sidewalk leads from the dirt road bordering the northern edge of the property to the side porch. A third sidewalk intersects the entry sidewalks and encircles the home with the exception of the southeastern corner. Here, the sidewalk running parallel to the southern elevation ends and leads to the bunkhouse on the left and to the side steps to the right. The sidewalk which runs parallel to the northern elevation extends to the south at the corner and provides access to the basement entrance, the root cellar and the Delco house, as well as the southern shed porch. Flower and herb beds are found scattered along the walk way. The current owners have discussed researching and installing a historical herb garden on the south side of the kitchen edition.

The outbuildings located closest to the home reflect the simple elegance of the residence. Each shares in common continuous concrete slab foundations, brick framed walls and exposed rafters. A number of different features are found with each of these brick outbuildings. The root cellar is the only rectangular plan structure. Covered by a gable roof of asphalt shingles, the building sits on a concrete slab foundation which is located approximately three feet underground. The walls are solid red brick with the exception of one absent header, possibly left out for ventilation purposes. Cement steps are contained in a concrete block retaining wall and lead to a central gable entrance. The interior is lined with the original shelves and a drain system

more commonly associated with spring houses. Presently, this structure suffers the most deterioration due to the rotting roof and door. Replacing these two features would stabilize the building.

The brick framed delco house located west of the root cellar is square in plan and is covered with a slate hipped roof with exposed rafters. It sits on a concrete slab. A wooden frame and panel door is located on the eastern side and is placed to the left of center. One window, of the same type used on the home, is found on the west wall. The interior wall surface is covered with plaster. Today this structure is used as a laundry room which has caused the south hall to be pierced for outlets.

The third brick outbuilding is located to the south of the delco house. At one time used as a bunkhouse, this brick framed structure is square in plan and covered by a slate hipped roof. A shed porch extends from the western elevation and is supported by three square brick piers. The entire structure rests on a continuous concrete slab. The centrally placed wood panel door, on the north side, is capped with a stone lintel. A window is found on the southern wall. Today the building is being converted into an office.

Moving in a southwesterly direction, two wood outbuildings are found. The chicken coop is a rectangular plan building covered by a tin shed roof. a certain front opens to the south while four wooden hinged windows are located on the northern elevation. The interior has horizontal roosts and nesting boxes. The current use is the same as the past, to house chickens, but a water heater has also been placed in this structure. The foundation consists of brick piers.

The large timber framed gabled roof barn is an outstanding example which maintains its original materials except for a small portion of the tin roof. Rising from concrete piers, the barn has two shed editions contained under one roof line. The north edition is covered by wood doors while the southern shed is open and supported by six timber posts resting on cement truncated piers. A central drive is placed on the eaves side and is an uncommon feature of barns in this area. The length of the external wood planks, which run vertically, are reminders of Plainview's past as a lumber town. fenestration pattern of the eastern elevation, a central plank door with a small window to the south, two mid-level openings with hinged wood doors, two thin upper windows with four over four frames; absent of glass, is repeated on the western side. A hay hood located on the eastern wall is the exception to this repetition. The drive-through is the only piercing which occurs on the north and south side. The lower floor is broken into two separate pens with the eastern pen containing the stair to the hay loft. The hayloft has a feature that is unusual in barn design--Split in two, the western portion is built with a slant downward toward the northwestern mid level window.

8. Statement of Significance				
######################################				
Certifying official has considered the significance of trelation to other properties: <u>Local</u> .	this property in			
Applicable National Register Criteria:C				
Criteria Considerations (Exceptions): N/A				
Areas of Significance: <u>Architecture</u>				
Period(s) of Significance: 1917				
Significant Dates: N/A				
Significant Person(s): N/A				
27/2				
Cultural Affiliation: N/A				
Architect/Builder: <u>Unknown</u>	_			

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

Summary

Mountain View Farm, constructed in 1917 for Richard S. Tippy, survives in its undeveloped surroundings as the most elaborated and best preserved complex of early twentieth century farm buildings in the community of Plainview. The handsome home and five outbuildings convey the practice of combining vernacular plans with details supplied by a popular high style. The overall form is that of an American Foursquare with its two story square ground plan and moderately hipped roof. This domestic form, popular during the late nineteenth and early twentieth centuries, is sometimes referred to as the Classic Box. Most of the character defining details are heavy squared piers, porches and use of natural materials (slate, limestone). Yet, other elements

such as the two story entry porch, turned wood spindle balustrade and pilasters are more commonly associated with other revival styles. Mountain View Farm is being nominated for its architectural significance under criterion C with local significance.

Elaboration

Today, Plainview consists of a population of 750 people, but at the time of construction the town was newly developed and blossoming under the powerful lumber industry. Arkansas was the fifth largest producer of lumber in the United States and the town was the site of much of that production from 1907 to the late 1920's. Three items helped propel the area into a lumber town. First, the industry was running out of lumber due to their cut and run method and were moving westward. Secondly, Mr. Will Garner had arranged financing from a Fort Smith bank and constructed a large lumber mill in 1907 which in turn added to the growth of the town. In 1908, the construction of a short line track (Dardanelle and Ola) allowed for the most important stimulus, connecting Plainview to the state transportation system.

It was the abundance of timber that originally encouraged Richard and Clara Tippy to emigrate from Illinois to Yell County, Arkansas. By 1917, the family had acquired enough money to build a spacious technologically advanced home in a rural area one mile south of Plainview.

The family which moved into this finely crafted and modern equipped home consisted of Richard's father, Marshal W. Tippy (age 66), Clara (age 36) (Richard's wife) and three children, Miles (age 16), Mable (age 14), and Fanny (age 12). Thus, the farm had been maintained within three generations of the Tippy family until 1991. In that year, George and Becky Rogers advertised in the local paper that they were in the market for a farm, whereby Sherman Tippy responded and the home changed hands. The limited number of owners has helped the home and outbuildings remain in excellent condition. The Rogers have expressed a desire to maintain the historical integrity of the site.

Most of the homes which were erected around the same time as the Tippy home, in both the city and rural surroundings, were simplistic wood Craftsman-style cottages. Most of these featured limited decorative features and constructed rudimentary outbuildings. The Tippy farmstead was considered one of the town's finest farmsteads and was the envy of many with its indoor plumbing and electricity.

Along with the inclusion of modern conveniences, materials were chosen which were more costly than others typically used. In an area whose livelihood depended on lumber, the more durable brick was chosen as the primary building

material. The choice of slate and stone for secondary materials, and the utilization on three of the outbuildings allows for the assumption that the home was built for permanence. The exceptional nature of the design, use of materials and the overall effect of the site combine to make this property architecturally significant under criterion C with local significance.

9. Major Bibliographical References

Bibliography

Blumenson, John, *Identifying American Architecture*, (Norton Company, New York, 1981).

Census Records, Yell County, Arkansas.

Deed Records, Yell County, Arkansas.

Goodspeed's *History of Western Arkansas*, (Southern Publishing Company, St. Louis, 1891) p. 113.

McAlester, Virginia and Lee, A Field Guide to American Houses, (Alfred A. Knopf, Inc., New York, 1984).

National Register Bulletin 31, Surveying and Evaluating Vernacular Architecture, (U.S. Department of Interior, National Park Service).

Noble, Allen, Wood, Brick, and Stone, Vol. 2: Barns and Farm Structures, (University of Mass., Amherst, 1984).

Rogers, George and Becky, oral interview by Tammie Dillon, 1995, AHPP.

Satterfield, M.M. "Bush", Me 'n' Buckshot, (Vantage Press, Inc., 1993).

Smith, Kenneth, Sawmill: The Story of Cutting the Last Great Virgin Forest Of the Rockies, (University of Arkansas Press, Fayetteville, 1986).

Tippy, Sherman, oral interview by Tammie Dillon, 1995, AHPP.

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 #
Primary Location of Additional Data:
State historic preservation office Other state agency Federal agency Local government University Other Specify Repository:
10. Geographical Data
Acreage of Property: Approximately 4 acres
UTM References: Zone Easting Northing Zone Easting Northing
A <u>15 472990 3870360</u> B C D D

Verbal Boundary Description:

The Northeast diagonal half $(\frac{1}{2})$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 25, Township 4 North, Range 22 West.

This boundary includes the residence, delco house, root cellar, bunkhouse, chicken coop, barn, sidewalks as well as all of the property historically associated with this resource that retains its integrity.

11. Form Prepared By
Name/Title: Tammie Dillon, Intern
Organization: Arkansas Historic Preservation Program Date: 3-11-96
Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880
City or Town: Little Rock State: AR ZIP: 72201

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED A	ACTION: NOM	INATION	1			
PROPERTY NAME:	Mountain Vi	ew Farm	1			
MULTIPLE NAME:						
STATE & COU	INTY: ARKAN	SAS, Ye	ell			
	H DAY: 1				PENDING LIST: 45TH DAY:	
REFERENCE N	UMBER: 960	01270				
NOMINATOR:	STATE					
REASONS FOR	REVIEW:					
OTHER: N		N	PERIOD:	N	LESS THAN 50 Y PROGRAM UNAPPR NATIONAL:	
COMMENT WAI	VER: N					
ACCEPT	RETURN		REJECT 1	.7	- 96 DATE	
ABSTRACT/SU	MMARY COMMEN	NTS:				

RECOM./CRITERIA		
REVIEWER	DISCIPLINE	
TELEPHONE	DATE	

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



Mountain View Farm (YE0089)

Plainview

Yell Co.

Arkansas

Photographer: Helen Barry

Photo Taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

View of main house from east



Morntain View Farm (YE0089)

Plainview

Yell Co.

Arkansas

Photographed by Helen Barry

Photo Taken: G-15-95

Negative located at Arkansas Historic Preservation Program

View of northern elevation of house



Mountain View Farm (YE0089) Plainnew Yell Co. Arkansas Photographed by Helen Barry Photo taken: 6-15-95 Negative located at Arkansas Historic Preservation Program View of house from the northeast



Mountain View Farm (YE0089)
Plainview
Yell County
Arkansas
Photographed by Helen Barry
Photo taken: 6-15-95
Negative located at Arkansas Historic Preservation Program
View of rear of house from the southwest



Mountain View Farm (YE0089)

Plainview

Yell County

Arkansas

Photographed by Helen Barry

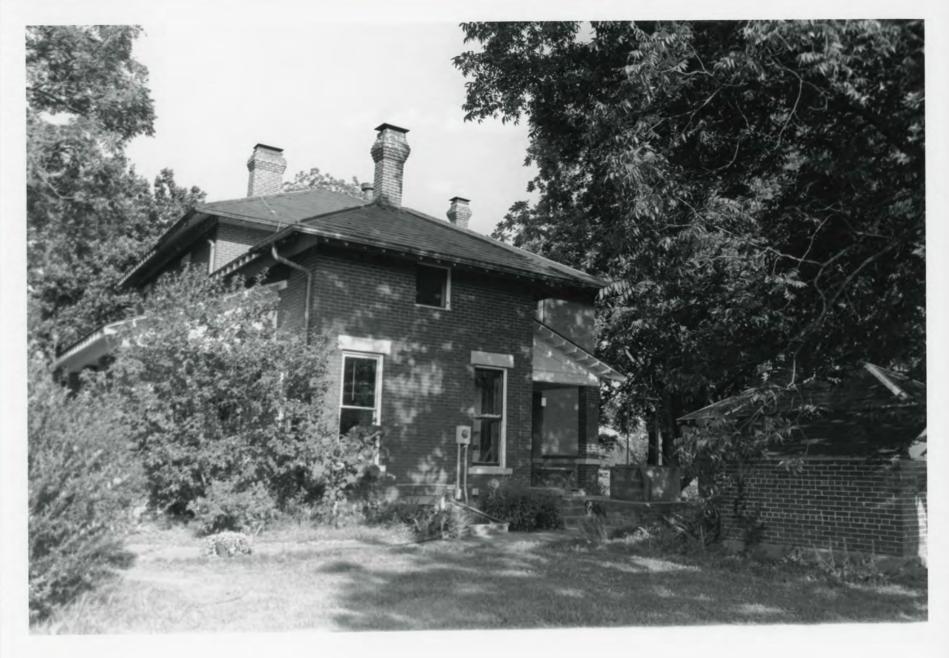
Photo taken: (0-15-95

Negative located at Arkansas Historic Preservation Program

Negative located at Arkansas Historic Preservation Program

View of rear of house from the southwest, with delco

house in foreground



Mountain View Farm (YE0089)

Plainview

Yell County

Arkansas

Photographed by Helen Barry

Photo taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

View of rear of house from the northwest



Mountain View Farm (YE0089)

Plainview

Yell Co.

Arkansas

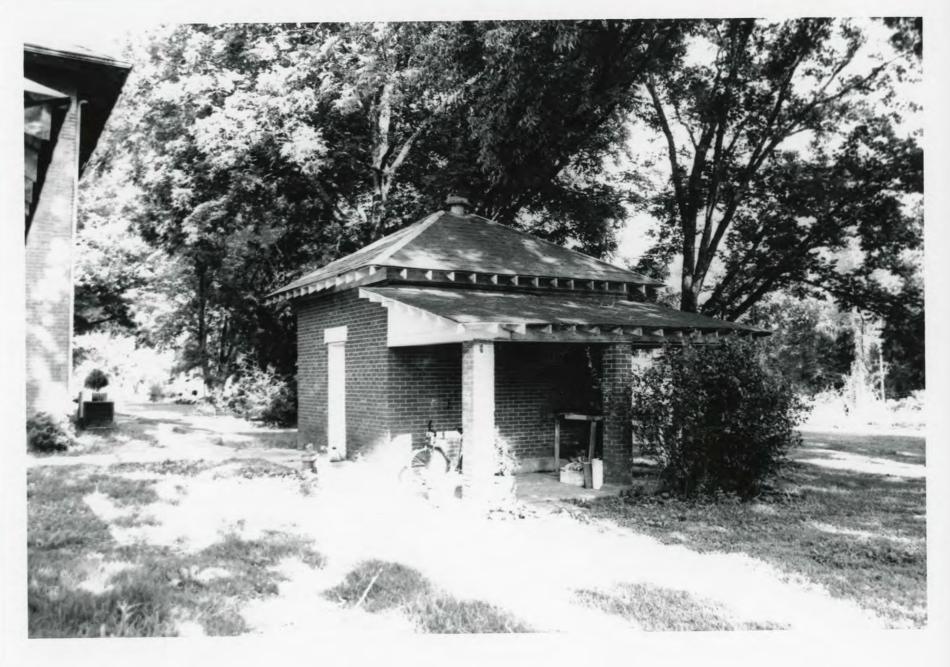
Photographer: Helen Barry

Photo taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

Negative located at Arkansas Historic Preservation and main house at right from

View of Delco House (with root cellar behind) and main house at right from the Southeast.



Mountain View Farm (YE0089)

Plainview

Yell County

Arkansas

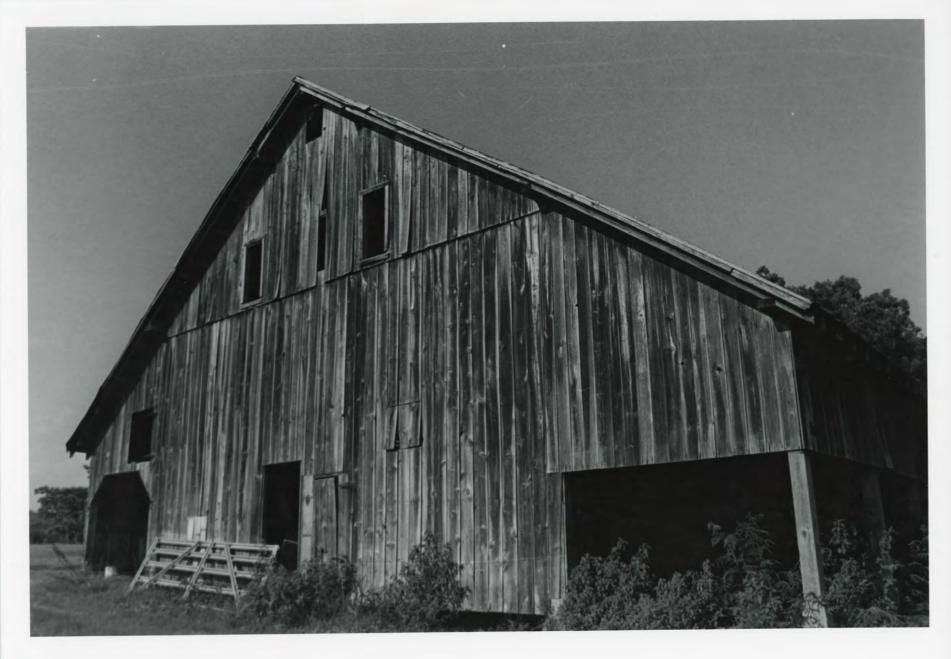
Photographed by Helen Barry

Photo taken: 6-15-95

Photo taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

Negative of bunk house from the northwest



Mountain View Farm (YE0089)

Plainview

Yell County

Arkansas

Photographed by Helen Barry

Photo taken: 6-15-95

Negative located at Enhansas Historic Preservation Program

View of barn from the Southwest



Mountain View Farm (YE0089)

Plainview

Yell County

Avkansas

Photographed by Helen Barry

Photo taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

View of north elevation of barn



Mountain View Farm (YE0089)

Plainview

Yell County

Avkansas

Photographed by Helen Barry

Photo taken: 6-15-95

Negative located at Avkansas Historia Preservation Program

View of eastern elevation of barn



Mountain View Farm (YE0089)
Plainview
Yell Co.
Arkansas

Photographer: Helen Barry

Photo Taken: 6-15-95

Negative located at Arkansas Historic Preservation Program View of Barn from South



Mountain View Farm (YE0089)

Plainview

Yell Co.

Arkansas

Photographer: Helen Barry

Phofo Taken: 6-15-95

Negative located at Arlcansas Historic Preservation Program

View of Barn from the east



Mountain View Farm (YE0089)

Plainview

Yell County

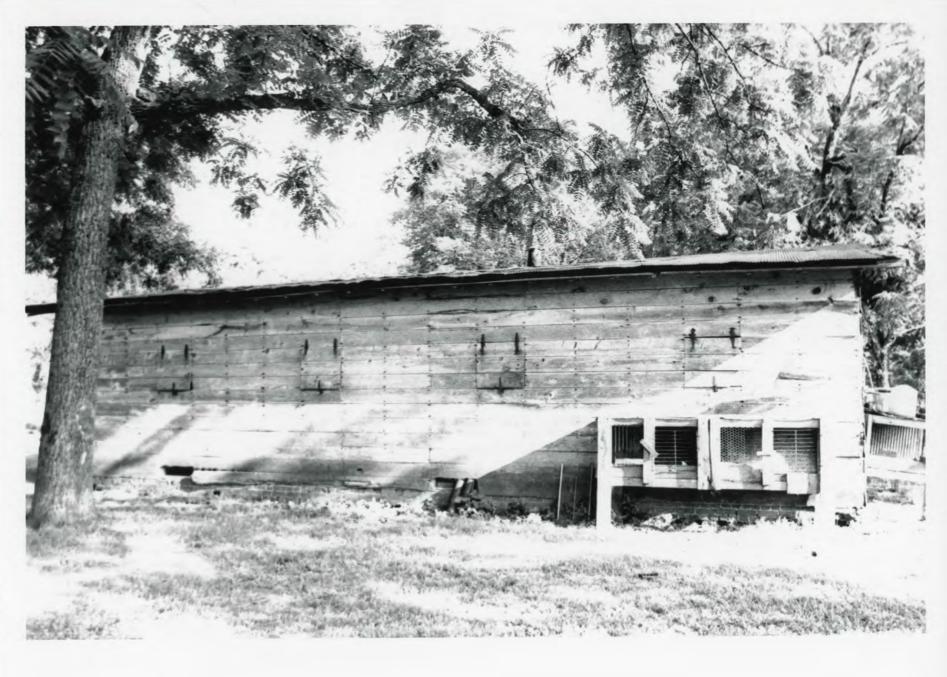
Arkansas

Photographed by Helen Barry

Photo taken: G-15-95

Negative located at Arkansas Historic Preservation Program

View of barn loft from the east



Mountain View Farm (YE0089)

Plainview

Yell County

Arkansas

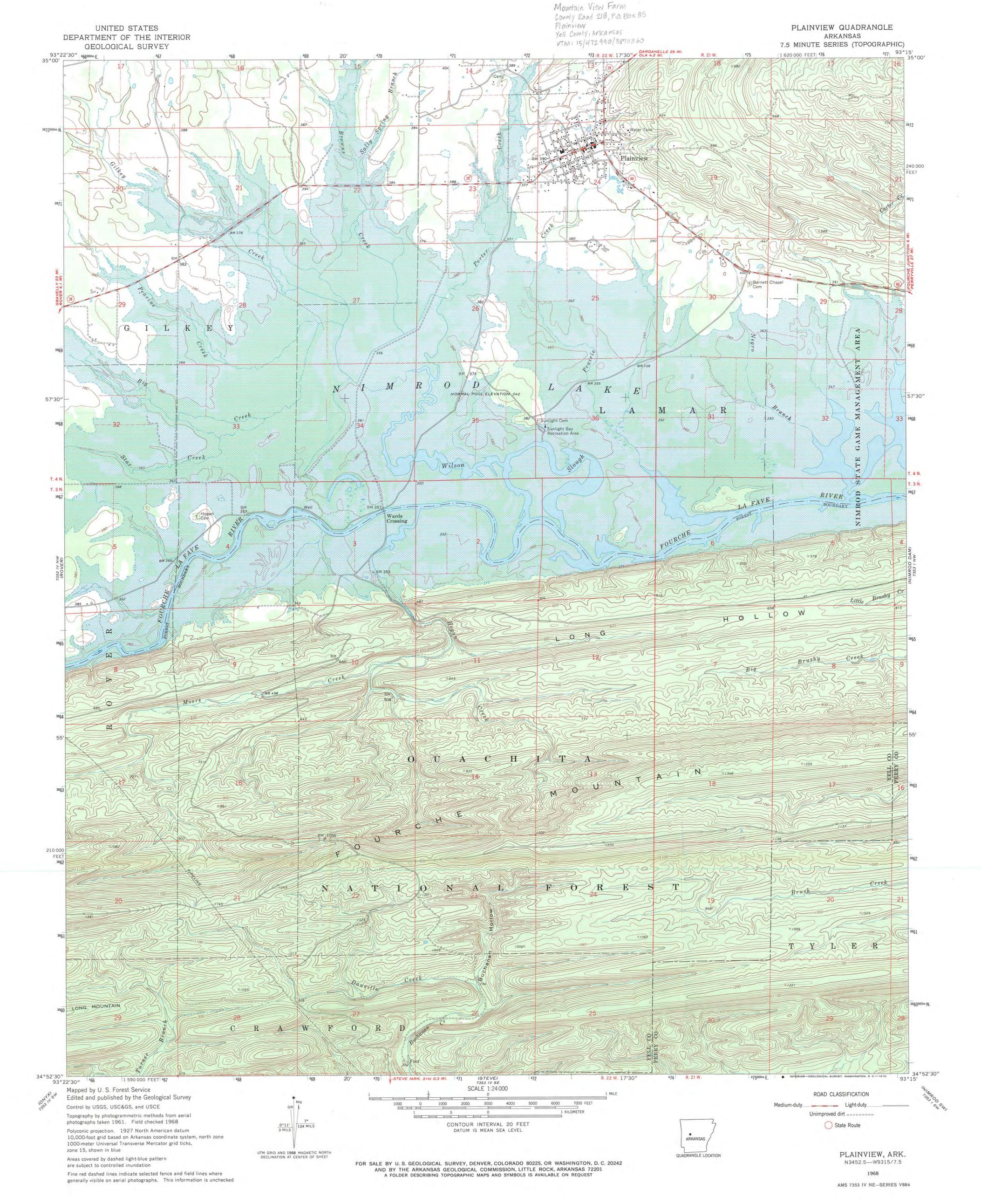
Photographed by Helen Barry

Photographed by Helen Barry

Photo taken: 6-15-95

Negative located at Arkansas Historic Preservation Program

View of Chicken house from the north





ARKANSAS HISTORIC PRESERVATION PROGRAM

August 26, 1996

Carol D. Shull
Chief of Registration
United State Department of the Interior
National Register of Historic Places
National Park Service
800 North Capitol Street, Suite 250
Washington, D.C. 20002

RE: Mountain View Farm Plainview, Yell County

Dear Carol:

We are enclosing for your review the nomination of the above referenced property. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford \$later

State Historic Preservation Officer

CBS:br

Enclosures



