

Resub

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tipton/Black Willow Ranch Historic District

other names/site number Enoch Tipton Ranch

2. Location

street & number 2.23 mi SE of SR 97

N/A not for publication

city or town Watrous

vicinity

state New Mexico code NM county Mora & San Miguel code 33, 47 zip code 87754

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature], NM SHPO 5/10/01
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
 See continuation sheet

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of Keeper

Date of Action

[Signature] 6/29/01

Tipton/Black Willow Ranch Historic District
Name of Property

Mora and San Miguel Counties, New Mexico
County and State:

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

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>2</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>2</u>	<u>1</u>	structures
<u>5</u>	<u>0</u>	objects
<u>11</u>	<u>3</u>	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single dwelling
Agriculture/Subsistence: Agricultural outbuilding
Agriculture/Subsistence: Irrigation facility
Funerary: Cemetery

Current Functions
(Enter categories from instructions)

Domestic: Single dwelling
Vacant/Not in Use
Agriculture/Subsistence: Agricultural outbuilding
Agriculture/Subsistence: Irrigation facility
Funerary: Cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Italianate
Other: Gambrel-roofed; Gable front & wing w/additions

Materials
(Enter categories from instructions)

Foundation: Stone
Walls: Wood
Roof: Wood; Metal
Other: Earth

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEETS

Tipton/Black Willow Ranch Historic District

Name of Property

Mora and San Miguel Counties, New Mexico

County and State:

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

Areas of Significance

(Enter categories from instructions)

Architecture

Exploration/Settlement

Period of Significance

1862-1945

Significant Dates

1862

1904

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Enoch Tipton and Charles Q. Tipton

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

SEE CONTINUATION SHEETS

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

Name of repository: Owner's private files

Tipton/Black Willow Ranch Historic District
Name of Property

Mora and San Miguel Counties, New Mexico
County and State:

10. Geographical Data

Acreage of Property 255 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 (A) 13 507269 3961637
Zone Easting Northing
2 (B) 13 507269 3959521

3 (C) 13 506099 3959526
Zone Easting Northing
4 (D) 13 506099 3961635
 See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

SEE CONTINUATION SHEETS

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

SEE CONTINUATION SHEETS

11. Form Prepared By

name/title Nancy Hanks, Ph.D.

organization Historical Research and Mapping date 12/18/2000

street & number 1720 Camino de la Vuelta telephone 505-984-3183

city or town Santa Fe state NM zip code 87501

Additional Documentation

Submit the following items with the completed form:

SEE CONTINUATION SHEETS

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Black Willow Ranch, LLC. (Leland "Terry" Brewer, Member)

street & number 1047 Old Santa Fe Trail telephone 505-820-2384

city or town Santa Fe state NM zip code 87501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 7 Page 1**Narrative Description****SUMMARY**

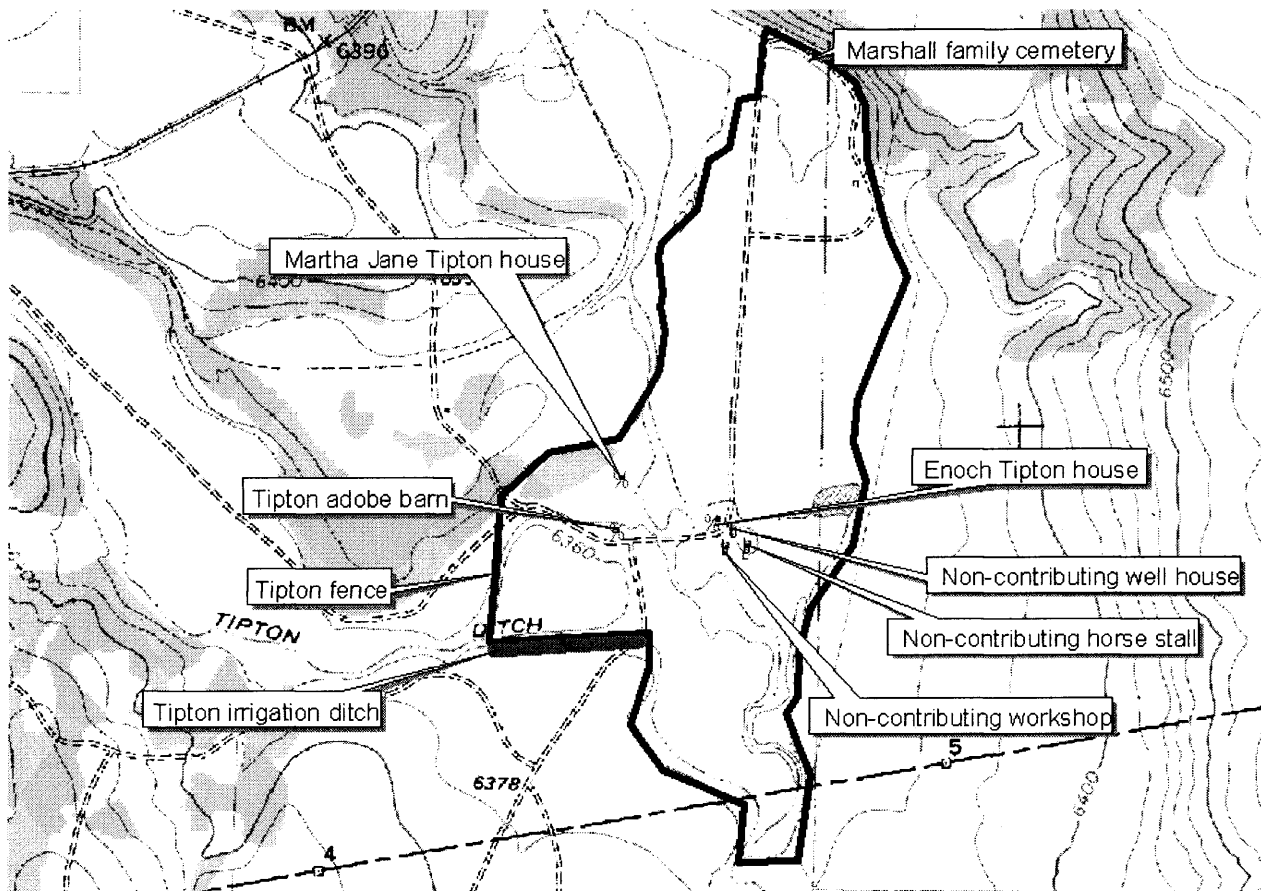
Beneath a low line of Dakota sandstone cliffs in northeastern New Mexico, where the Mora River meanders north from its junction with the Sapello, the Tipton/Black Willow Ranch Historic District stretches across approximately 255 acres of agricultural land. Straddling the east-west county line separating Mora and San Miguel counties and situated in a small valley almost three miles east of Watrous, this rural historic landscape reflects the influence of the Enoch Tipton family in the settlement of the area. The first structures built--Enoch Tipton's original house and barn—are vernacular in design and constructed of log, native stone, and adobe. After Enoch's death in 1878, his son, Charles Quarles Tipton, built a new house for his mother, Enoch's wife Martha Jane, in 1883. Sitting apart from the other buildings and facing the Mora River through a stand of Black Willow trees, Martha Jane's two-story, Italianate brick house reflects more sophisticated construction methods made possible by rail connections to the east. Three-quarters of a mile north of the ranch houses is the Marshall family cemetery site, containing the remains of four children of Robert J. and Mary E. Tipton Marshall, a daughter of Enoch and Martha Jane Tipton. To the south and west, the Tipton irrigation ditch and fence line are historic demarcations left intact as a result of the relative isolation of the district and the general lack of development in the area. In all, eleven contributing resources (three buildings, one site, two structures, and five objects) comprise the Tipton/Black Willow Ranch Historic District. The three non-contributing resources within the district include a well house, a workshop/storage building, and a stable that have lost their architectural integrity but do not affect the integrity of the district itself.

DESCRIPTION

The only road leading to the Tipton/Black Willow Ranch Historic District lies to the northwest of the main buildings (from the upper left in Figure 1) and crosses the Mora River without benefit of a bridge (Photograph 1; Figure 2). The Martha Jane Tipton house lies to the east, past a line of Black Willow trees (Photograph 2; Figure 3). To the west lies the historic west fence line (Photograph 3; Figure 4) that joins the still-working Tipton irrigation ditch (Photograph 4; Figure 5) to form part of the southern boundary of the district. As the road turns to the east, the Martha Jane Tipton house sits to the north of the Tipton adobe barn (Photograph 5; Figure 6), with the Enoch Tipton house further east (Photograph 6; Figure 7). As the road turns to the north past the Enoch Tipton house, it meets the low line of Dakota sandstone cliffs (Photograph 7; Figure 8), and ends at the Marshall family cemetery (Photograph 8).

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Figure 1: USGS 7.5' Quad Map showing Tipton/Black Willow Ranch Historic District.



Contributing resources within the district and their UTM's

Enoch Tipton house	13/506758/3960390
Martha Jane Tipton house	13/506533/3960506
Tipton adobe barn	13/506531/3960380
Marshall family cemetery	13/507015/3961555
Tipton irrigation ditch	East end: 13/506608/3960126 West end: 13/506213/3960113
Tipton fence line	North end: 13/506221/3960472 South end: 13/506213/3960113

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Figure 2: Road crossing Mora River to enter Tipton/Black Willow Ranch Historic District (Nancy Hanks, 2000).



Figure 3: Road leading to the Martha Jane Tipton house (in distance; Nancy Hanks, 2000).



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Figure 4: Fence line, part of the south boundary of Tipton/Black Willow Ranch Historic District (Nancy Hanks, 2000).

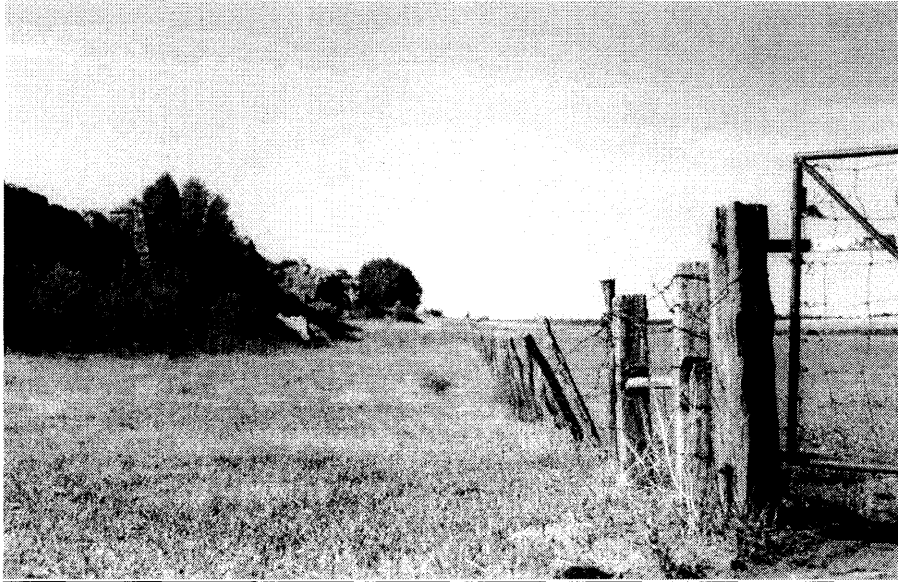


Figure 5: Tipton irrigation ditch (Nancy Hanks, 2000).



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6: Martha Jane Tipton house on left, Tipton adobe barn on right (Nancy Hanks, 2000).



Figure 7: Enoch Tipton house, under renovation (Dale Zinn, 2000).



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Figure 8: Marshall family cemetery with Dakota sandstone cliffs in background
(Nancy Hanks, 2000).



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CONTINUATION SHEET**Section 7 Page 7**Enoch Tipton House**

The 1862 Enoch Tipton house (Photograph 6) is located south of the Mora River and west of Tipton Creek, facing east, into the center of the Tipton/Black Willow Historic District. It is a one-story, gable-front-and-wing farmhouse of adobe and log construction. Obtrusive 1960s and 1970s additions have been recently removed, leaving a building that looks much the same as it is shown in a series of 1913 photographs (see Figures 22-26 in Section 8).

The Enoch Tipton house has a thick, adobe-walled, 21' x 45' east-west center, constructed of adobe bricks that are 18" to 20" thick, set in mud mortar and placed over uncut fieldstone foundations. This center section was at first assumed to be the original house, but further investigation proved it to be one of the last sections built, and that it served to unify the previously existing north and south log cabin structures (Figure 9). The original log structure was probably the 15' x 32' north wing (shown on the right in Figure 9, roof line shown in Figure 10), which emerges from near the middle of the adobe center section. The walls of the north wing are a mixture of log, adobe, and concrete block, now covered with cement plaster. The east wall has a stone buttress that was an element of a fireplace at one time. The interior is finished with rough lumber planking; rough-sawn 2' x 4' framing members are placed at 24" centers. The original log version of the roof was probably a higher pitched timber frame that was removed after 1913. The roof over the north wing has a lower peak than the south wing and a much lower peak than the adobe center section of the house.

After 1913 an addition was placed on the northernmost end of the north log wing (shown on the far right in Figure 11). This adobe addition appears to have been framed originally with hand hewn 7"-square timbers placed barely seven feet above the current floors. The logs are very similar to those used to form the original log cabin walls, and it is possible that they were recovered from another cabin or another section of the original cabin of this structure. The logs forming the north end of the original cabin were removed in order to expand the building to the north with adobe.

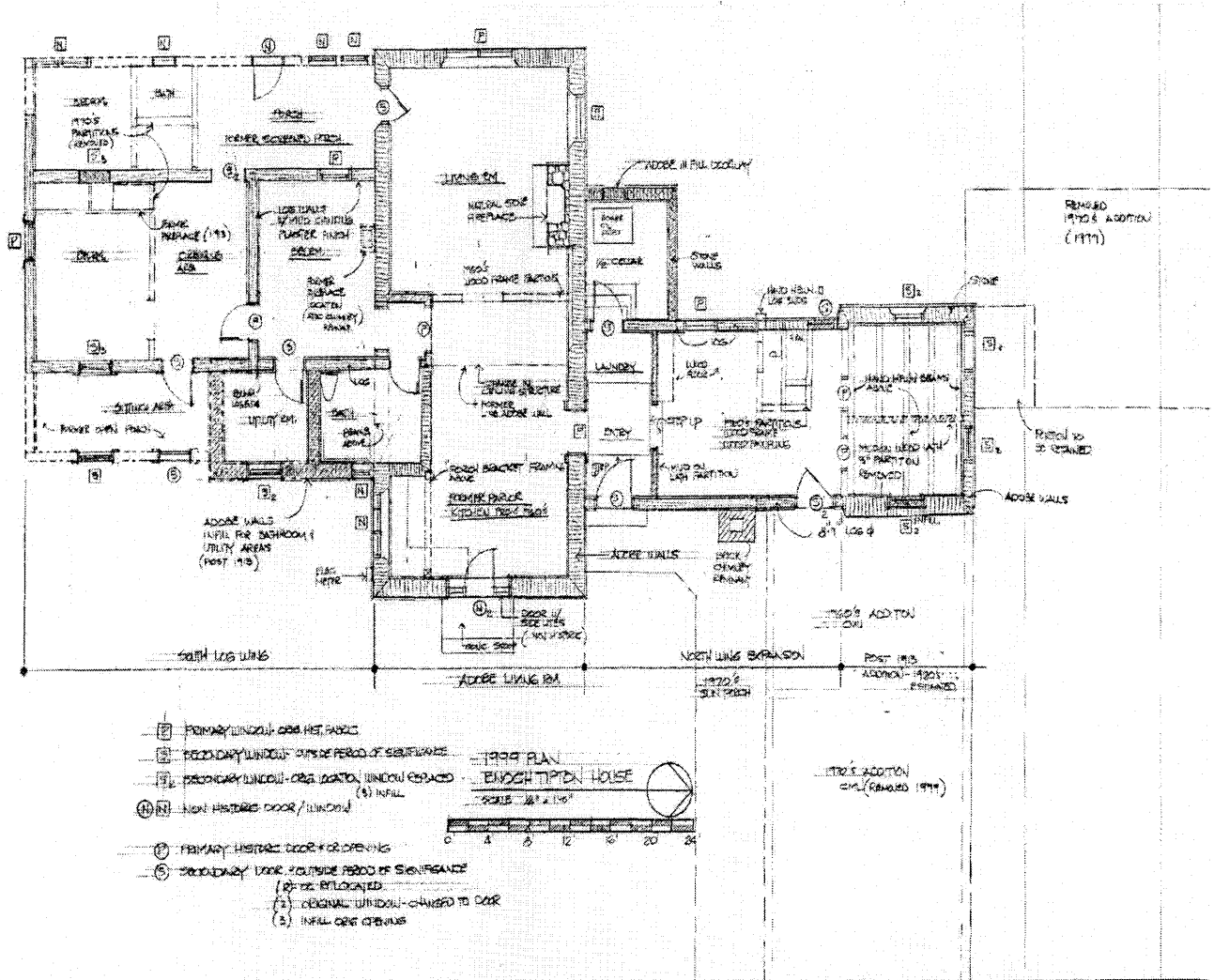
The south wing of the Enoch Tipton house is at the western edge of the east-west center section (shown on the left in Figure 9) and is constructed of two 16' x 24' interlocked and stacked log modules, joined with mud plaster (Figure 12). The logs were adzed on the outside faces to provide a more level surface for the mud plastering finishes. The original log rooms of the south wing were 16' wide, with a simple pitched roof. There is evidence that an older roof was replaced with a lower roof with cedar shingles prior to the addition of the adobe center section. The south wing has a medium pitched roof that extends over porches that run the length of both the east and west sides.

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Figure 9: 1999 floor plan of the Enoch Tipton house (Dale Zinn, 1999).



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Figure 10: Original roof line Enoch Tipton house(Dale Zinn, 1999).

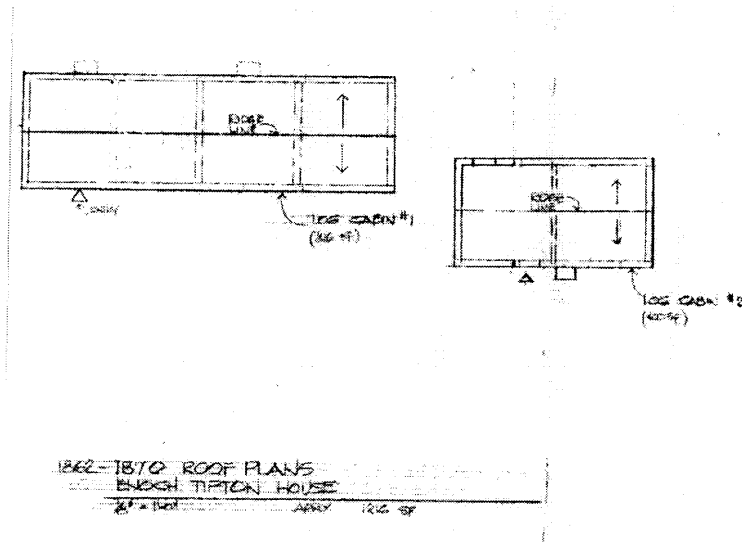
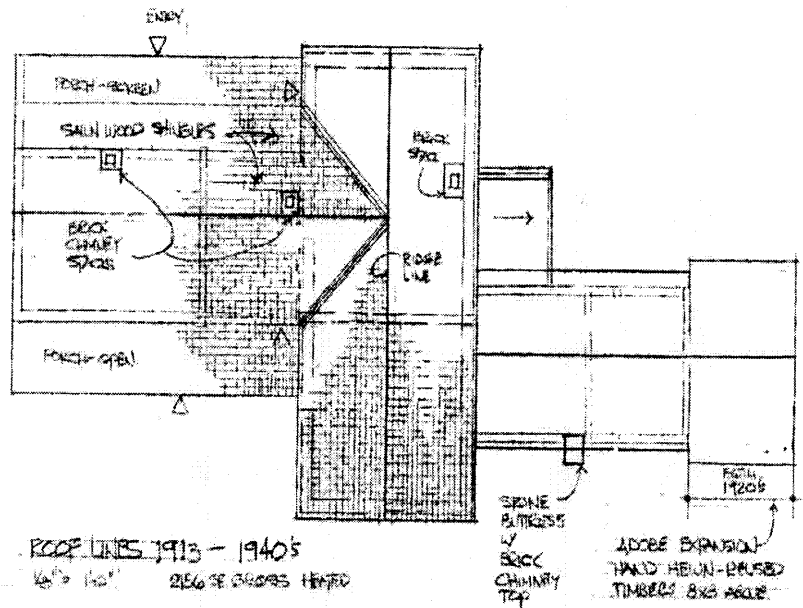
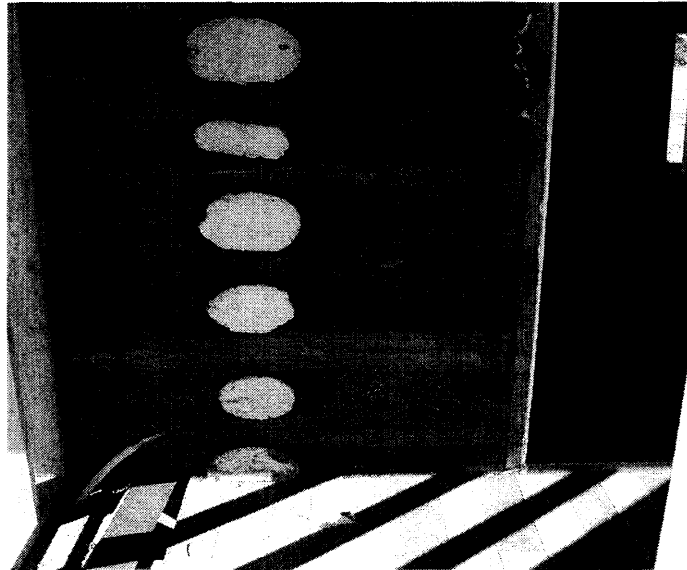


Figure 11: Post-1913 additions to Enoch Tipton house (Dale Zinn, 1999).



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Figure 12: Interlocking logs on the south wing of the Enoch Tipton House.



Evidence of the second-generation roof and roofing materials are encapsulated in a portion of the center section's attic. The partial hip-shaped roof in the attic indicates that there may have been an additional log room attached to the north of the log wing that was removed to build the adobe center section. This clearly indicates that the adobe center section was one of the last sections to be built.

The three sections and the two porches are now unified by a roofline comprised of intersecting gables. A low shed roof was applied over the stone root cellar, discussed below. Roof and attic loads in the center section are carried on 10" x 10" sawn wood beams that remain exposed in the main parlor of the house today. The roof structure in the adobe center section and the south wing is rough-sawn 2" x 6" conventional framing, spaced approximately 24" apart, forming the simple gable roofs. Evidence of former fireplaces can be detected in the framing patterns, typically one in each major room.

The ridgeline of the gable roof on the adobe center section rises approximately 18' above grade. The two roofs on the north and south wings run perpendicular from the roof on the center section, and are sloped lower and extend beyond the face of the walls approximately 12". Gable ends of the roofs are sheathed with boards and covered with cedar shingles. By 1913, the gable ends were mud-plastered. Doors in the gable-end openings provide access to the attic space with a lifting beam designed to allow heavy objects to be stored in the attic. One 20" diamond-shaped window in

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the west-facing gable-end of the adobe center section is the only decorative element provided for the attic space.

At some point, the 20"-thick fieldstone root cellar, approximately 7' x 10', was converted for use as a mechanical room for an oil-fired furnace and water heater. The cellar sits on the west side of the house in the corner created by the adobe center section and the north wing, excavated into the earth approximately four feet below grade. Access to the cellar is now provided from the interior, but in the past, a small 24"-wide exterior door, facing west, was used.

Although the house itself faces east, a character-defining feature is the west-facing screened-in porch on the north wing. This porch is fitted with 6" square wood posts placed on 6' centers with a wood railing and screening to produce a comfortable place for observing activities on the ranch.

The interiors throughout the building were consolidated into a vocabulary that included very fine smooth adobe plaster applied over the adobe and the log faces. The adobe plaster was also finished with skim coats of lime plaster and calcimine paints. Historic photos show the interior of the Enoch Tipton house with an inglenook bench placed across from the stone fireplace and a continuous picture-plate rail in the living room and the dining room areas. Walls were finished in a dark color below the plate rail and a lighter color above the rail. Today, railroad car siding (beaded 2 1/2" tongue-and-groove) wood interior paneling is directly applied to flat ceilings in the south wing and used as decking over the exposed wood beam ceiling in the adobe center section. In some areas, the siding is also used to make cabinet doors. Floors are generally straight-grained fir tongue-and-groove 4" planks that terminate on a straight wood base trimmed with a quarter-round 1" molding at the floor.

Horizontal 3'-wide x 2'-high wood sash window frames were found in several places in the north wing log walls and 2.5'-wide x 3'-high frames were found in the south wing. Today, double hung 6/6 light windows are generously placed along all facades, with a simple white, flat wood trim approximately 4" wide. On the exterior, a small wood cap over the top trim of each window provides a small shadow line and helps shed water.

Throughout the building's life, exterior doors—originally located under the porches—were relocated to more convenient locations based on room functions. Today, there are three exterior doors on the west side of the house. One, at the west end of the center section, is a two-panel, half-glass door with sidelights on, fitted into the same opening once occupied by a set of two double-hung windows that matched those on the east end of that section. The second leads into a vestibule that was added in the 1940s to provide infill between the center section and the north wing of the house, and has recently been enclosed by a small plastic greenhouse addition. The third, a

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new single lite glass door, has been installed on the western porch that leads into the living room portion of the central section of the house. This door leaf replaced an original door into the living room in the same location. On the east side of the house, there is one exterior door that leads to the screened-in porch.

Interior doors are generally five-panel stile-and-rail, once with a dark natural finish but now painted white, trimmed with a simple 4" wide, 3/4" thick flat trim that terminates on undecorated plinth blocks approximately 4 1/2" x 4 1/2" at the head and on 9" plain plinths adjacent to the 7.5" wood base at the bottom. All interior finishes were once dark stained natural finished wood, but are now painted white, and all new wood trim is an undecorated white.

The Tiptons retained control of the property on which the Enoch Tipton house is located from 1862 until 1945. Descriptions of property improvements were not documented in the deeds and abstracts. Figures 22 through 26 (in Section 8) provide the best knowledge of what the house may have looked like during its period of significance, as does the physical evidence found during the restoration.

Martha Jane Tipton House

After Enoch Tipton died in 1878, his widow, Martha Jane Tipton, and sons operated a portion of the ranch. With the help of her son, Charles Quarles Chandler Tipton, Martha Jane built a new house for herself in 1883. The Martha Jane Tipton house is a two-story brick Italianate structure with an asymmetrical plan, round arched windows at the upper level, and segmental arched openings at the lower level (now mothballed, as shown in Photograph 9).

The roofline of the Martha Jane Tipton house (Figure 13) is a series of intersecting hipped sections that are constant in height at the ridgeline. This roof does not reflect the complexity of the Italianate style. Now asphalt shingle, the roof was originally cedar wood shingles in standard dimensions. The drainage system for the roof as originally designed is not evident. Typically, the decorative cornices with brackets and trim on this type of roof design also encased an internal gutter system.

The house has 1" x 6" joist pockets on the north, west, and south sides, indicating that it once had a continuous porch. A late 1960s photograph shows the house with a porch with wooden brackets and balustrade balcony at the second level in front of the entrance (Snyder 1976; Figure 14). Another balcony in front of the two windows on the lower left of the facade allowed an upstairs view of the peaks on the east slope of the Mora River and the Sangre de Cristo Mountains in the far background. A balcony was also located over the bay window. A south-facing screened porch provided shade and views of the peach and apple orchards that Martha Jane tended.

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The bricks used for the majority of the structural walls may have been made on site although this cannot be verified except in one written account by a relative (Snyder 1976). Half-burned and partially formed bricks have been unearthed approximately 75 yards from the Martha Jane Tipton house and along Tipton Creek. In effect, the creek and the composition of the islands and banks around it could have been a direct source of shale, clay, and water for forming bricks. The bricks are laid in common American bond with six courses of stretchers between the headers. Each brick is approximately 3 ¾" wide x 7 ¾" long and 2 3/8" thick. The walls are 12" thick on the first floor and reduce to an 8" thickness on the upper floors. It is estimated that there are approximately 50,000 bricks used in building the Martha Jane Tipton house.

The foundation stone used in the house and on other structures on the property probably came from nearby. The sandstone bluffs that bound the Tipton/Black Willow Ranch Historic District on the east are a dense Dakota sandstone formation, a remnant of the cretaceous period and approximately 66 to 100 million years old (Fenneman 1931, 44). This highly erosion-resistant yellowish white sandstone was used in its rough and uncut form as dry stack foundations for the Tipton adobe barn and the Enoch Tipton house. The stone, in a cut and dressed version, was used for foundation set in lime mortars and for windowsill stones on the Martha Jane Tipton house.

On the roof of the house are two tall brick chimneys with decorative brickwork. Fireplaces are provided in the major spaces and stacked to provide continuous support. Two fireplace units are enhanced with decorative wood and ceramic composition surrounds that were available from St. Louis. There is, however, an anomaly in the large open living room area that terminates at the bay window. The fireplace in this space is placed at the center of the west wall and constructed in a rough stone and in a style similar to the 1862 Enoch Tipton house. The very hard cement mortar indicates the fireplace was possibly erected after 1935 when these materials were more readily available. The chimney for this fireplace continues upstairs but the room is divided in a manner that makes an upstairs version of the fireplace unusable. The upstairs rooms above the living room parlor were fitted with wood stoves that fed into the upper portions of the chimney. In the 1960s, the living room fireplace may have been in a more central location (Snyder 1976).

The floor plan of the Martha Jane Tipton house is approximately 1334 square feet on each floor, with a basement (Figure 15), a first floor with kitchen, parlor, and living-dining room (Figure 16), and a second floor with three bedrooms and a sitting room (Figure 17). It provided dramatically more sophisticated quarters for Martha Jane Tipton than the 1862 log cabins and adobe house.

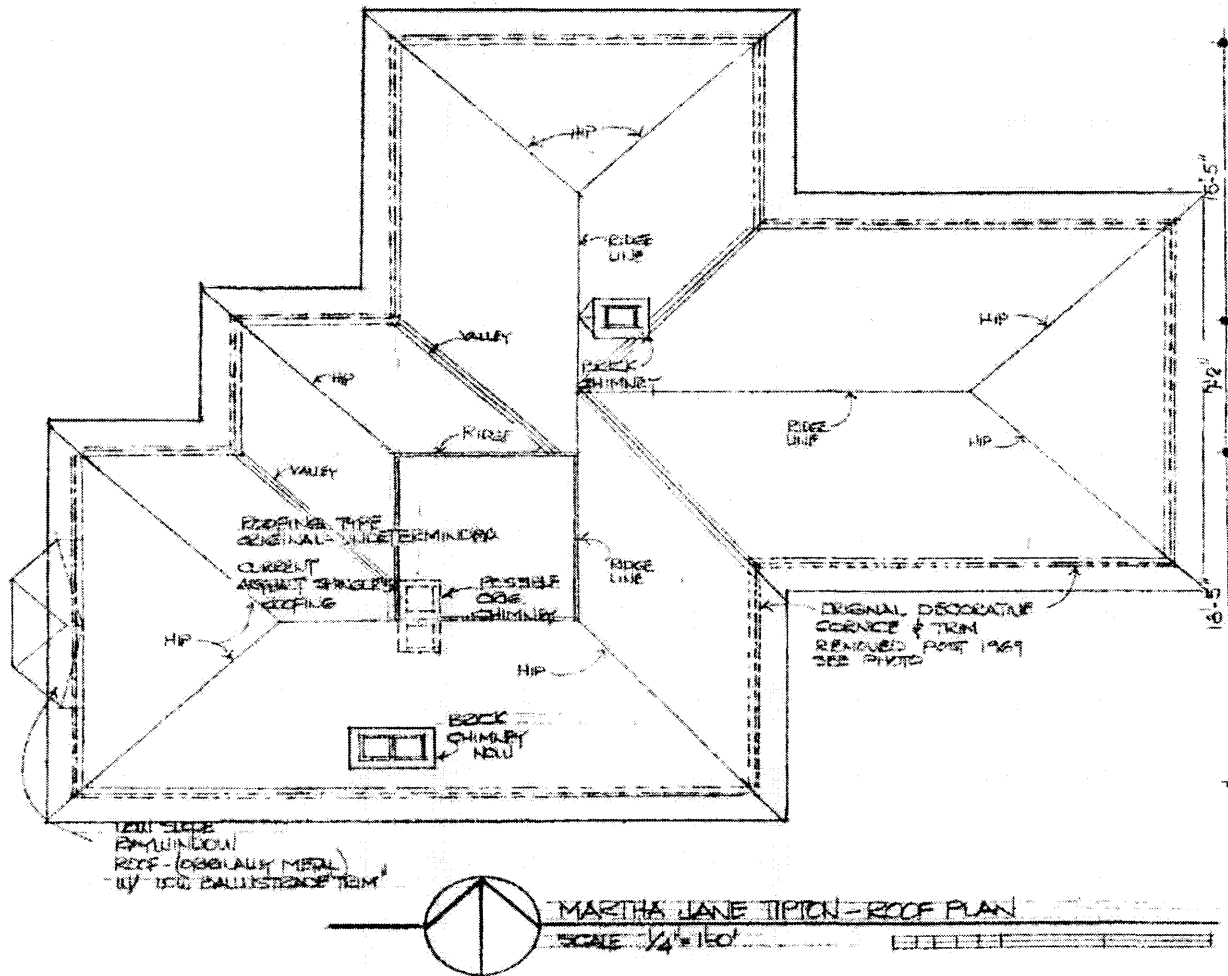
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Figure 13: Roof plan of Martha Jane Tipton house (Dale Zinn, 1999).



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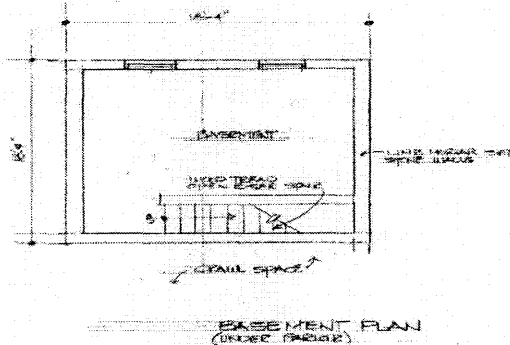
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Figure 14: 1969 configuration of Martha Jane Tipton house porch (Snyder 1976).



Figure 15: Plan for basement of the Martha Jane Tipton house (Dale Zinn, 1999).



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Figure 16: Plan for the first floor of the Martha Jane Tipton house (Dale Zinn, 1999).

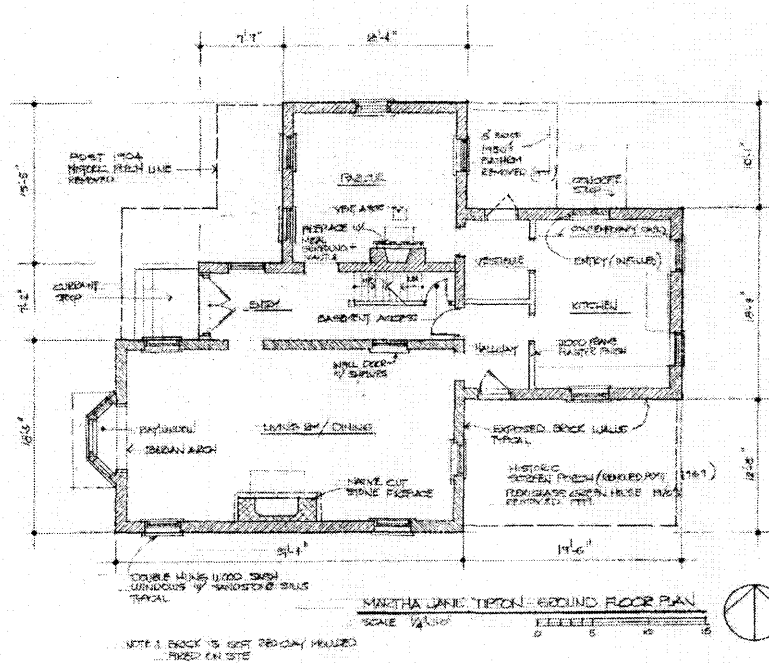
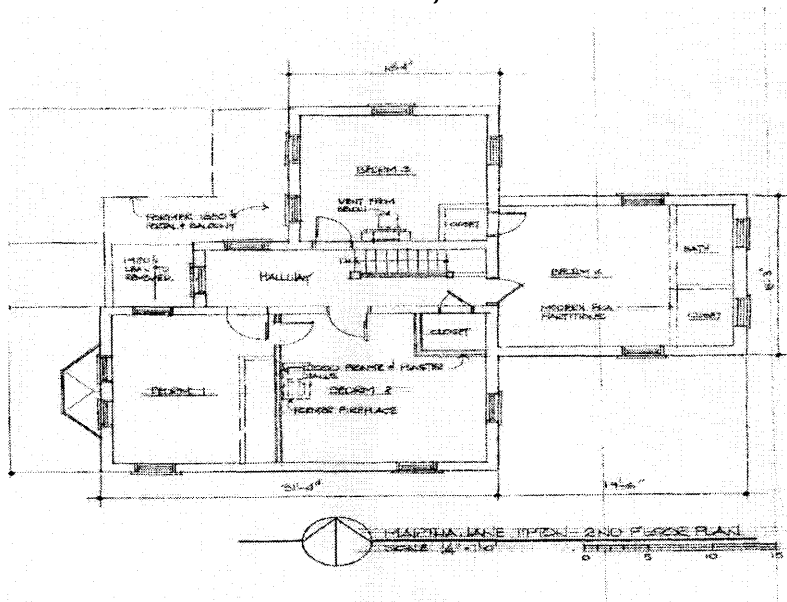


Figure 17: Plan for the second floor of the Martha Jane Tipton house (Dale Zinn, 1999).



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The entrance door retains its original brass doorknob and bell ringer and ornate half round wood moldings around the half-light glass design. Wall and ceiling finishes throughout the house are lime plaster over wood lath. Floors in the downstairs portions of the house are narrow plank oak floors while the upper floors are furnished with wider plank 3.5" painted fir flooring.

On the ground floor, the tall wood sash double hung 2/2 windows have a flat arch curve top rail that is echoed in the double course of brick above the arch. A bay window projects from the west facade. The upper floor windows are also double hung but have a full half-circle arch sash two-light placed over a tall four-light bottom sash unit. This design maximized the viewable area from the upper floors and allows maximum airflow throughout the house. Almost all original window sash units remain in the house.

The gentle ogee pattern in the window trim and base moldings is painted white throughout the house. When the house was built in 1883 it no doubt reflected a level of prosperity for the Tipton Ranch. Its Italianate touches also reflect building traditions brought from the East by the railroad. William Krönig, another early settler in the Watrous area, also had a two-story Italianate house built in 1883, although his was made of stone and has suffered many additions and layers of stucco in the last 20 years.

Despite the fact that the Martha Jane Tipton house has changed hands frequently in the last 100 years, it still retains almost all of its architectural integrity and original floor plan. Currently, the Martha Jane Tipton house is mothballed to prevent deterioration from weather. The building, however, is in good condition and the current owner plans to rehabilitate the house in a manner that will retain its historic integrity. Despite some repartitioning and the construction of a non-contributing brick bath addition (now removed) at the ground level, the house retains much of its integrity of plan and historic fabric.

Tipton Adobe Barn

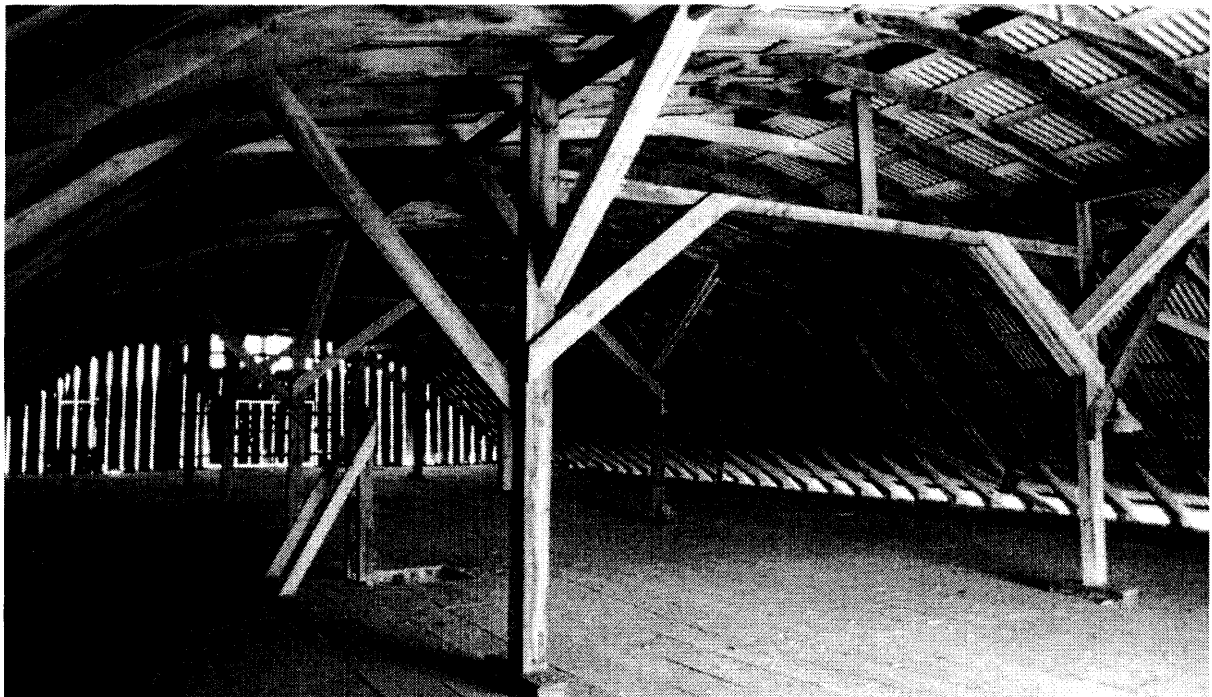
The Tipton adobe barn (Photograph 10) is located on the west side of the Tipton Creek and on high ground that overlooks the Tipton Creek and Mora River basins. It is historically associated, via taxes and property sales, as well as visually, with the Martha Jane Tipton house (Photograph 5), although it was probably built in the in early 1860s with the Enoch Tipton house, which has identical adobe construction. The barn—used to store hay and house horses--reflects a necessary ranch and farm accessory building, which was invariably important to all owners living and working on the property.

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Early in the twentieth century, a fire destroyed the roof structure of the Tipton adobe barn, which is presumed to have been a simple pitched roof with traditional gable ends. The fire burned all available wood in the building, including the embedded "gringo blocks," heavy timber blocks built into the adobe walls for the purpose of anchoring doors and windows. A layer of ash almost six inches thick can be found at a level 18" below the level of the tack room concrete floors.

After the fire, rebuilding the barn consisted primarily of putting on a new roof, and in the shape of its roof the Tipton adobe barn bears some similarity to barns built by Tipton's neighbor, German-born William Krönig. Of the four large hay barns Krönig built in the Watrous area, three remain, and they share roof styles and materials with the Tipton adobe barn. They all have gambrel roofs with the same size of wood louver vents in the upper gable ends (Photograph 10), identical types of framing members and diagonal V-shaped 1" x 10" wood braces (Figure 18), and the roofing materials for all four barns is light gauge, corrugated metal, although the flashing details at the break between roof planes are less crisply executed in the Tipton barn. It remains possible, due to design and materials similarities and construction era, that Krönig or at least his "barnsmith" was responsible for directing the replacement of the roof of the Tipton adobe barn.

Figure 18: Roof framing in Tipton adobe barn (Dale Zinn, 2000).



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The character-defining aspects of the Tipton adobe barn are the roof shape, the end wall vent details, and the massive adobe walls that form a simple 44' x 80' rectangle. The barn is constructed of 20" thick adobe walls placed on a fieldstone and lime mortar foundation. Heavy 10" x 12" beam-framed barn doors with stile and rail doors and plank gate style window shutters have been rehabilitated and most of the stall gates and Dutch door end gates are restored. The north interior face of the barn is plastered with a very fine hard mud plaster that remains remarkably. Recent restoration has brought the barn back into the working life of the ranch, and the building retains much of its original characteristic form and historic fabric.

Marshall Family Cemetery

The Marshall family cemetery belonged to Robert J. and Mary E. Tipton Marshall, a daughter of Enoch and Martha Jane Tipton. The section of Enoch Tipton's land they inherited from an 1892 probate decision was at the northern end of the Tipton/Black Willow Ranch Historic District (Figure 19). The Marshall family cemetery lies three-quarters of a mile north of the houses and barn, and sits at the base of the Dakota sandstone cliffs that provide the northern boundary of the Tipton/Black Willow Ranch Historic District. The cemetery contains five monuments and is dug into the ground with two steps leading down about 12" (Photograph 8). It is 12' x 12' with chunks of sandstone used as a wall and an opening that steps down in front.

The largest monument is a smooth, white marble rectangular column, approximately 3' tall and 11" on each side, with chamfered edges and a flat top (Photograph 12). It is placed on a base that is 20" square and 9" thick with a chamfered ledge. The base has the inscription, "Pueblo Marble Co.," referring to Pueblo, Colorado, approximately 200 miles north. Beneath the marble monument is a 30"-square sandstone base with a typical sandstone monument detail of scored lines on a chamfered sill, 3" wide, and a scored outline of 2.5" around a center crosshatch diamond grid and texturing pattern on all four sides of the base. The stonework is professionally executed, and the marble is in excellent condition with little stain or erosion. The sandstone base is in good condition with some loss of stone and texture. The inscriptions on the monument are as follows: on the north, "Children of R. J. & M. E. Marshall," and above it, a hand point to heaven and a hand pointing to the earth; on the east, "Ella L. DIED Jan. 22, 1884 AGED 3 y. 11 m. 5 d." on the south, "Martha G. DIED Jan. 24, 1884 AGED 1 y. 10 m. 2 d." and on the west, "Henry N. DIED Feb. 7, 1884 AGED 4 y. 11 m. 2 d." and "Robert J. DIED Jan. 21, 1886 AGED 14 days." Behind this monument are four small tombstones with the children's initials engraved upon each. Given the dates of death for three of the four children, it is probable that some epidemic swept through the Marshall household between January and February 1884.

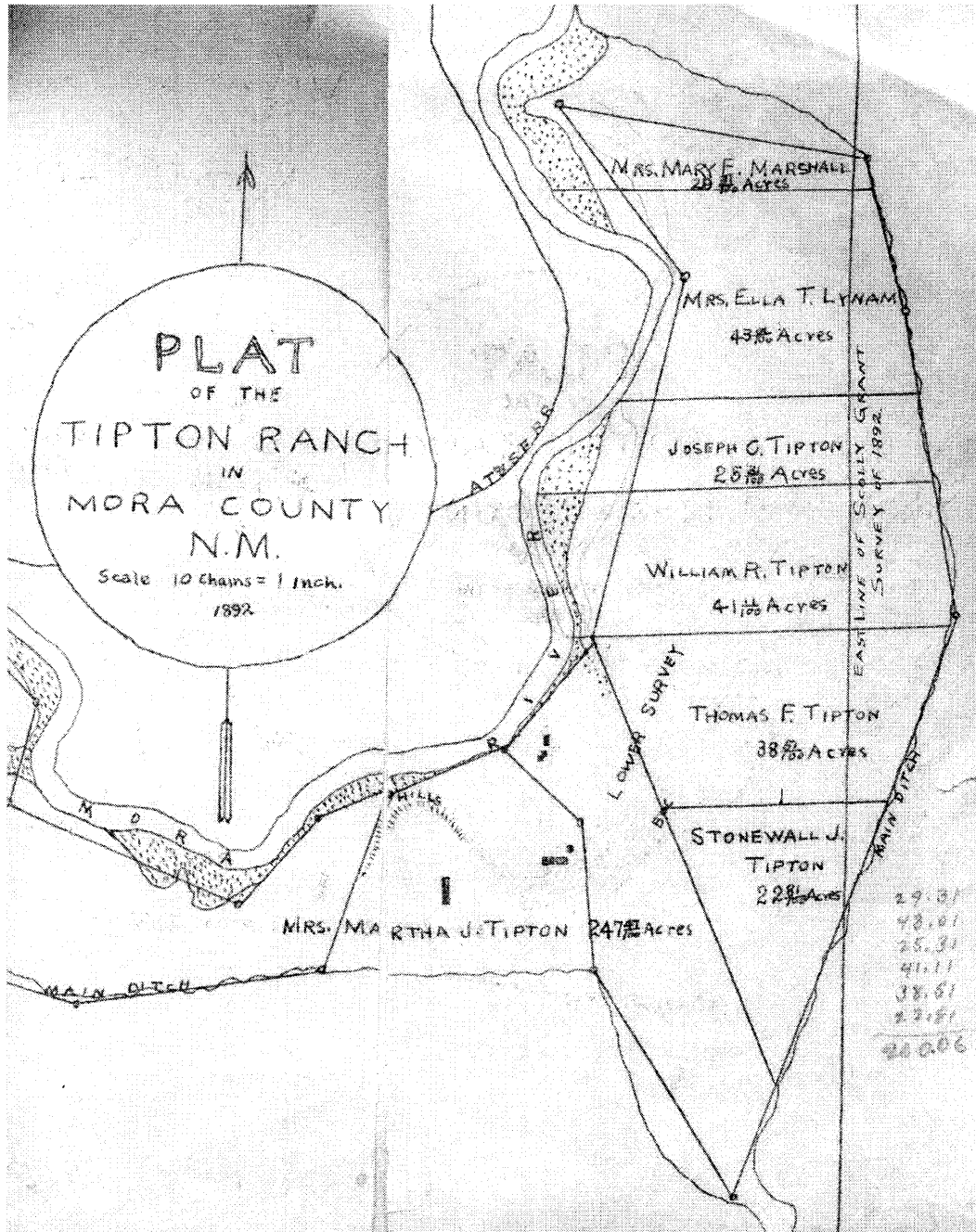
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Figure 19: Plat of the Tipton Ranch in Mora County, NM, 1892 (Brewer papers).



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During the early years of the ranch development, much of the efforts of Enoch Tipton and those who worked for him were to excavate and form a long winding irrigation ditch system that started over two miles to the west of the historic district at a crude stone diversion dam on the Mora River. The ditch system sometimes traverses rocky outcroppings and unseen shallow sandstone shelves just below the surface to find its way to the pastures. This underlying stone may be the reason that Tipton did not plant as many of the Black Willow trees on this ditch as his neighbor Samuel Watrous planted on his properties.

The district's contributing structures, the "deep cut" Tipton irrigation ditch (Photograph 4) and the west fence line (Photograph 3), appear on plats associated with the property (see the bottom left of Figure 19). The ditch was extended through solid rock to provide a sustainable supply of water to the east valley, since Tipton Creek could not provide enough water to flood the fields. Approximately 100 yards of the quarter-mile section of straight ditch were cut over 20' deep through solid dense sandstone, and varying in width from 20' wide at the top to only 4' or 5' wide at the level of the water. The fence line connects the west end of the ditch to the Mora River, marking land use changes.

Non-Contributing Properties

There are three non-contributing properties in the district, all near the Enoch Tipton house. The oldest, a well house, was built around 1940, but has been altered in recent years to the extent that it has lost its historic fabric. A non-historic horse stall made of wood frame and concrete block lies to the southeast of the house, as does a non-historic workshop/storage building, which has modular metal rail fencing. These structures, however, are not obtrusive and do not damage the historic integrity of the Tipton/Black Willow Ranch Historic District.

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The Tipton/Black Willow Ranch Historic District had its beginnings in a Mexican land grant known as *La Junta de los Rios Mora y Sapello*, and later known as the John Scolly Grant. This 1846 grant was comprised of 10 square leagues of land situated on the junction of the Mora and Sapello Rivers (Figure 20).¹ Although Enoch Tipton was not one of the original grantees, he and his brother William Tipton arrived in New Mexico Territory with General Stephen Watts Kearny's Army of the West in that same year, 1846. By 1862, Enoch Tipton had bought his part of the grant, and began building his house on the land. He and his family raised cattle and crops to sell to nearby Fort Union as well as to travelers on the Santa Fe Trail and, later, after 1879, to ship on the Santa Fe Pacific line, which ran south to Las Vegas, New Mexico, and north to Raton, New Mexico. The Tipton/Black Willow Ranch Historic District meets Criterion A at the local level in the area of Exploration/Settlement because of its association with events integral to Anglo settlement in New Mexico Territory---the adjudication of Mexican land grants, the Santa Fe Trail, and arrival of the railroad. It meets Criterion C at the local level in the area of Architecture because of its range of rural New Mexico's Territorial Period architectural styles during its period of significance, 1862 to 1945.

HISTORIC CONTEXT**1821 to 1862, Prior to the Period of Significance**

Tipton/Black Willow Ranch Historic District lies within the Scolly Grant, which was confirmed in 1857 (Croechiela 1948; Ebright 1994, n. 8, 339) and was patented by the United States in 1893 as Private Land Claim No. 9 (Book K, p. 226, Records of Deeds and Conveyances, Mora County, New Mexico). Scolly and others actually settled on the grant land in 1843 and also built a large diversion dam and ditch from the Sapello River to irrigate their fields.²

¹ The Treaty of Cordova (24 August 1821), in which Mexico secured her independence from Spain, adopted the existing Spanish law concerning land grants as either to individuals as private grants or to groups as community grants. The colonization law of 18 August 1824 gave native Mexican citizens preference over foreigners in the awarding of land grants and limited the amount of grants to eleven square leagues, including one league of irrigable land, four leagues of "land dependent on the seasons," and six leagues of land for cattle. The Treaty of Guadalupe Hidalgo in 1846 ended the war between Mexico and the United States and resulted in the ceding of New Mexico Territory, contained provisions that recognized the private property of Mexican citizens, but the United States did not act upon this until the establishment of the Surveyor General's office in 1854.

² Another grantee, Alexander Barclay, was an Englishman who served as Superintendent of Stores at Bent's Old Fort in Colorado from 1838 to 1842, and who in 1848 built a fort near the Mora River to the west of present-day Watrous.

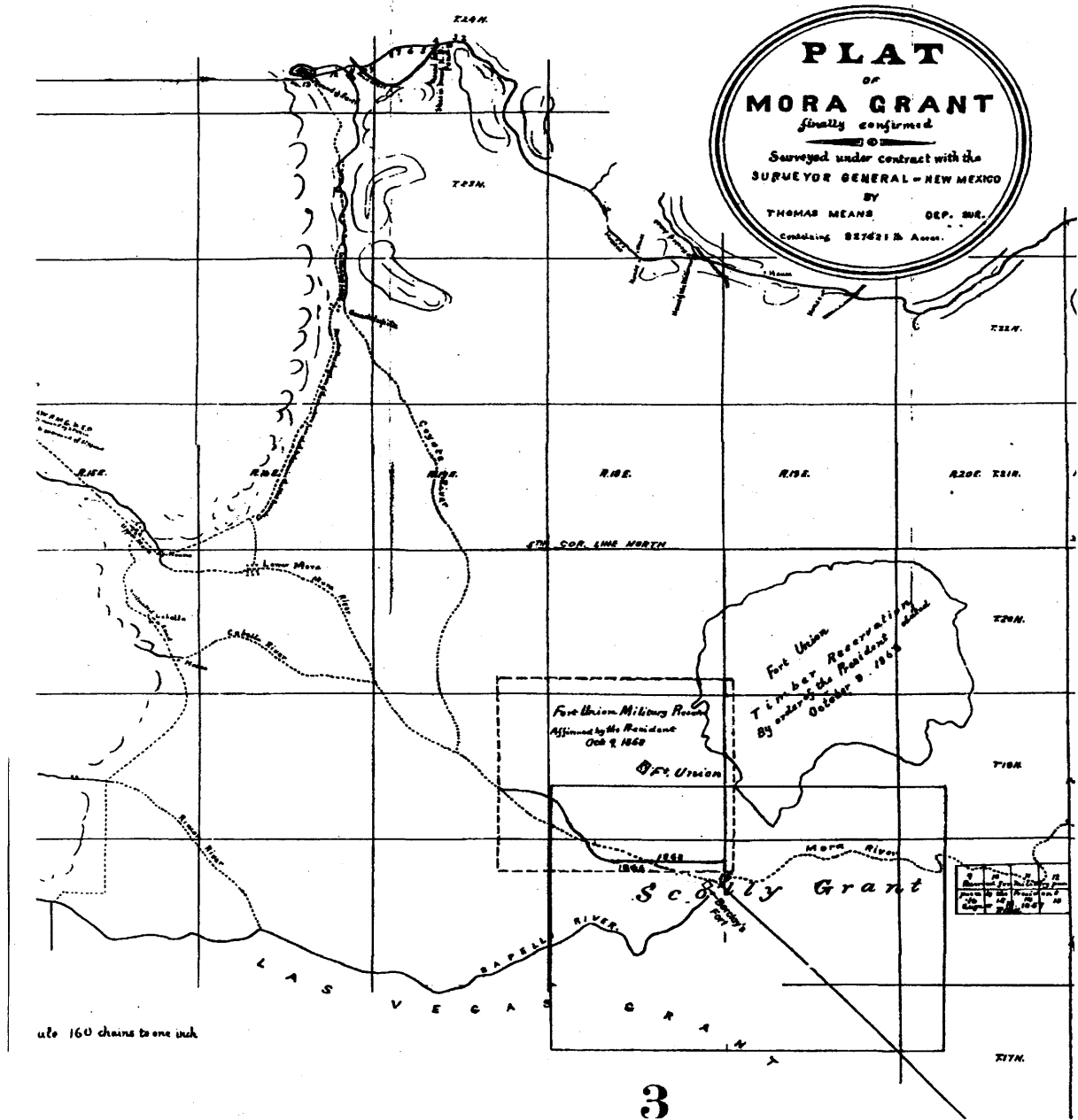
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Figure 20: "Plat of Mora Grant finally confirmed" (Brewer papers).



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Samuel B. Watrous (1808-1886), also a Scolly grantee, established a ranch there in 1849 and later laid out the town of La Junta (renamed Watrous by the railroad in 1879) when the railroad arrived. Watrous was joined by a partner, William B. Tipton (1825-1888), in 1849, and they remained business partners until 1864.

William B. and his brother Enoch were originally from Boone County, Missouri, a county formed in 1821, the year Missouri was admitted to the Union as a state. Boone County sits almost midway between Kansas City and St. Louis on the north bank of the Missouri River and near the point where the Santa Fe Trail begins.³ Enoch Tipton (1827-1878) had married Martha Jane Goslin (1837-c. 1916) in Boone County, where both the Tipton and the Goslin families were early settlers. (William B. Tipton married Samuel B. Watrous' eldest daughter, Mary Manuela, and established the town of Tiptonville near Fort Union.) In 1862, Enoch Tipton, along with Lemuel B. Searcy (1825-1868), purchased property containing the current Tipton/Black Willow Ranch for \$450, which was paid for an undivided one-seventh interest in the Scolly Grant. They called the land Boone Valley, and soon thereafter Tipton built the first log and adobe section of his house and a large diversion dam and ditch from the Mora River to irrigate his fields.

1862 to 1945, Settlement in the Period of Significance

Original surveys for the Atchison, Topeka and Santa Fe (AT&SF) Railway had proposed a route somewhat resembling the Cimarron Cut-off branch of the Santa Fe Trail. This route would result in low grades and relatively easy construction. However, because continuing financing was a problem, the company opted to tap the lumber and mining markets of Colorado, and then head south through Raton Pass. At Raton Pass, crews encountered particularly hard rock and had to blast a tunnel through the rock 200 feet below the pass itself. It was a year before the tunnel was completed, but by June 1879 the railroad had reached Las Vegas and proceeded westward at a mile and a half a day. The construction of the AT&SF line south of Raton gave rise to the establishment and growth of several other towns, including

³ The Trail's original route left Missouri and headed west through Kansas, where it followed the Arkansas River across Kansas and into what is now Colorado. It turned south near the junction of the Arkansas and Purgatoire Rivers towards Raton Pass and on to Santa Fe. At Raton, the Trail diverged, and travelers could turn west again and go through Taos, or keep going south towards the pass through the mountains, just west of San Miguel, to Santa Fe. The so-called Cimarron Cut-off veered south at Fort Dodge, Kansas, and headed southwest across the present-day Oklahoma Panhandle until it reached the Cimarron River, which it followed to the Canadian River and thus on to Santa Fe. The San Miguel Mountain route and the Cut-off met at the small town of La Junta (Watrous), first named that because it was the junction of the Mora and Sapello rivers. Later La Junta (Watrous) came to signify the junction of the Mountain and Cimarron branches of the Santa Fe Trail. Because of this, La Junta became, for eastbound travelers, the Trail's equivalent to Council Grove, Kansas, the rendezvous of westward bound travelers.

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Springer, Wagon Mound, and Watrous. Commercial structures began to be built from brick, lumber, and pressed metal, generally used for cornices and window frames.

Enoch Tipton and his brother William B. Tipton were closely associated with Samuel Watrous in their efforts to develop the lands around La Junta (Watrous) and to provide goods and services to the U. S. Army at Fort Union, a few miles to the northwest. The Tiptons, along with the other founding families in the Watrous area—the Watrouses, the Lynams, the Krönigs, and the Wildensteins—established and developed most of the ranch resources along the Sapello and Mora Rivers in conjunction with the fort. These resources are highlighted by hundreds of Black Willow trees growing in allees along the roads and the irrigation ditches to stabilize the banks of the ditches and to provide windbreaks for the fields and dwellings. These 150-year-old trees remain key connectors for the ranches in the area and symbols of the importance of water in forming viable communities.

Details from the 1870 agricultural census provide us with a glimpse of Enoch Tipton's livelihood. That year he had \$3,000 in real estate and \$7,519 in personal property. His wife, Martha Jane Goslin Tipton, was 33 years old, and they had seven children at that time. Enoch and Martha Jane had approximately 370 acres on which they raised 555 bushels of wheat, 2300 bushels of Indian corn, and 900 bushels of oats. They also had 394 head of cattle, 6 oxen, 100 cows, 7 mules, and 3 horses. The Tipton farm was valued at \$8,000 and the farm implements at \$100. Enoch had paid \$1,080 to his farm laborers. The crops were irrigated with ditches.

In 1871, Enoch Tipton purchased Samuel B. Searcy's undivided one-half of one-seventh interest in the Scolly Grant from Searcy's widow for \$3,500. Enoch then claimed property that stretched for 6.5 miles from the east boundary of the grant. Most of the land was used for pasture for cattle and horses.

Enoch Tipton died on March 11, 1878, leaving 364.93 acres of irrigable land (out of a total of 2388 acres) to be divided between his wife and his children. The 247.41-acre parcel that Enoch Tipton left to his wife contains most of the contributing resources within the Tipton/Black Willow Ranch Historic District .

The 1880 agricultural census shows that Martha Jane Tipton had only 75 acres under cultivation, with another 1000 acres "unimproved." The value of Tipton farm in 1880, however, had increased to \$15,000, with the farm implements worth \$135, and the livestock worth \$1,000. This doubling of value indicates that the Tipton farm was succeeding, even without Enoch's presence. Martha Jane owned four acres of apple trees and one acre of peach trees, and she also grew peas, beans, wheat, corn, and oats. She owned 50 chickens, 8 pigs, 45 sheep, 30 cows, 2 mules, and 8 horses, and had sold 75 cords of wood that year. While it is unknown exactly when Martha Jane

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Tipton died, or where she and Enoch are buried, family genealogy indicates that she had passed on by 1916.

The land that Enoch Tipton left to his children (Figure 21) contains the pasture north of the houses and the barn, both part of the Tipton/Black Willow Ranch Historic District. The sheer size of Enoch Tipton's family—at least ten children living to adulthood—guaranteed a strong presence in the valley. By 1898, all of the Tipton children's land had been consolidated into one parcel by the oldest son, Dr. William R. (Reuben) Tipton.⁴

Martha Jane Tipton's land changed title several times during the period of significance. Within days of purchasing it in 1901, the Reinkens sold the land to Ashley Pond, Jr., who was determined to establish a rural facility and institution that would encourage the training and education of boys in the ways of the outdoors and especially of the West, similar to Ernest Thompson Seton's efforts near Santa Fe. Later, Pond established the Los Alamos Ranch School at Los Alamos, New Mexico, which eventually was acquired by the United States government for purpose of establishing the first atomic research facility under the direction of Robert Oppenheimer.

Pond and his family occupied the Martha Jane Tipton House in 1901 and the classroom and dormitories for boys were located in newly constructed low-lying adobe buildings placed on each side of the Martha Jane Tipton House. In 1904, however, disaster struck when most of northcentral New Mexico experienced a tremendous flood. The Mora and Sapello Rivers, and probably the Tipton Creek as well, overran their banks. Silt in the low-lying areas of the Tipton Ranch has been measured to a depth of 3', indicating that the waters could have been as much as 10' deep or more. The silted-in areas are located hundreds of feet from the existing Mora River bed, which also indicates the expansiveness of the flood.

⁴ Dr. William R. Tipton was a prominent Las Vegas physician and a graduate in medicine from the University of Missouri at Columbia in 1876 and Jefferson Medical College at Philadelphia in 1877 (Twitchell 1917, 255-6). From 1897 to 1906, Dr. William R. Tipton was a member of the territorial board of health and was superintendent of the New Mexico Hospital for the Insane at Las Vegas. He became one of the organizers of the New Mexico Medical Society, of which he was the first president, and in 1911 he was elected to the third vice-presidency of the American Medical Association for a two-year term. In 1878, he married Elizabeth Duncan, whose great-great uncle, Samuel Huntington, of Connecticut, was one of the signers of the Declaration of Independence.

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The result of the flooding was devastating throughout the Mora and the Canadian River basins. The immediate loss to Pond was the adobe structures, erased from the landscape. During the flood, Pond watched the floodwater rising towards the front porch of the Martha Jane Tipton house that faced the Mora River. The house was constructed to be on safe ground, but was in danger of being inundated as the floodwaters continued their rise. Pond rushed his wife and 10-month-old child in-arms (Margaret Pond), "up to the barn on the hill to safety." (The quote is from the book *House at Ottowi Bridge* by Margaret "Peggy" Pond Church, who was that 10-month-old baby.) The disaster left Pond broke and discouraged and he later left Watrous and moved back to his home in Detroit. In 1914, however, he bought the homestead of H. H. Brook on the Parajito Plateau and established the Los Alamos Ranch School, which opened in 1917.

In 1906 Pond sold the Martha Jane Tipton tract to Eardley N. and Harriette Randall Kearney (no relation to General Stephen Watts Kearny), who took out a mortgage in 1910 and in 1913 leased the land to E. L. Rasbury, who had an option to buy the land in two years. It is in 1913 that the use of the Tipton Ranch blurs, for this was the year shown on a series of photographs taken of the Enoch Tipton house, showing the Murray Carleton, Jr. family (Figures 21-26). It is believed that Murray Carleton, Jr. is the same wealthy businessman who was a founding stockholder and developer of the Glen Echo Golf Club and Resort in St. Louis and was also a member of the Missouri Transportation Commission. (Because of the Tipton ties to Missouri, it is likely that fellow Missourians would be associated with the property.) Although Carlton name does not appear in the chain of title at any point—or in any records for Mora or San Miguel counties—the photographs indicate that Carlton invested substantial sums of money to rehabilitate and restore the 1862 house to a pristine ranch headquarters (and possible dude ranch) known as "Rancho del Cedrito" (for Cedrito Creek, an older name for Tipton Creek). This name was proudly placed on a sign over the front gate as recorded (Figure 23) by photographer Almeron Newman (Figure 27). The mystery of the Carletons is compounded by the fact that Newman's panoramic photographs are now well-known (Library of Congress 2001).

By 1914, "Rancho del Cedrito" was again known as "Boone Valley" in a mortgage that the Kearneys negotiated. In 1917, they sold the land to John Gregory. In 1920, John and Annie Gregory sold the land to Richard R. Devine, who, with his wife, Mary T. Devine (Enoch Tipton's granddaughter), lost the land to the Federal Land Bank of Wichita, Kansas, in 1931. Two years later, however, the tract was sold to Thomas V. (A.) Devine, a relative of Richard R. Devine and, ultimately, of Enoch Tipton. In 1940, Thomas A. Devine sold the Martha Jane Tipton tract to Dr. M. C. and Dorothy Overton, who then sold it to William C. Porter in 1947. In 1952, the Porter family sold it to the Sellman family who consolidated several tracts into a vast holding.

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Figure 21: "El Cedrito, Mora, Co., N. M., July 1913," exterior of Enoch Tipton house, looking east (Newman, 1913).



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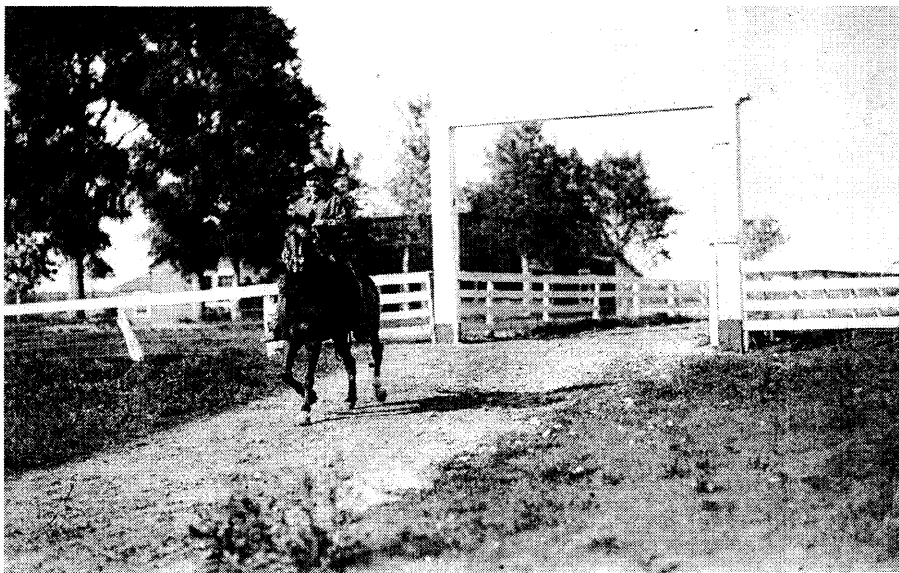
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Figure 22: "Mr. and Mrs. Murray Carlton, Jr. & Hopi Carlton, El Cedrito, Mora Co., N. M., July 1913," exterior of Enoch Tipton House, looking northeast (Newman, 1913).



Figure 23: "Murray Carlton, Jr., 'The Real Stuff in Cowboys,' El Cedrito, Mora Co., N. M., July 1913," exterior, looking northeast (Newman, 1913).



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Figure 24: "Mrs. Murray Carlton, Jr. and her pets, El Cedrito, Mora Co., N. M., July 1913," interior of Enoch Tipton House, interior, south wall of center section of house (Newman, 1913).

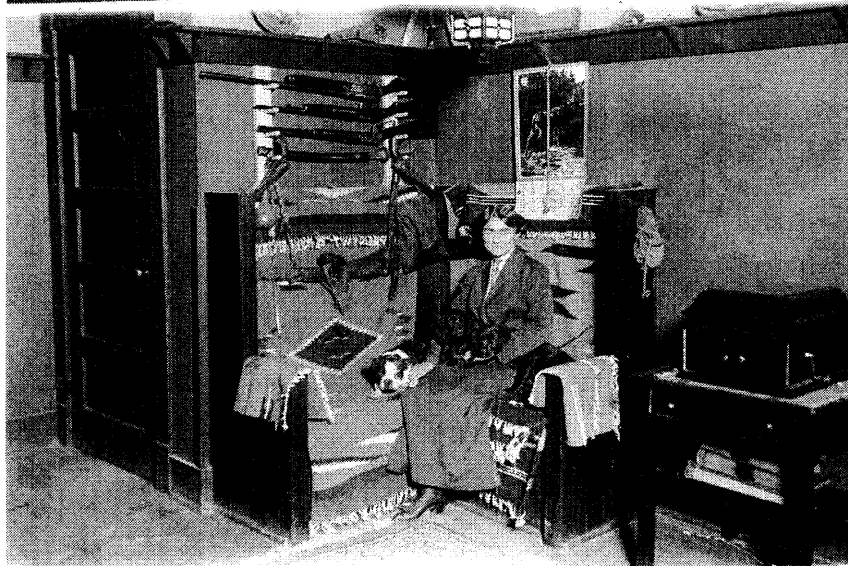


Figure 25: "Interior of house, Rancho del Cedrito, N. M., July 1913," Enoch Tipton House, fireplace on north wall of center section of house (Newman, 1913).



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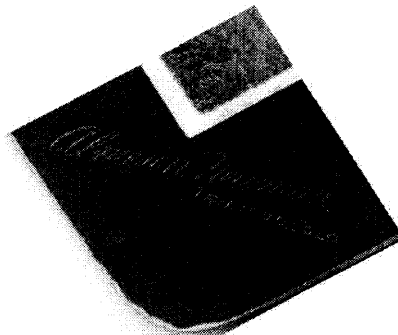
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Figure 26: "Dr. W. R. Tipton (on right) and Murray Carlton, Jr., Alfalfa field, Boone Valley, Mora Co., N. M., July 1913," looking east (Newman, 1913).



Figure 27: Trademark for Almeron Newman.



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Dr. William R. Tipton's land was held by his wife, Elizabeth Duncan Tipton, until 1945, when it was sold to Marshall Sellman. By 1952, the Sellman family held all of the Tipton land. In 1973, the Sellmans sold their holdings to the Larson family, who, in 1999, sold the land to the present owner, Black Willow Ranch, LLC. Altogether, the land comprising the Tipton/Black Willow Ranch Historic District remained in the hands of the Tipton family from Enoch Tipton's purchase in 1862 until Elizabeth Duncan Tipton sold the last parcel in 1945. As a result, there have been only a few new buildings added to the district--a well house and horse stalls. The district meets Criterion A at the local level in the area of Exploration/Settlement because of its association with the settlement of northeastern New Mexico.

Architectural Significance

The Tipton/Black Willow Ranch Historic District meets Criterion C at the local level in the area of Architecture because of the range of rural New Mexico's Territorial Period architectural styles as evidenced in the 1862 Enoch Tipton house and adobe barn, and the Italianate 1883 Martha Jane Tipton house. The 1862 Enoch Tipton house, originally a one-room adobe structure, grew through the years to a multi-winged ranch house. The Tipton adobe barn, built approximately the same time, has been restored to its historic integrity from 100 years ago. The Italianate Martha Jane Tipton house, built in 1883, reflects the prosperity and awareness of Eastern building traditions brought by the railroad to New Mexico. In addition to the architecture, contributing resources include a family cemetery, the Tipton irrigation ditch, and a historic fence line. The Marshall family cemetery dates from 1884 and holds the remains of four of Enoch Tipton's grandchildren, testifying to the harshness of life in Territorial New Mexico. The quarter-mile ditch was blasted out of rock to provide irrigation for grassland in 1870, as it does today. The fence line remains in its historic location as part of the southwest boundary of a parcel of land belonging to the Tiptons. The district's name reflects the Black Willow (*Salix nigra Marshall*) protective tree line that is a primary visual component of the entire area. In all, Tipton/Black Willow Ranch Historic District has changed little from its appearance during its period of significance, 1862 to 1945, the period during which the property remained in Tipton ownership.

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CONTINUATION SHEETSection 9 Page 33**BIBLIOGRAPHY**

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Name of Property
NPS Form 10-900-a
(8-86)

County and State
OMB No. 1024-0018

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CONTINUATION SHEET

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(8-86)

County and State
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**United States Department of the Interior
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_____. Schedule 4. 1860, Taos and Mora Counties.

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United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES****CONTINUATION SHEET**Section 10 Page 36**Verbal Boundary Description**

The boundaries of the Tipton/Black Willow Ranch Historic District begin at the point where the road into the district crosses the Mora River. The boundary follows the Mora River north to where it intersects with the 6320' contour on its south bank. The boundary follows this contour line until it meets the ranch road, and then follows the ranch road until it meets the 6340' contour line forming the southern edge of the Dakota sandstone bluff. The boundary follows the bluff eastward along its 6340' contour line, wrapping around the small valley until meeting Tipton Creek. The boundary continues southward, following Tipton Creek until meeting the Tipton Irrigation Ditch, about 446 feet south of the Mora-San Miguel County line. The boundary then follows the ditch west and then north and then west again until the ditch reaches the fence on the western edge of the district. The boundary then follows this fence line north to the Mora River, where the road enters the district, to the point of beginning.

Boundary Justification

The boundaries of the Tipton/Black Willow Ranch Historic District have both topographic and historic cultural components. The Mora River forms a natural boundary to the valley, as does the sandstone bluff and Tipton Creek. Tipton Creek connects to the Tipton Irrigation Ditch, which intersects with another historic cultural feature, the fence line that defined the western edge of the Thomas Devine tract. The only non-historic and non-topographic section of the boundary is where ranch road connects the two contour lines for a distance of approximately 600 feet.

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Section Photos Page 37

PHOTOGRAPHS

Photograph 1:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Mora River at entrance to Tipton/Black Willow Ranch Historic District, looking northeast.

Photograph 2:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Road leading to the Martha Jane Tipton house (in distance), looking east.

Photograph 3:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Fence line, southwest boundary of Tipton/Black Willow Ranch Historic District, looking south.

Photograph 4:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Tipton irrigation ditch, looking north.

Photograph 5:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Tipton adobe barn on left, Martha Jane Tipton house on right, looking north.

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OMB No. 1024-0018

**United States Department of the Interior
National Park Service
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CONTINUATION SHEET**

Section **Photos** Page **38**

Photograph 6:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Dale Zinn, May 2000
Negative located at Historic Preservation Division
Enoch Tipton house under renovation, looking northeast.

Photograph 7:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Dale Zinn, May 2000
Negative located at Historic Preservation Division
Dakota Sandstone cliffs that form the eastern boundary of the district, looking east.

Photograph 8:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Nancy Hanks, May 2000
Negative located at Historic Preservation Division
Marshall family cemetery with markers, looking east.

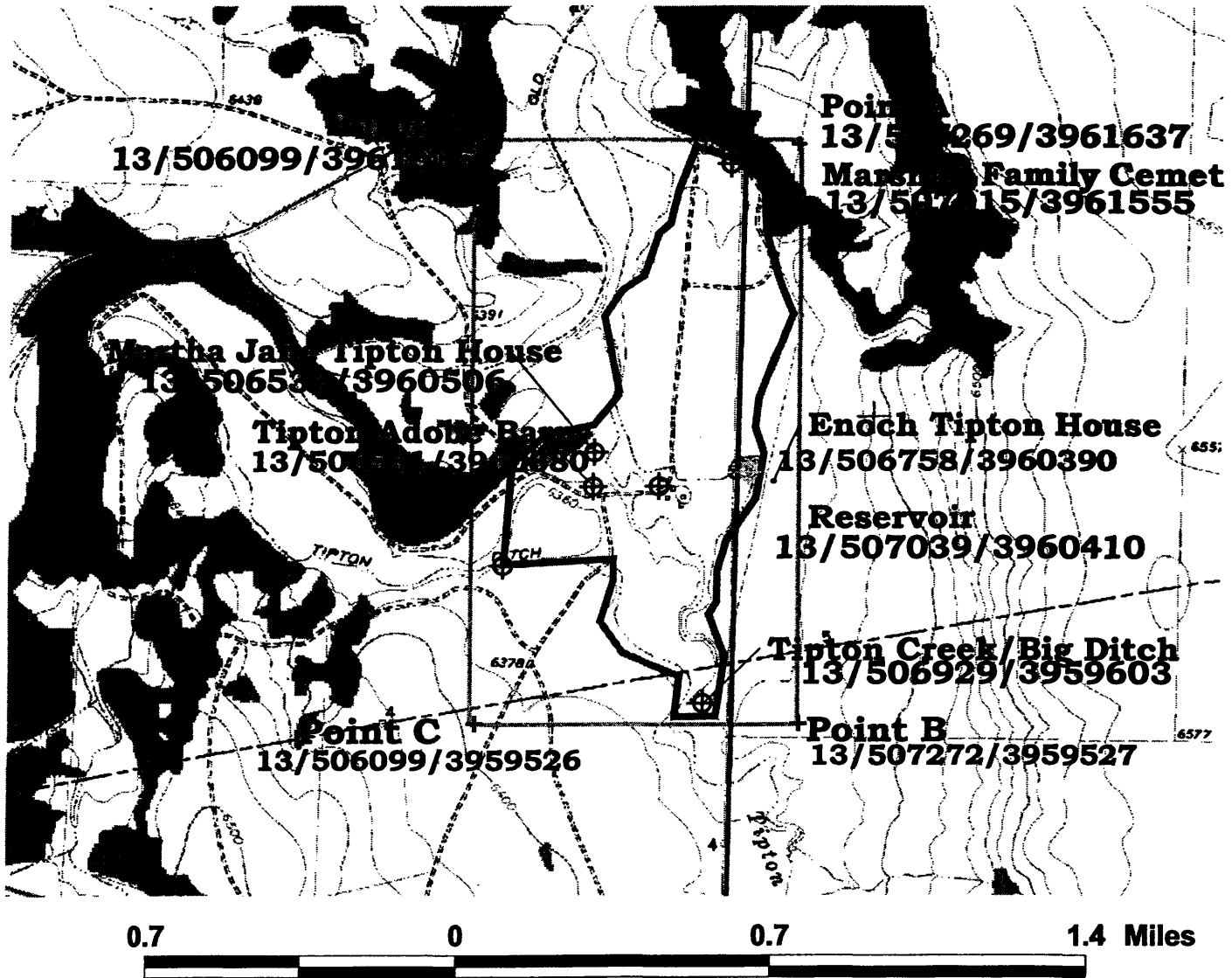
Photograph 9:

Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Dale Zinn, May 2000
Negative located at Historic Preservation Division
Martha Jane Tipton house, exterior, west side of house (with mothballing interventions).

Photograph 10:

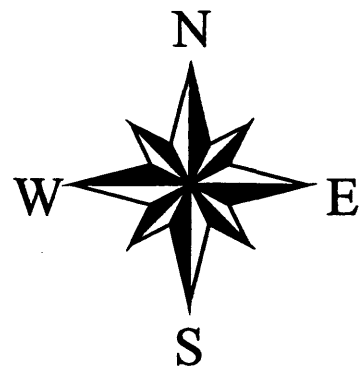
Tipton/Black Willow Ranch Historic District
Mora and San Miguel Counties, New Mexico
Photographer: Dale Zinn, May 2000
Negative located at Historic Preservation Division
Tipton Adobe barn, west end.

Tipton/Black Willow Ranch Historic District

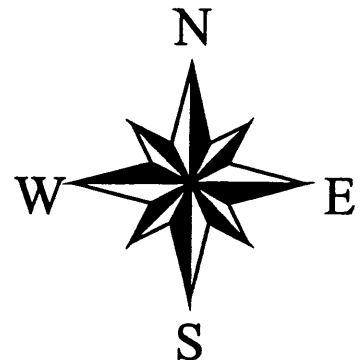
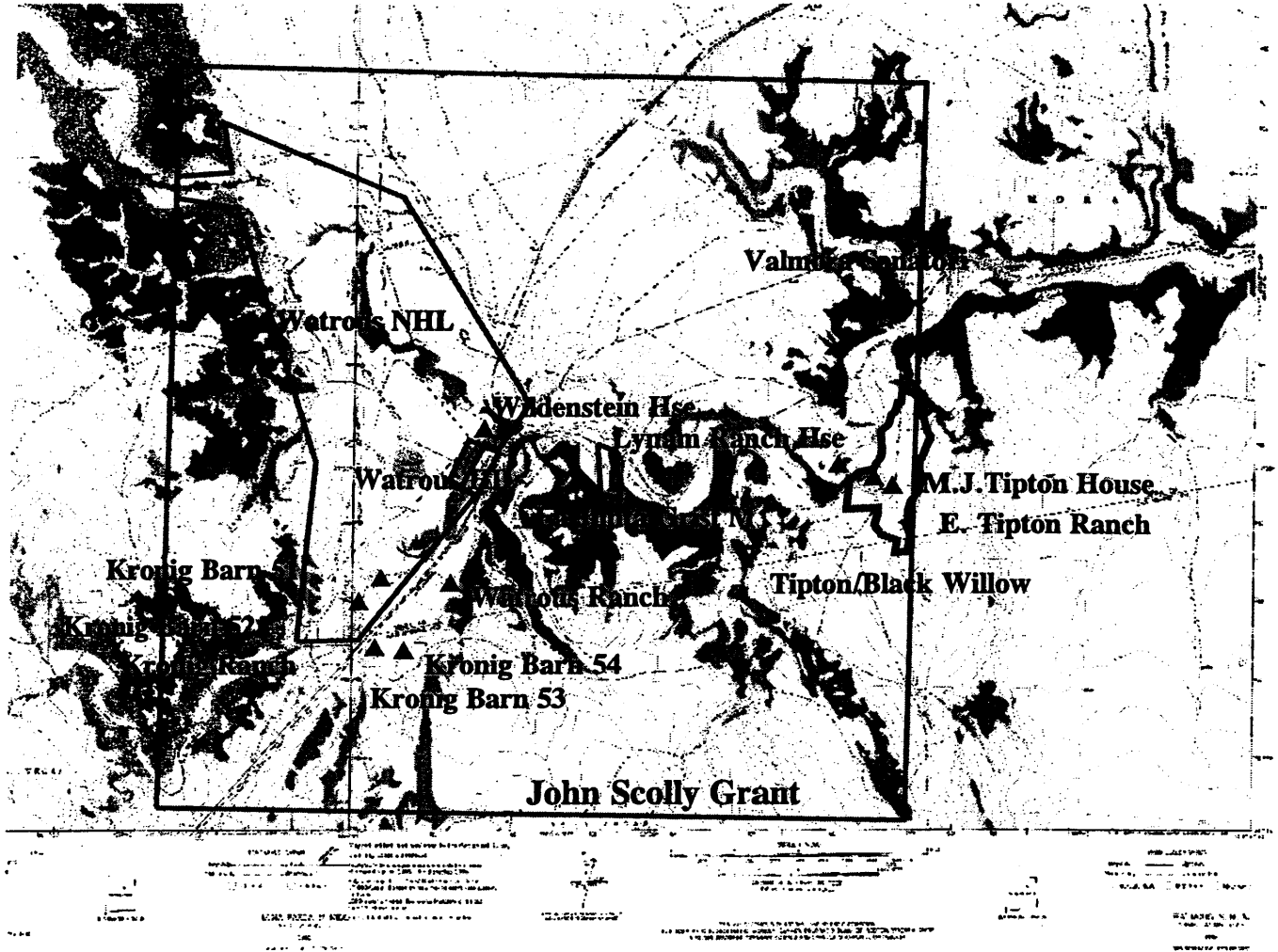


Map 1: USGS 7.5" quadrangle with Proposed Tipton/Black Willow Ranch Historic District Boundaries.

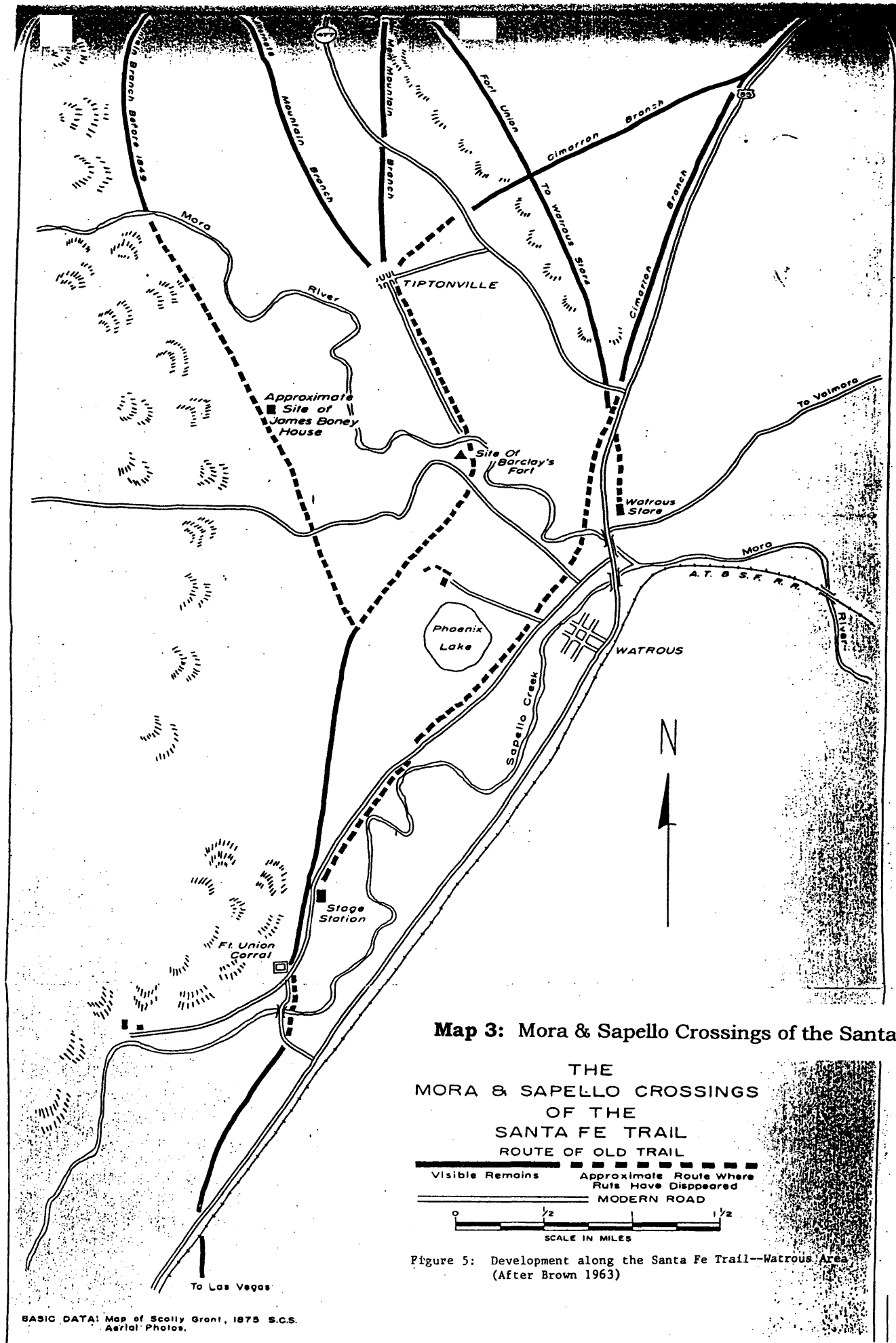
-  District Components
-  District Boundary
-  Scolly Grant Boundary
-  District Polygon

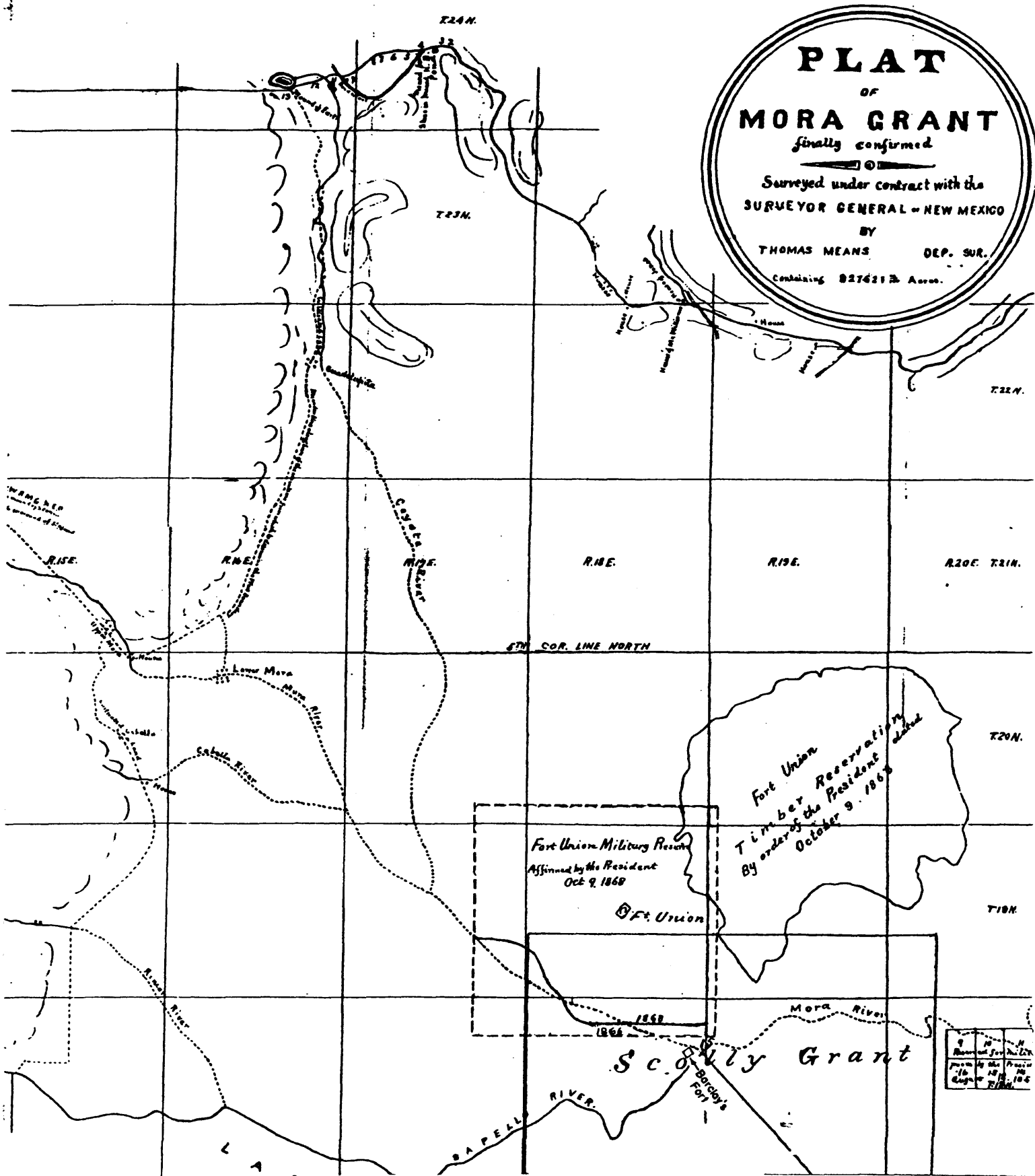


**Map 2: Tipton/Black Willow Ranch Historic District
in Relation to Other Registered Properties near Watrous**



- ▲ Registered Properties (Points)
- Registered Properties
- District Boundary
- Scully Grant Boundary

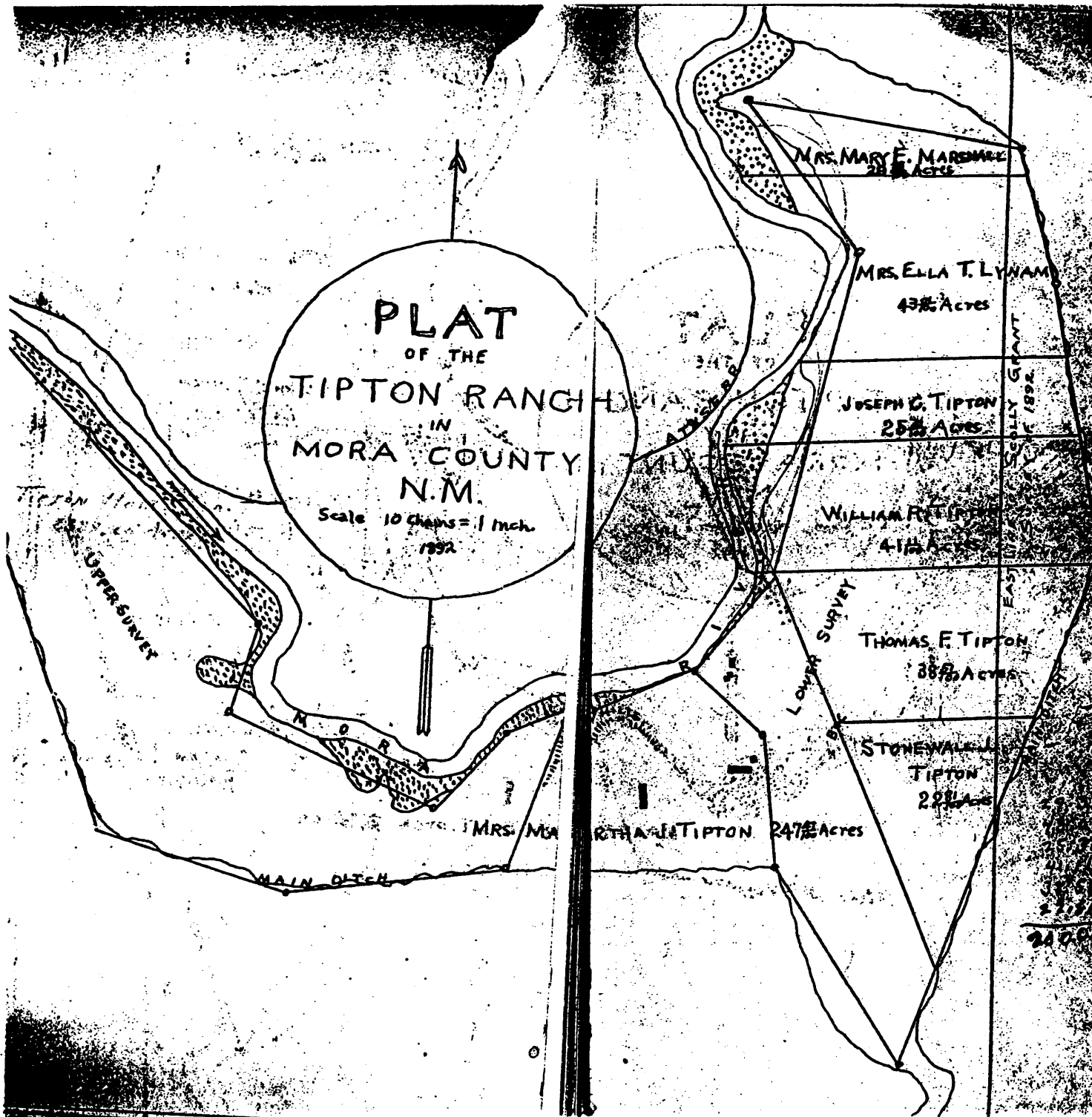




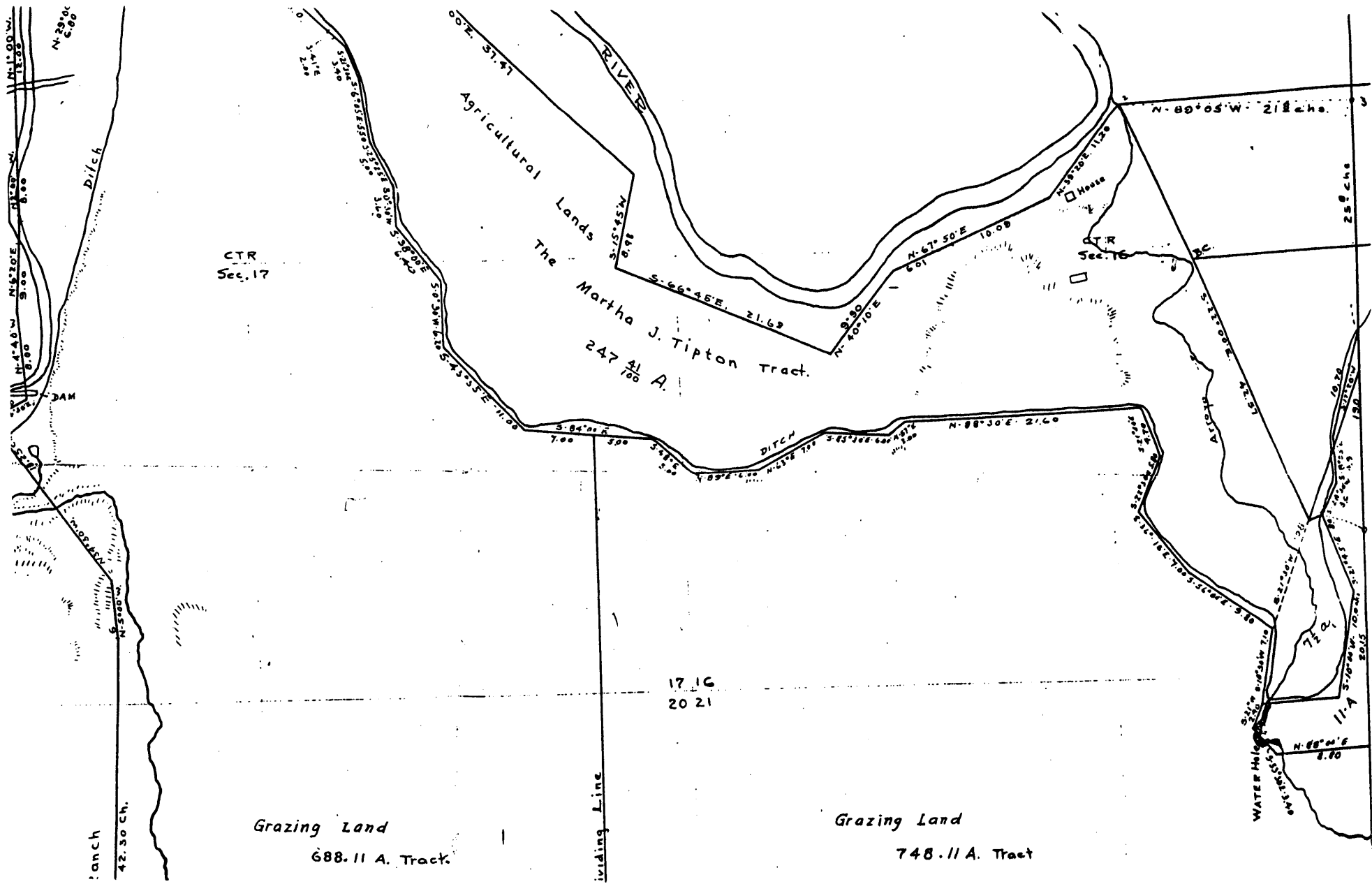
Map 4: "Plat of Mora Grant finally confirmed," showing Fort Union in relation to the Scolly Grant.

to 160 chains to one in

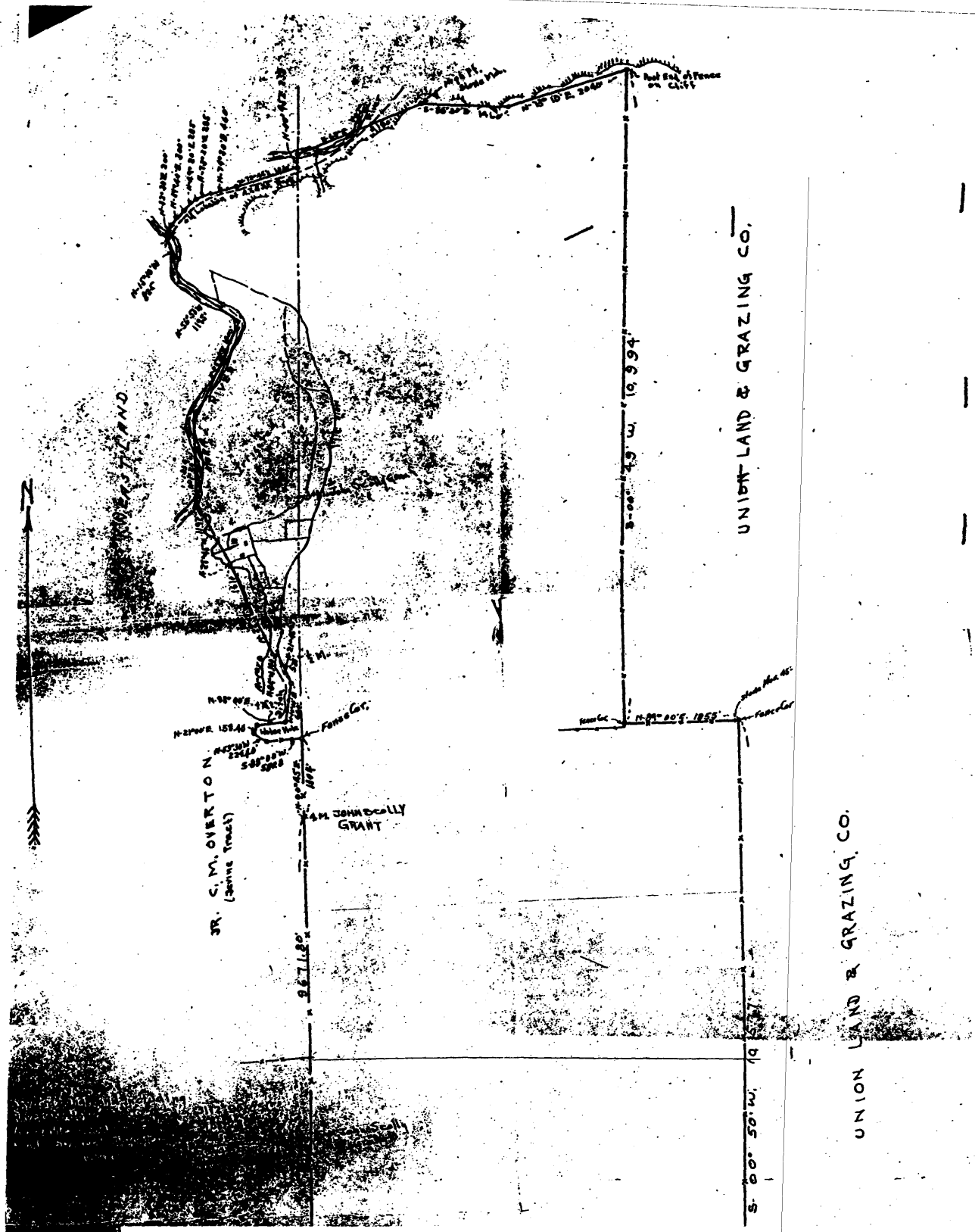
T19N.



Map 5: "Plat of the Tipton Ranch in Mora County, NM, 1892."



Map 6: Plat of the 247.47 acre Martha Jane Tipton Tract.



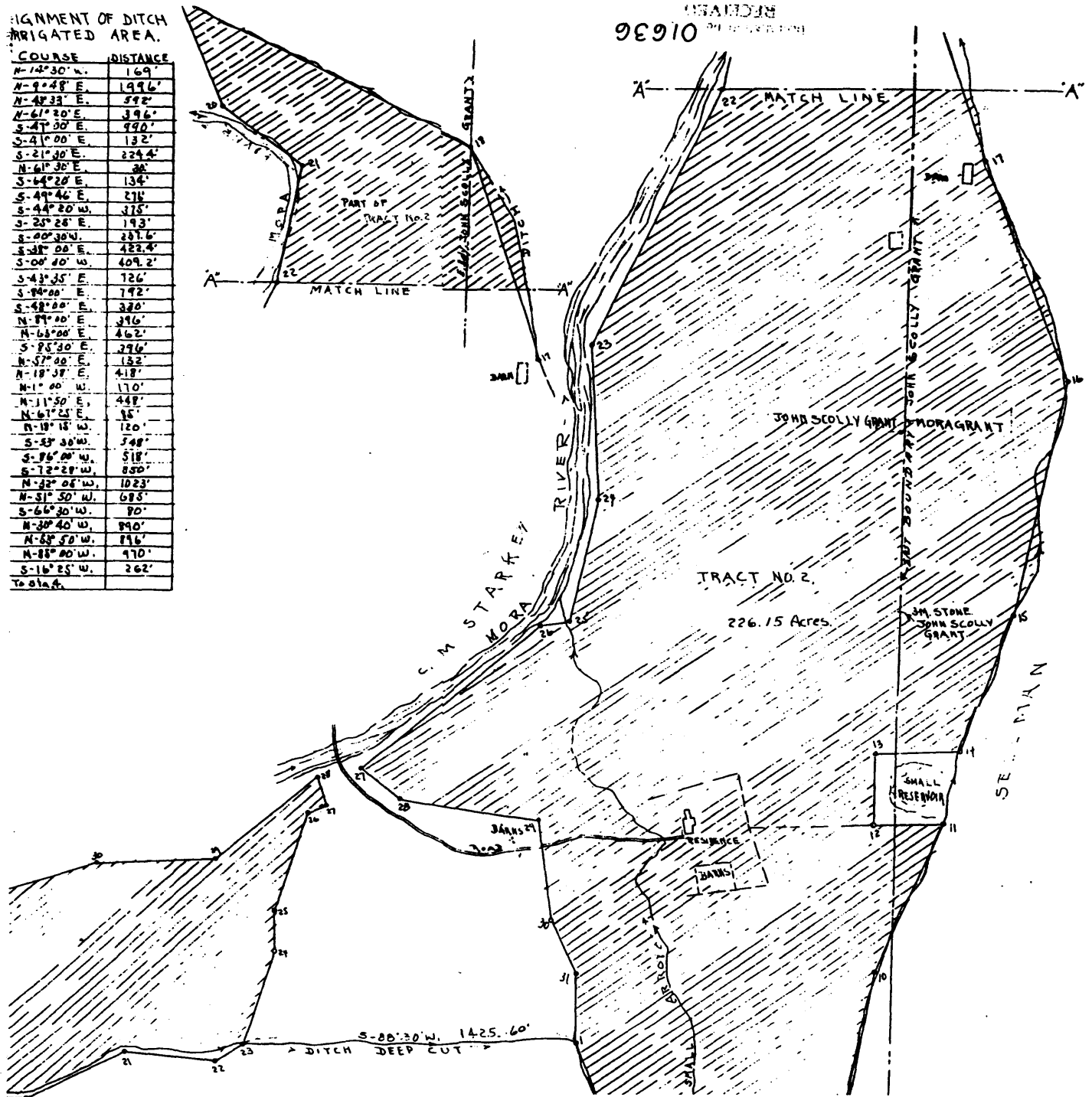
Map 7: "Plat Showing Land of Tipton Ranch, Watrous, N. M.," with location of structures in center left.

W.W. LYNAM

PLAT
SHOWING LAND OF
TIPTON RANCH
WATROUS, N.M.
Scale 1000' = 1"
H.E. Wolman, C.P.

ALIGNMENT OF DITCH
 IRRIGATED AREA.

COURSE	DISTANCE
N-14°30' W.	169'
N-9°48' E.	1996'
N-48°33' E.	592'
N-61°20' E.	396'
S-41°30' E.	990'
S-41°00' E.	132'
S-21°40' E.	2244'
N-61°30' E.	36'
S-64°20' E.	134'
S-49°46' E.	278'
S-44°20' W.	378'
S-25°28' E.	193'
S-00°30' W.	2016'
S-38°08' E.	422.4'
S-00°40' W.	409.2'
S-43°35' E.	726'
S-84°00' E.	792'
S-48°00' E.	320'
N-84°00' E.	396'
N-63°00' E.	462'
S-85°30' E.	396'
N-52°00' E.	132'
N-18°38' E.	418'
N-1°00' W.	170'
N-11°50' E.	448'
N-61°25' E.	85'
N-18°18' W.	120'
S-35°38' W.	548'
S-86°00' W.	518'
S-72°28' W.	850'
N-32°06' W.	1023'
N-51°50' W.	685'
S-66°30' W.	90'
N-30°40' W.	890'
N-85°50' W.	196'
N-88°00' W.	970'
S-16°25' W.	262'
To Sta. A.	



Map 8: "Tract No. 1, Alignment of Ditch and Irrigated Area," with location of structures in center right.

ENGINEER'S CERTIFICATE

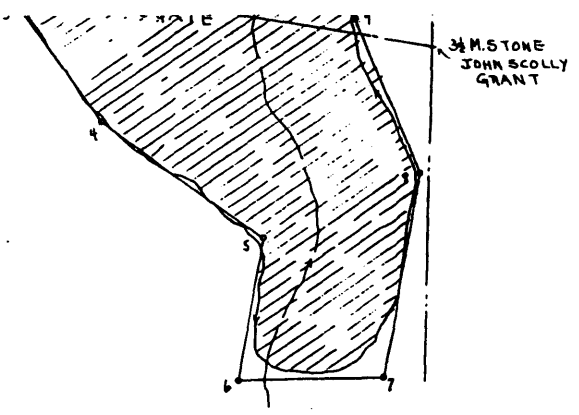
enrico miguel ss.

Beisman, being first duly sworn upon my oath I am the Engineer who made the map showing under old Vested Water Rights and that such record by me from field notes of surveys on record and in previous years and actual surveys made my direction and that the same are true and best of my knowledge and belief.

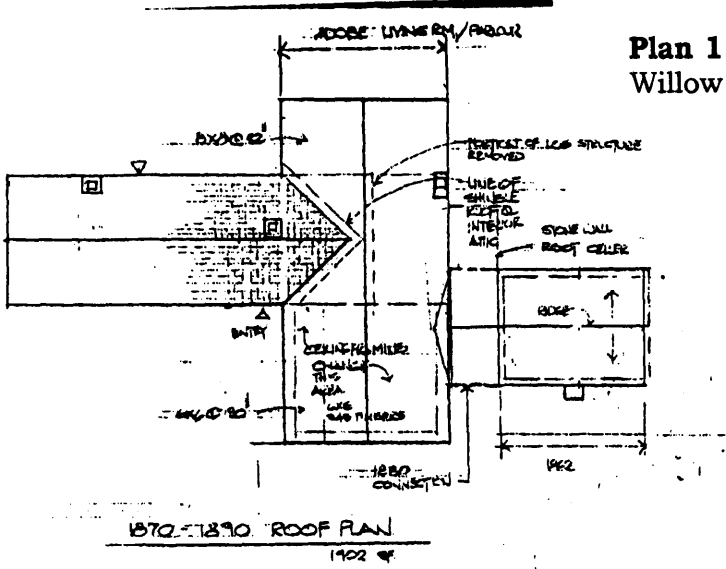
HE Beisman
 CIVIL ENGINEER

sworn to before me this 1st day of October 1959.

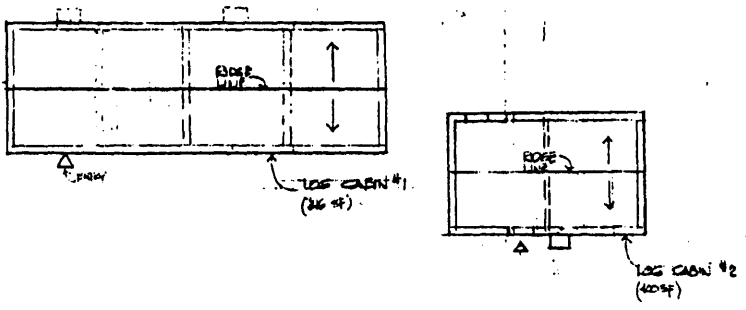
expires 69 Notary Public



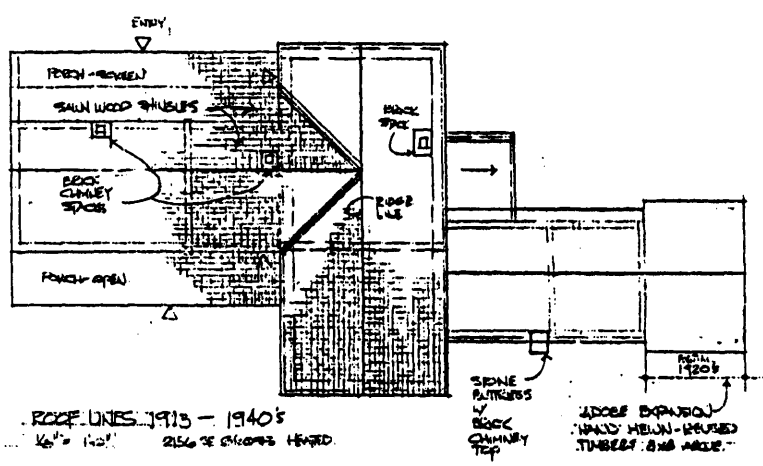
Plan 1: Enoch Tipton 1862 House Historic and Current Roof Plans, Tipton/Black Willow Ranch Historic District.



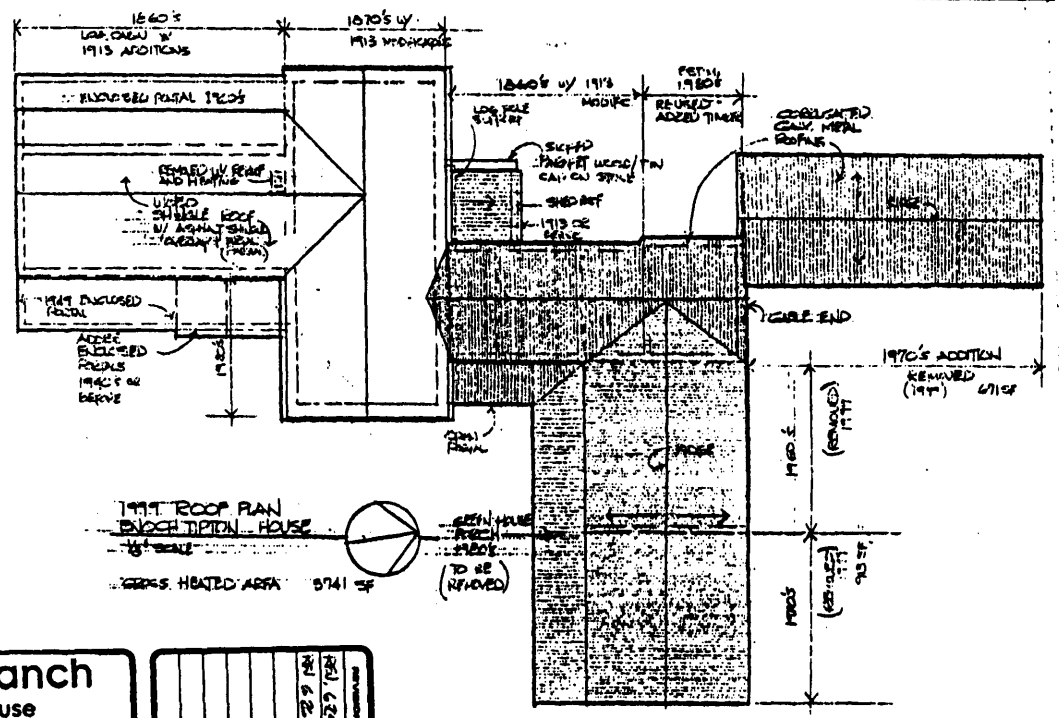
1870-1890 ROOF PLAN
1902 SF



1862-1870 ROOF PLANS
ENOCH TIPTON HOUSE
8'-0\"/>



ROOF LINES 1913 - 1940's
16'-0\"/>



1919 ROOF PLAN
ENOCH TIPTON HOUSE
18'-0\"/>

Dale F. Zinn, Architect
 Colorado and N.M. Preservation Specialist
 PO Box 734
 Santa Fe, N.M. 87504
 505-982-6690

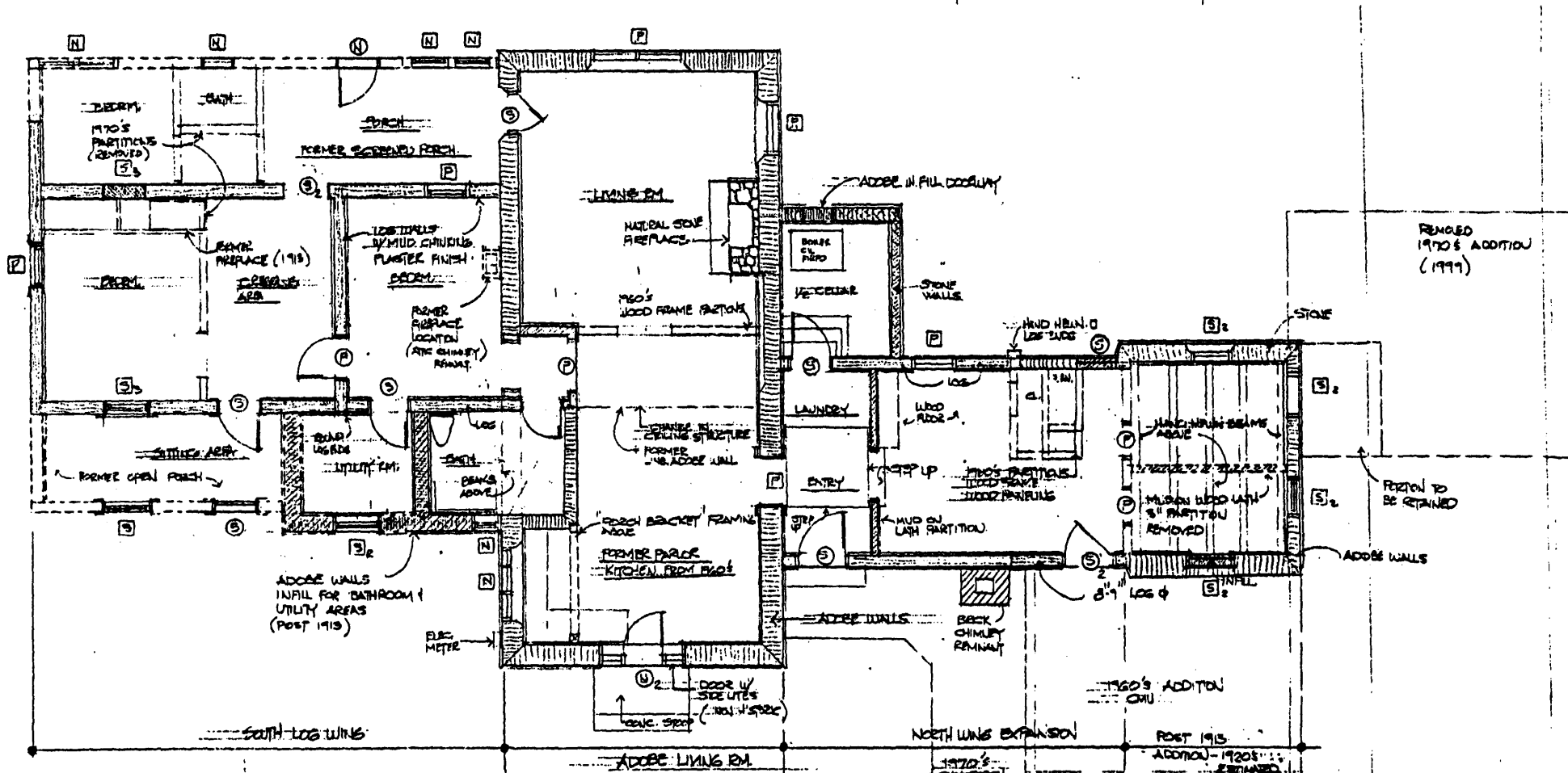
Black Willow Ranch
 Enoch Tipton 1862 House
 Watrous, New Mexico

NO.	DATE	DESCRIPTION	BY
1	10/1/02	PRELIMINARY	D.F.Z.
2	10/1/02	REVISION	D.F.Z.
3	10/1/02	REVISION	D.F.Z.
4	10/1/02	REVISION	D.F.Z.
5	10/1/02	REVISION	D.F.Z.
6	10/1/02	REVISION	D.F.Z.
7	10/1/02	REVISION	D.F.Z.
8	10/1/02	REVISION	D.F.Z.
9	10/1/02	REVISION	D.F.Z.
10	10/1/02	REVISION	D.F.Z.

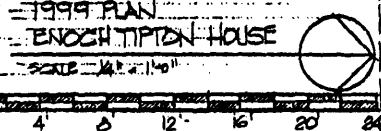
1862 - FIRST
1870's
1880's
1890's
1900's
1910's
1920's
1930's
1940's
1950's
1960's
1970's
1980's
1990's
2000's
2010's
2020's

Plan 2: Enoch Tipton House 1862-1913 Floor Plan, Tipton/Black Willow Ranch Historic District.

5/24/00
5/28/00
6/2
11



- ① PRIMARY WINDOW: ORIG. HIST. FABRIC
- ② SECONDARY WINDOW: OUTSIDE PERIOD OF SIGNIFICANCE
- ③ SECONDARY WINDOW: ORIG. LOCATION WINDOW BRACED (S) INFILL
- ④ LIGHT HISTORIC DOOR / WINDOW
- ⑤ PRIMARY HISTORIC DOOR / OPENING
- ⑥ SECONDARY DOOR: OUTSIDE PERIOD OF SIGNIFICANCE (P) OR RELOCATED
- ⑦ ORIGINAL WINDOW - CHANGED TO DOOR
- ⑧ INFILL ORIG. OPENING



1870's ADDITION
CML (REMOVED 1979)

DATE	NOV 20 1983
PROJECT	TIPTON
DESIGNER	D.F.Z.
DRAWN	D.F.Z.
CHECKED	D.F.Z.
DATE	11/20/83
SCALE	AS SHOWN
SHEET NO.	MU-2
TOTAL SHEETS	2

Dale F. Zinn, Architect

Colorado and N.M.

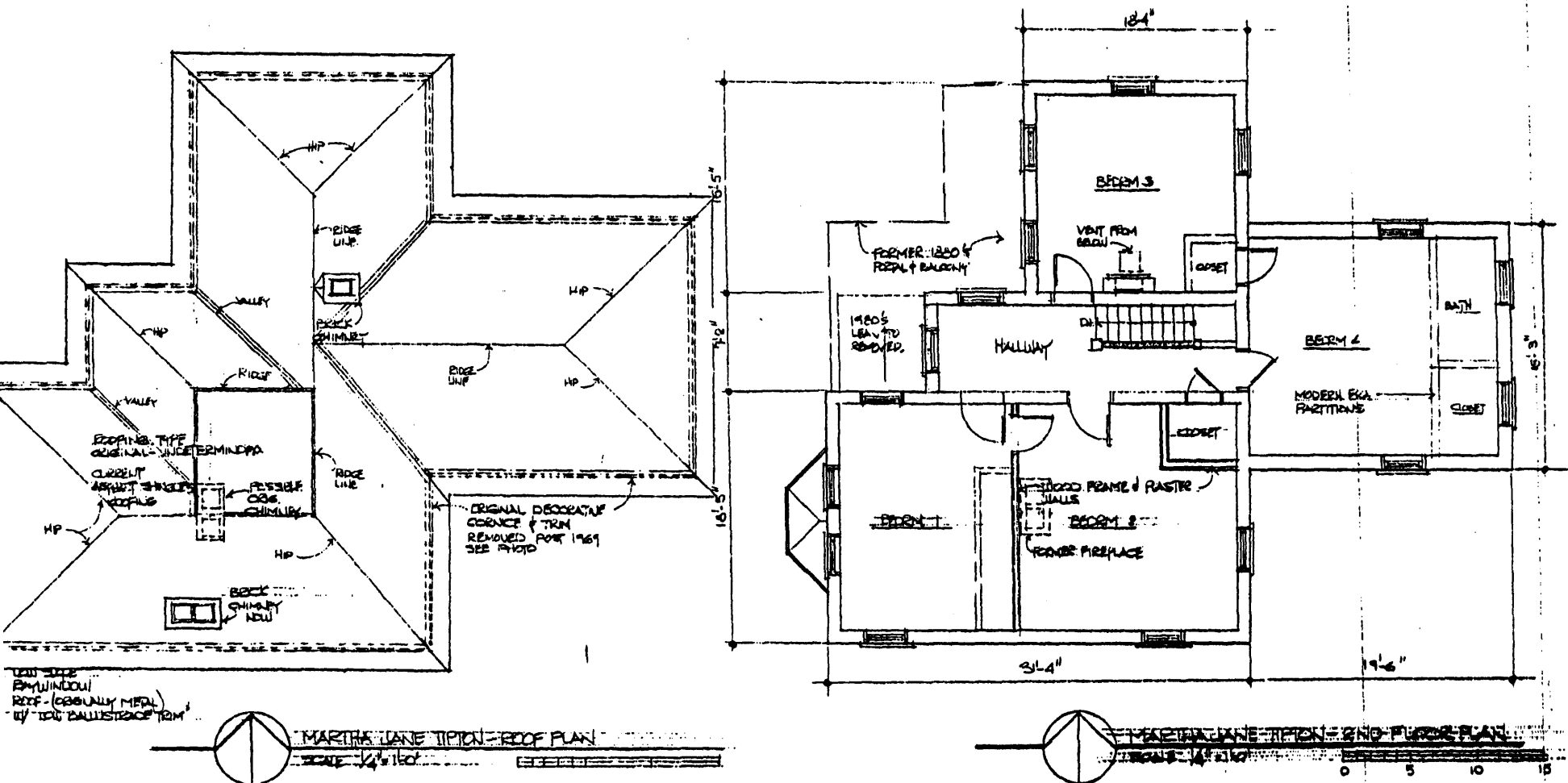
PO Box 756
Santa Fe, N.M. 87504
305-982-8690

Tipton - Black Willow Ranch

Martha Jane Tipton House - 1883

Watrous, New Mexico

Plan 3: Martha Jane Tipton House-1883 Ground Floor Plan, Tipton/Black Willow Ranch Historic District.



DATE	1-11-1
PROJECT	1-11-1
NO. OF SHEETS	5
SHEET NO.	5
DATE	1-11-1
BY	DZ
CHECKED	DZ
APPROVED	DZ

Dale F. Zinn, Architect

Colorado and N.M.

PO Box 756
Santa Fe, N.M. 87504
505-982-6490

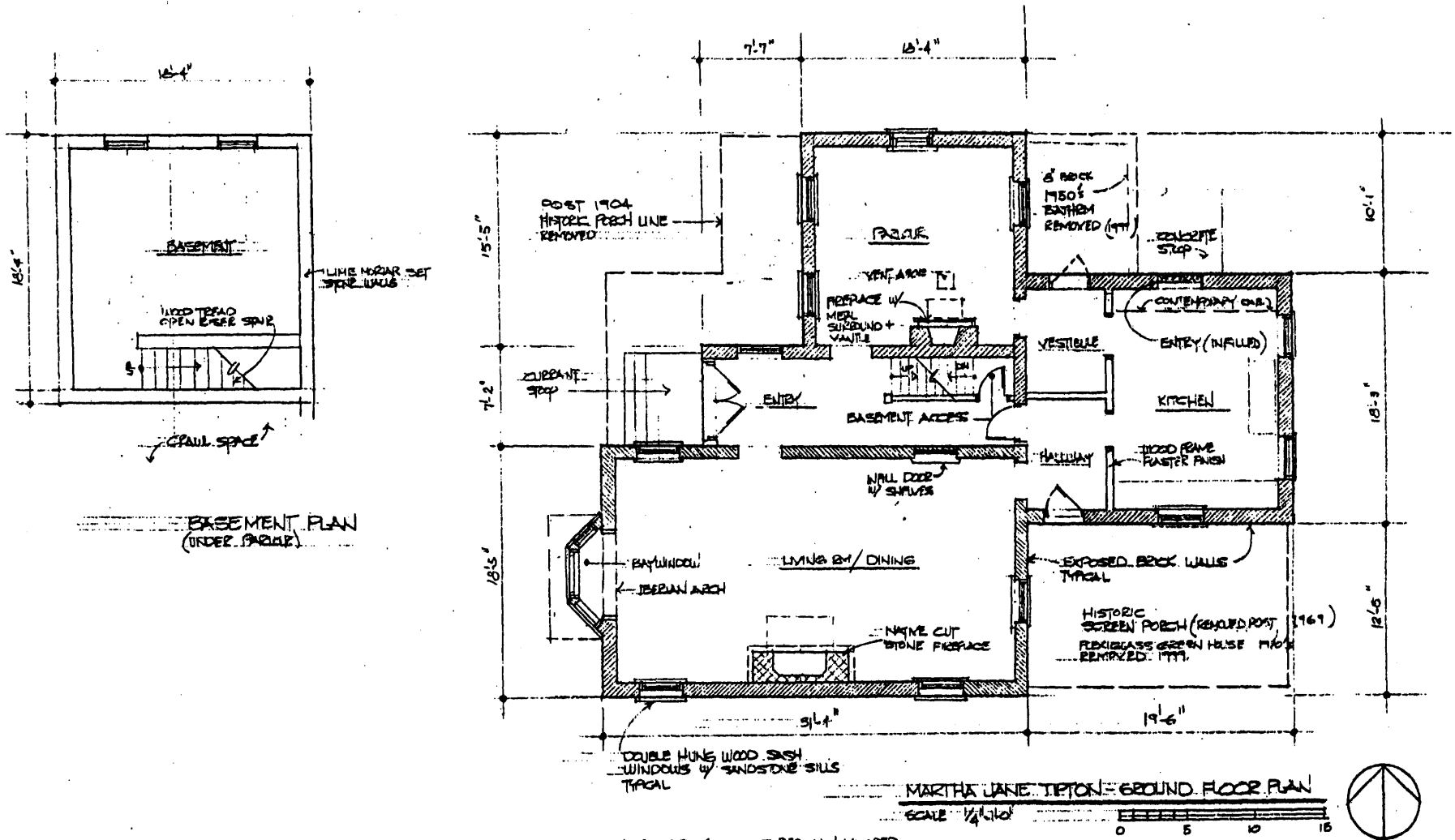
Tipton - Black Willow Ranch

Martha Jane Tipton House - 1883

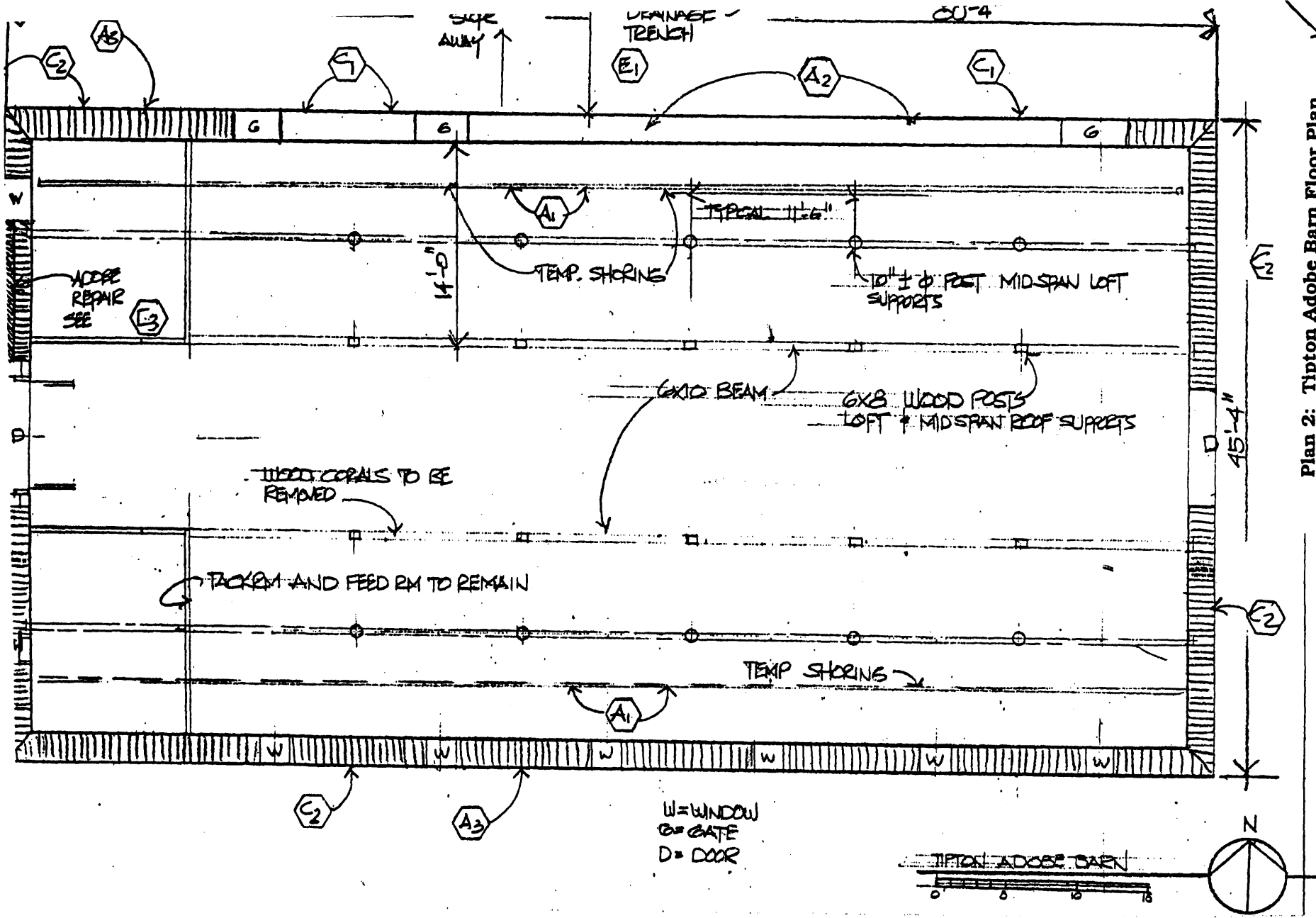
Watrous, New Mexico

REV	DATE	DESCRIPTION
1	1-11-1	ISSUED FOR PERMITS

Plan 4: Martha Jane Tipton House-1883 2nd Floor Plan, Tipton/Black Willow Ranch Historic District.



NOTE: BRICK IS SOFT RED CLAY MOUNDED
PIED ON SITE



Plan 2: Tipton Adobe Barn Floor Plan.

Tipton Ranch

Historic Adobe Barn

Dale F. Zinn
 Architect
 Po Box 756
 Santa Fe, New Mexico 87504

DATE 10.7.99

Plan 5: Tipton Adobe Barn Historic Floor Plan, Tipton/Black Willow Ranch Historic District.