

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 26 1983

date entered DEC - 1 1983

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic CCC (or Three C) RANCH HEADQUARTERS or OSBORN HOMESTEAD

and/or common Charley Thasher Place

2. Location

street & number Rt. 1 W of Texhoma N/A not for publication

city, town Texhoma vic. N/A vicinity of

state Oklahoma code 40 county Texas code 139

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Charley Thasher

street & number Rt. 1

city, town Texhoma N/A vicinity of state Oklahoma 73949

5. Location of Legal Description

courthouse, registry of deeds, etc. Texas County Courthouse

street & number 319 N. Main Street

city, town Guymon state Oklahoma

6. Representation in Existing Surveys

title Oklahoma Preservation Survey has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Preservation Office, Oklahoma Historical Soc.

city, town Oklahoma City state Oklahoma

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Ranch Headquarters is a single story structure with an attic. It is constructed of smooth, white, native stone block laid in running bond. The front of the building faces east towards the Beaver River, and has a porch with a blind rail. It has two long rectangular, single set double hung windows under the porch, and four of the same on the northern elevation. The northern, western and southern elevations each have a single door, uncovered entry. The western elevation has two single set windows, one for the first floor, the second for the attic. The southern elevation has two single-set, double hung windows, and one double set pair of windows. The roof is covered with shingles and includes several roof types. The center section of the dwelling has a pyramid roof the front has a dormer gable and back has a hipped roof. There is a brick chimney rising from the center section of the building.

Approximately 120' due north of the Ranch Headquarters building is the old bunk house for the cowboys who worked the spread. It is a one story, rectangular building constructed of rough white stone blocks set in random course. The casements surrounding the 4x4 single horizontally set windows are wooden. The windows on the western end are boarded over. The building has two wooden doors on the southern and western elevations. The roof is covered with tin and the end gables are wooden. To the north of the old bunk house lies a metal barn.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) ranching

Specific dates ca. 1880 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The CCC Ranch Headquarters is significant because it is the last remaining unaltered ranch house and bunkhouse of any of the large cattle firms of the Panhandle, who ran the Southern Plains and the open range during the 1870s to 1890s. The CCC Ranch was one of the few ranching concerns owned by Americans, many of the other were owned by foreign investors. These large ranches such as the XIT, the 101, the Anchor D., the Hitch Ranch, and the CCC each covered thousands and in some instances millions of acres, and had herds between 40 to 50 thousand heads of cattle each. The Three C Ranch was owned by the concern of Vickers, Wells, and Gates of Tombstone, Arizona. Between 1890 to 1901, it was the largest ranch in the Oklahoma Panhandle and averaged between 20,000 to 30,000 cattle. The ranch property extended from Texhoma west nearly to Boise City, and in all included nearly 90 square miles, much of which overlapped into the Texas Panhandle. Much of the cattle from the ranch went to the Santa Fe Trail and La Junta, Colorado, or east into Kansas. The CCC and similar cattle companies ruled the plains until settlers moved in, established claims, and set up fences.

The homesteaders and wheat farmers brought an end to the open range and corporate ranches by the turn of the century. Many of the ranches carried on but in a much more limited area, and on these ranches the old houses have either been added on to and altered radically or they were torn down. If the ranches totally folded, the ranch houses were left to decay. Only the CCC Ranch House remains unaltered from its original condition, as it existed in the era of the American Cowboy. The Ranch House and bunkhouse of the CCC are the best remaining examples of a romantic era in American History - the era of the Cowboy's, cattle, and open range.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property under one acre

Quadrangle name Texhoma S.W.

Quadrangle scale 1:2400

UTM References

A	114	2411	21610	410	710	6110
	Zone	Easting	Northing			

B						
	Zone	Easting	Northing			

C						
	Zone	Easting	Northing			

D						
	Zone	Easting	Northing			

E						
	Zone	Easting	Northing			

F						
	Zone	Easting	Northing			

G						
	Zone	Easting	Northing			

H						
	Zone	Easting	Northing			

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Lance Weisend

organization Oklahoma Preservation Survey date 1982

street & number 502 Math Sciences telephone 624-5678

city or town Stilwater, OSU state Oklahoma

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature C. M. Metcalf date 8/8/83

title _____ date _____

For NPS use only

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

Beth Grosvenor date 12/1/83

for Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet

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The Boise City News - Historical Edition. Summer 1968.

Texhoma Genealogical and Historical Society. Panhandle Pioneers. Vol. 1-6. Texhoma, Oklahoma: The Times, 1969-1981.

Green, Donald. Panhandle Pioneers: Henry Hitch, His Ranch and His Family. Norman: University of Oklahoma Press, 1979.

Erickson, John R.; Panhandle Cowboy. Lincoln: University of Nebraska Press, 1980.

Skaggs, Jimmy M.; Ranches and Ranges in Oklahoma. Oklahoma City: Oklahoma Historical Society, 1978.

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Continuation sheet

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Verbal Boundary Description:

1.7 miles north of Texhoma on Highway 95 turn west on section line road and proceed four miles, turn north and follow the road 1.5 miles until you cross the bridge over the Beaver River. Turn west after crossing the bridge and follow the road 1.1 miles until the road forks and follow the southern fork 1.3 miles. Turn west and go beyond the white wooden residential structure. Starting at a point 20' west of the north west corner of the white wooden residence, proceed north 150'; turn west and proceed 230'; turn south and proceed 150'; turn east and proceed 230' to the point of beginning.