

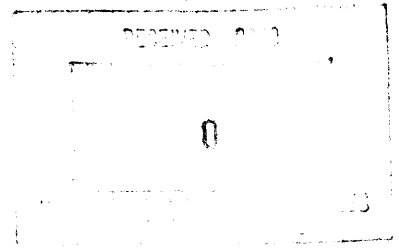
NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

208



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1. Name of Property

=====

historic name Chapman-Barnard Ranch Headquarters

other names/site number _____

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2. Location

=====

street & number 1511 CR 4201 not for publication N/A
city or town Pawhuska vicinity X
state Oklahoma code OK county Osage code 113
zip code 74056

=====

3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (N/A See continuation sheet for additional comments.)

Bob L. Embler 01-22-01
Signature of certifying official Date

Oklahoma Historical Society, SHPO
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

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4. National Park Service Certification

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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): _____

Edson H. Beall 3/2/01

per _____
Signature of Keeper Date
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>10</u>	<u>5</u> buildings
	<u> </u> sites
<u>3</u>	<u>1</u> structures
<u> </u>	<u>1</u> objects
<u>13</u>	<u>7</u> Total

Number of contributing resources previously listed in the National Register 0

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>animal facility</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural outbuilding</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>storage</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>RECREATION/CULTURE</u>	<u>museum</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>animal facility</u>
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation CONCRETE
roof TERRA COTTA; METAL: tin
walls BRICK; METAL: tin; ASBESTOS;
WOOD: Weatherboard
other _____

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

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8. Statement of Significance

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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.

Areas of Significance (Enter categories from instructions)

AGRICULTURE

Period of Significance 1921-1950

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8. Statement of Significance (Continued)
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Significant Dates 1921

Significant Person (Complete if Criterion B is marked above)
James A. Chapman

Cultural Affiliation _____

Architect/Builder unknown

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

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9. Major Bibliographical References
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(Cite the books, articles, and other sources used in preparing this form on one or more 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: University of Tulsa; Liz Medley

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10. Geographical Data
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Acreage of Property 14 MOL

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

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>14</u>	<u>729960</u>	<u>4080900</u>	3	<u>14</u>	<u>729660</u>	<u>4080600</u>
2	<u>14</u>	<u>729910</u>	<u>4080630</u>	4	<u>14</u>	<u>729650</u>	<u>4080800</u>

N/A See continuation sheet.

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

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

=====
11. Form Prepared By
=====

name/title Elizabeth W. Medley, BS, MLS,; edited by Jim Gabbert,
Architectural Historian, OK/SHPO

organization _____ date 19 December, 2000

street & number 1716 S. 75th East Ave. telephone (918) 664-5965

city or town Tulsa state OK zip code 74112-7720

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Additional Documentation
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Submit the following items with the completed form:

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 The Nature Conservancy

street & number 4545 N. Fairfax Drive, Suite #100 telephone _____

city or town Arlington state VA zip code 22203

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

SUMMARY

Located in the heart of the tallgrass prairie of Osage County, the Chapman-Barnard Ranch Headquarters consists of a grouping of buildings and structures that formed the heart of the largest corporate ranch in Oklahoma that could be surrounded by one fence. The heart of the headquarters is the brick, Spanish Colonial Revival style ranch house built by James A. Chapman. Surrounding this tile-roofed building are the barns, sheds, and other dwellings that comprise the ranch headquarters. In all, there are 13 contributing resources in this district, and 7 noncontributing resources.

The Chapman-Barnard Ranch Headquarters is located approximately 15 miles north of Pawhuska, the county seat for Osage County. There are no paved roads in the vicinity of the ranch headquarters; the acreage for miles around is rolling prairie, much of it now owned by the Nature Conservancy and maintained as the Tallgrass Prairie Preserve. Never plowed, the sweeping prairie remains much as it was when James A. Chapman began his cattle grazing operation in the area in 1915. The ranch headquarters, built about the time Chapman acquired the land in January, 1921, retains a high degree of integrity of setting, location, design, materials, workmanship, feeling, and association. Changes made to this working ranch have been functional and necessary. It remains an excellent example of a corporate ranch in the tall grass prairie of northeast Oklahoma.

DESCRIPTION

Located north of Pawhuska, the seat of Osage County, the Chapman-Barnard Ranch Headquarters is approached by Osage County Road 4201. This winding dirt and gravel road sweeps past the headquarters, passing through the rolling prairie. Big and little bluestem and other native prairie grasses blanket the land to the horizon, broken only strips of blackjack and post oak, and the gallery forests of bur and Chinquapin oaks that populate the low areas where the streams run. Few fences break up the land and small structures are seen in the pastures - check dams and ponds that provide for the cattle that once grazed here and for the herd of buffalo that remains.

The Chapman-Barnard Ranch Headquarters is a cluster of buildings on the east side of the road. The centerpiece of the complex is the ranch house, a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

one-story, brick building built in the Spanish Colonial Revival style. Built c. 1921 with bricks from a local factory, it is an unusual style for a successful ranch in northeast Oklahoma. Surrounding the house are a number of buildings and structures that were important in the daily operation of the ranch. Many of the buildings are constructed using the thick, sturdy posts of Osage orange trees. The supporting buildings consist of a horse barn or stable, a blacksmith shop, a "cake house," for feed storage, a combination chicken house/weaning shed, a garage/cow barn, two small houses, a smoke house, and a small tool shed. There are a number of contributing structures, including three water tanks. Noncontributing resources include a newer filter house, a visitors' restroom facility, a gift shop (once an equipment shed and welding shop), and the Barnard House, a small frame building that has undergone extensive alteration.

The ranch house is elegant, but unpretentious. It lacks the ornamentation and amenities that would be expected at the headquarters of prominent ranchers and oil millionaires. It is a functional building, designed possibly by James A. Chapman himself, to serve the basic needs of the ranch operation. It functioned as a bunkhouse and office; Chapman stayed in it on his frequent and visits to the ranch. It is built on a south-facing slope, shielded from the harshest north winds and taking maximum advantage of sun exposure. The U-shaped floor plan features an engaged, arcaded gallery that shelters the entries and windows on the south side. The ranch house is covered with a low-pitched, hipped, clay tile roof. An extension of the roof over an arcaded walkway leads to a separate bathroom.

North of the ranch house stand two small buildings. The westernmost is a frame smokehouse while the easternmost is a newer, concrete block filter house. Just north of the ranch house's restroom is a new, detached frame restroom facility. This compound is surrounded by fencing made from used oil drilling materials, including drill pipe and sucker rods.

East of the ranch house compound stands the gift shop. It was created by the alteration of the old equipment shed. Just east of the gift shop is the frame blacksmith shop with a small shed directly behind. Centered in the driveway area between the smithy and the frame cake house to the east is a concrete water tank. The tank is sheltered with a gabled roof supported by Osage orange posts.

North of the cake house is the stable (horse barn) and corral. The stable

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

is large, with a tack room and hay storage. A water tank stands in the corral. North of the stable stands a small frame building with a shed roof. It combines the function of a chicken house and a calf-weaning shed in one structure. Farther to the north are two, small, T-plan frame houses. These served as quarters for the married cow hands.

West of these two houses is a new, metal-clad, machine shed. Near the shed are three free standing oil tanks, clustered as one unit. West and north of the machine shed is the Barnard House, a single story frame house that served as the occasional residence for Horace G. Barnard, the co-owner of the ranch. This house has been greatly modified over the years. Associated with the Barnard House is a small garage/barn, of frame construction and gabled roof. A concrete water tank sits in a fenced enclosure near the barn end of this building.

This compound, with its houses, outbuildings, and fences, comprise the headquarters of the largest ranch in northeast Oklahoma that could be surrounded by one fence. It is the best, most intact example of a large, well managed corporate ranch in the area. It is the heart of a ranch that utilized revolutionary land management techniques, techniques that sustained and maintained the natural prairie grasses and ecology of close to 100,000 acres of Osage County. The Chapman-Barnard Ranch Headquarters is the only remaining property that retains a direct association with James A. Chapman, progressive rancher and oil millionaire. It retains a high degree of integrity of location, feeling, setting, design, materials, workmanship, and association.

CONTRIBUTING RESOURCES

1) Chapman Ranch House: Built c. 1921.

This one story, brick ranch house is designed in the Spanish Colonial style. The plan of the house is U-shaped, with an extension to the east that leads to restroom facilities and off the rear, or base of the U for the kitchen. The roof is clay tile, with decorative ridge caps. The roof is hipped, with small, vented gables above the front and rear entries. Each leg of the U features an interior, brick chimney with a decorative, pyramidal chimney cap. A large, exterior chimney is located on the west wall, near the rear.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

The walls of the ranch are brick veneer over clay tile. The bricks, produced by the Pawhuska Vitrified Brick and Tile Co., are rough textured and laid up in a running bond. The front corners of the legs of the U feature flared buttresses. A concrete slab verandah encompasses the interior of the U plan, the base being covered by an engaged, arcaded breezeway. This breezeway extends eastward to the detached restroom. It features round arch openings with triple courses of headers.

Each wing features a central entry; the main entry is in the base of the U. The entries feature original five-panel, wooden doors. Windows are regularly spaced on all sides of the building. The front of each wing has paired, wooden, 6/6 hung windows. Others are set singly. Each has a corbelled brick sill and plain lintel. There are small, metal-grilled vents for the crawl space under the wings.

Off the kitchen wing, with access from inside the kitchen, is a concrete, barrel vault cellar. This doubled as a food storage facility and as a storm shelter.

Other than the addition of wooden storm windows and window air conditioners, the exterior of the house remains virtually as it looked when built. The interior has had minor modifications, including the replacement of the original floor with molded concrete. None of the alterations affect the integrity of the Chapman Ranch House. (photo #18, #20, #21)

2) Blacksmith Shop: Built c. 1921.

This is a small, gable-front building with board and batten siding. There are two 1/1 windows on each side wall and a large, wooden, sliding door offset on the front. The roof has exposed rafter tails and is covered with new, standing seam metal. There are two circular ridge vents. It is not known what the original roofing material was. This building is now used for storage. (photo #13 and #14)

3) Shed: Unknown date, probably c. 1921.

This small board and batten shed stands directly behind the smithy. Its new standing seam roof butts up against the wall of the blacksmith shop. It was used for the storage of larger tools needed around the compound. (photo #13)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

4) Smoke House: Built c. 1921.

This side gabled building sits just north of the Chapman Ranch House. It features a tile roof, identical to the main house, that has two vents along the ridge. The walls are now covered in metal siding that matches the original board and batten siding. There are two entries, each leading into a separate room. The entries are asymmetrically placed,; the westernmost room is larger than the eastern room. The western room was used for drying and salt curing meat; the numerous hooks on the rafters and joists give evidence. The smaller room was used for dry storage of bulk goods. The building is used for general storage now. (photo #19)

5) Covered Water Tank: Unknown date, probably c. 1921.

This square, concrete tank measures about six feet per side and stands about eighteen inches high. It is covered with a gabled roof supported by four, round Osage orange posts. Once used for watering horses, its date of construction is unknown and is currently covered with heavy planks. (photo #12)

6) Cake House: Built c. 1921.

This gabled building was used to store "cake," a nutrition-rich feed supplement consisting of compressed grain, cottonseed, and cottonseed oil. The building has a concrete foundation and corrugated metal siding. The gabled roof has new metal sheathing. The original loading entry was on the ridge side; there is an exterior concrete loading dock on the south side. A new, overhead garage door was added to the west gable end to accommodate its new use as an equipment garage. Two new man-doors have been installed where the loading dock is. These changes do not greatly affect the feeling of the building. (photo #11)

7) Stable (Horse Barn): Built c. 1921.

This building consists of two parts: the larger horse barn on the west end and the small stables to the east. The horse barn features a gabled roof, two stories in height. The northern half of the metal-sided barn was used for

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

storage of feed and some equipment. The southern half is open walled and contains the large stalls. The roof on this side is supported by large Osage orange posts. The eastern half of the building is one story in height. It consists of open stalls with feeder bins and hay storage above. The tack room is located between the two main parts of the building. (photo #9)

8) Chicken House/Weaning Shed: Built c. 1921.

This shed roofed, metal clad building served two functions. The east half is entirely enclosed and was the chicken house. Brooder boxes still line the walls. The west half is an open shed supported by Osage orange posts. A low, wooden, V-shaped trough lines the wall. This side was used to wean calves from the small milk herd. (photo #5)

9) Cowboy House #1: Built c. 1921.

One of two identical buildings. This building began as a simple, two room, gable front dwelling. Similar in form to a shotgun house, it had a single opening on the gable end - a slightly off-center door. Later, a wing was added, giving the house a plan sometimes referred to as a "lazy-T." At this time, in the 1940s, asbestos shingle siding was added. This house functioned as quarters for married cowhands. (photos #3 and #4)

10) Cowboy House #2: Built c. 1921.

Identical to resource #9. (photos #3 and #4)

11) Garage/Cow Barn: Built c. 1921.

Another combination building. The west part of the building functioned as a small barn for milk cows. The larger, east part was a garage for Mr. Barnard's automobiles. The building has a metal, gabled roof. It has both newer metal siding and original horizontal plank siding. There is a flat-roofed extension on the south side. This is partly enclosed and provides

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

additional storage space. It was added at an undocumented time. The garage now functions as storage, and the barn houses a horse or two. (photo #2)

12) Water Tank: Built c. 1921.

A square, concrete tank, identical to resource # 5. It is at the far end of the corral that serves the barn. It has no roof or cover. (photo #7)

13) Water Tank: Built c. 1921.

Identical to #12, this serves the horse barn and is located in the corral. (photo #10)

NONCONTRIBUTING RESOURCES

1-N/C) Filter House: Unknown date.

This gabled, concrete block building lies just east of the smokehouse. It was used to house filtering tanks for the natural spring water that the ranch utilized. It is constructed of smooth cinder block and most likely dates from the 1950s, possibly replacing another, older building. It is considered noncontributing due to its questionable age. (photo #16)

2-N/C) Visitors' Rest Room: Built 1997.

Used as the Women's restroom facility. This vinyl-clad, gabled building stands directly north of the historic restroom and is connected to the arcaded breezeway by a wooden, handicap access ramp. (photo #17)

3-N/C) Gift Shop: C. 1921/1999.

Built around 1921 to serve as an equipment shed for the ranch, with a welding shop at the east end, this gable roofed building was converted into an office/gift shop in 1999. Noncontributing due to alteration. (photo # 15)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 16

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====
4-N/C) Equipment Shed: Built 1997.

This new, metal sided building is used to house machinery and vehicles.
(photo #8)

5-N/C) Fuel Tanks: Unknown date.

Free standing tanks used to fuel trucks and vehicles. Age is unknown;
noncontributing due to unknown age and association. (photo #6)

6-N/C) Barnard House: Built c. 1921, c. 1955.

Originally identical to the two room cowboy house (#s 9 and 10), this house has been added to and altered over the years. It was used by Mr. Barnard, the manager of the ranch, and his family as living quarters during extended stays on the ranch. Noncontributing due to alteration. (photo #1)

7-N/C) Fencing: Erected c. 1955.

Using old oil drilling pipe and sucker rods, fences were constructed around the Chapman and Barnard houses. These are a noncontributing structure due to age. (photos #1, #20)

The Chapman-Barnard Ranch Headquarters remains an excellent example of a northeast Oklahoma cattle ranch headquarters complex. The collection of original ranch buildings retains a high degree of integrity; intrusions are few and unobtrusive. The ranch headquarters retains its location, feeling, and setting amid the tall grass prairie of Osage County. The workmanship and materials of the buildings and structures are intact or sympathetic. The design of the Chapman Ranch House, a Spanish Colonial Revival building, and of the complex as a whole are reflective of the efficiency and planning of this large, corporate ranch. Taken as a whole, the Chapman-Barnard Ranch Headquarters retains a high degree of integrity and is eligible for the National Register of Historic Places.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 17

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

SUMMARY

From this collection of buildings operated the largest ranch that could be encircled by one fence in northeastern Oklahoma.(1) During its period of significance, from 1921 to 1950, the Chapman-Barnard Ranch was an outstanding example of a corporate, profitable, and well-managed large ranch. Twelve to twenty thousand head of cattle grazed its pastures in the years between the World Wars, when its management was most closely supervised by its owners. Approximately 63,000 acres of the ranch were owned by partners James A. Chapman and Horace Greeley Barnard. Operations at the ranch reached a peak during World War II, when over 100,000 acres were managed by the partners. Chapman was the principal owner and had made his money in the oil business. He and Barnard, his associate in oil as well, supervised every aspect of the ranch, from fattening and marketing the cattle to stringing the miles of barbed wire fence that surrounded the property. The Chapman-Barnard Ranch was one of the premier grazing operations in the state, achieving success through the careful management and environmental practices espoused by its principal owner, James A. Chapman. The Ranch Headquarters complex, with its distinctive, brick, Spanish Colonial Revival style ranch house, is eligible for the National Register of Historic Places under Criterion A, as an excellent, intact example of a modern, corporate ranch in northeast Oklahoma that utilized modern conservation techniques. Its distinctive use of the Spanish Colonial Revival style for the ranch house distinguishes it from other ranches in Osage County and it has intact collection of ancillary buildings and structures. It is eligible under Criterion B, as the only extant location that can be tied to James A. Chapman, one of Oklahoma's premier oil millionaires and corporate ranchers. The Chapman-Barnard Ranch Headquarters retains a high degree of integrity; alteration or additions have been sympathetic and do not detract from the historic appearance of the property. As a whole, this distinctive headquarters, now used as a visitor's center for the Tallgrass Prairie Preserve, is the best reflection of corporate ranching in northeast Oklahoma and is associated with one of the most influential rancher/oilmen in the state, James A. Chapman.

1 Howell, Joseph E. "Four Ranches Virtual Empires in Vast Osage Cattle Country." Tulsa Tribune, Sept. 20, 1984.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 18

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

BACKGROUND

The tall grasses of Osage County, rooted in bone-building limestone, are nature's feed lot. Cattle can gain three or more pounds a day during the three month grazing season. Native tall grasses and little bluestem dominate, forage that is unexcelled in quality and quantity. Historically, American bison ranged across this prairie. As cattle ranchers moved their herds from Texas to the great rail centers in Kansas, they took full advantage of the nutritious forage located in this territory.

What is now Osage County had at one time been given to the Cherokee Nation upon their removal from the east. In 1872, a part of what was known as the Cherokee Outlet was assigned to the Osage and Kaw tribes. The Osages were assigned the majority of the land, bounded by the Kansas line, the Arkansas River, and the 96th meridian. The Kaw were assigned the northwestern-most section of this land, on just over 100,000 acres. In all, the Osage Reservation totaled in excess of 1.4 million acres.

In the 1880s, Bureau of Indian Affairs agents taught the Osage farming practices in an effort to get them used to a sedentary lifestyle. They were taught to plant row crops, garden, and create orchards.(2) The plan failed miserably. The soil was too thin and rocky. Grasses thrived and the tribe saw the potential for income in grazing leases. The Osage Council issued its first lease in 1883. The best pastures were in high demand and were fenced off by the turn of the century.3

In addition to grazing rights, the Osage Council issued drilling leases beginning in 1896, with a ten-year, blanket lease to Edwin J. Foster. This lease was renewed by the recently formed Indian Territory Illuminating Oil Company, which began oil development in earnest.(4)

2 Beede, Cyrus, U.S. Indian Agent. "Monthly Report," April 31, 1876. "Letters received relating to the Osage and Kaw Agencies, 1876," Records of the Superintendencies and Agencies of the Office of Indian Affairs: Library of Congress.

3 Burrill, Robert Meredith. "Grassland Empires: The Geography of Ranching in Osage County, Oklahoma, 1872-1965." Ph.D. diss., Univ. of Kansas, 1970.

4 Morris, Hohn W., Charles R. Goins, and Edwin C. McReynolds. Historical Atlas of Oklahoma 3rd ed. (Norman: University of Oklahoma Press) 1986. Page 53.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 19

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

While discoveries of oil in the Osage Reservation did not reach the more spectacular successes of the surrounding areas during the first decade of the new century, they became increasingly important during World War I. The Osage Council, who had wisely retained the mineral rights to the tribal lands, benefited greatly from these discoveries. The Osage tribe allotted each registered tribal member an equal share in the profits from the grazing and oil leases, making the tribe the richest people in the world, per-capita.(5)

Increased pressure from the white world led to the allotment in severalty of the Osage lands in 1909. Each tribal member received a 160 acre homestead and two additional 160 acre lots. The tribal members chose the best lands, often leasing them to cattlemen. For the first time, individuals owned land and could sell it under BIA oversight. This attracted the attention of those who could afford large amounts of land - first ranchers and later, oil men. The Osage land was not good farmland; its wealth lay in its natural grasses and in the fossil fuels located deep beneath the rolling prairie. The land that became the Chapman-Barnard Ranch was among the first to draw attention.(6)

The land that the Chapman-Barnard Ranch Headquarters sits originally had been allotted to Mary Revard. She leased her land to a number of different cattlemen over the years. In January, 1921, the land was sold to Tulsa oilmen James A. Chapman and Horace G. Barnard, who had been purchasing land in the area since 1915. Soon after the purchase of Revard's homestead, Chapman and Barnard began construction of the buildings that comprise the Chapman-Barnard Ranch Headquarters. With over 60,000 contiguous acres, the Chapman-Barnard Ranch was the largest in northeast Oklahoma that could be surrounded with one fence. With additional leases, the ranch eventually grew to over 100,000 acres. It was run as a corporation and used the business and ranching skills of James A. Chapman and Horace Barnard to great advantage. From the Spanish Colonial Revival style ranch house, the operation utilized progressive conservation techniques and scientific management to become one of the most renowned cattle ranches in Oklahoma.

5 Morris, *et al.* p. 53.

6 McGuire, Paul. Osage County: Osage Indians, History, and People(Pawhuska: Pawhuska Daily Journal-Capital) 1969.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

AGRICULTURAL SIGNIFICANCE

When thinking about cattle ranches, an image of wide open plains and herds of cattle grazing over thousands of acres comes to mind. This image is not wrong, but it in no way represents the whole of ranching in Oklahoma. The big spreads, those depicted in the movies and made famous in dime western novels, did operate in Oklahoma. They were in western Oklahoma, though. For the most part, ranches in northeast Oklahoma tend to be small and family owned. The exception to this rule is Osage County. Here, there was room for large ranches. And, unlike their counterparts in the western part of the state, they were more profitable acre-for-acre.(7)

Ranching got its start in the area soon after the removal of the Creek and Cherokee tribes from the east. For the most part, ranches in northeast Oklahoma were small, family owned, subsistence affairs. The Civil War decimated Indian herds and the tribes turned to whites for economic solutions. Texas cattlemen had looked on Indian territory with envy. There were vast pastures that lay virtually untouched; the tribes began to lease them to whites, adding needed income to the tribal treasuries.

Osage County, with its vast tracts of unbroken tall grass prairie, was the finest and most desirable pasture land in Oklahoma. Good pasture land was in great demand and the leases of tribal lands were a great source of income to the Osage. It was into this environment that James A. Chapman and his partner, Horace G. Barnard came.

Starting in 1915, Chapman, who had grown up in the ranching business, but who had made a fortune in oil, began leasing and buying land in Osage County with the intent of establishing an efficient, profitable corporate ranch. He invited his associate in the McMan Oil Company, Horace Barnard, to enter into the cattle business with him. Together, they created the largest, most profitable ranch in Osage County.

The men were innovative. If the lush grasses were to be grazed most profitably, cattle needed to be near water. Aggressively, Chapman and Barnard quickly formed crews to fence and cross-fence the large pastures into smaller

7 Anders, Mary Ann, Charles E. Brooks, and Lind Holubek. "Ranching in Northeastern Oklahoma," a historic context report Stillwater: Oklahoma Historic Preservation Survey, History Department, Oklahoma State University) 1984. P. 2.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

units. They hired rural youth to "rock in hundreds of springs and seeps, forming ponds in each pasture. They studied agricultural journals and worked out their own practices.(8)

Osage County's grasslands looked like a cattleman's dream to Texans like Chapman and Barnard. Both men were ranchers before they got into oil; both came from families that had ranched successfully in Texas before moving to Oklahoma. Both Chapman and Barnard ended up in the Holdenville, Oklahoma area. Along with Chapman's uncle (Barnard's brother-in-law), Robert McFarlin, Chapman made a great deal of money in oil speculation in the Glenn Pool field and the Holdenville area. It was this money that allowed the men to pursue their true love - ranching.

This great oil wealth allowed the partners to form a large ranch quickly, purchasing and leasing 60,000 acres by 1920.(9) They started with Texas longhorns, but in time brought in steers with improved breeding from their own subsidiary "cow" ranches in Oklahoma, Texas, and New Mexico. Hereford was the preferred breed.

The owners were active managers of the Chapman-Barnard Ranch, especially in the early years. They stayed on the ranch to oversee receiving operations when 12,000 to 15,000 cattle were shipped in for 90 days of summer grazing; they returned to supervise the out-shipping of the fattened cattle to market. They supervised every aspect of the ranch operations. Chapman especially took interest in the physical plant - the ranch headquarters, the pastures, and the fencing.

The owners took pride in the management of their land. They designed a system of pasture rotation that would allow for the greatest use of the land while maintaining the health of the grass. Dr. Henry G. Barnett, past president of Oklahoma A & M College (now Oklahoma State University), called the ranch the best watered, best managed, and best fenced operation that he knew of.(10) Stock ponds offered water in each pasture. Even in remote pastures, natural flows are carefully guided down poured-concrete troughs and impounded

8 Barnard, Keenan, grandson of H. Barnard. Interview with Elizabeth Medley, 4 May, 2000.

9 Tyson, Carl N., James H. Thomas and Odie B. Faulk. The McMan: The Lives of Robert M. McFarlin and James A. Chapman, Oklahoma Trackmaker Series. (Norman: University of Oklahoma Press) 1997, page 121.

10 "Barnard Role in Oil's Early Days Recalled" Tulsa Tribune, 2 November, 1970.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 22

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

behind rocked-in check dams.(11) The ranch represents "the best cattle production in...Osage County," said longtime rancher Fredrick Ford Drummond. "Chapman-Barnard land was never grazed hard. It is relatively untouched, relatively unchanged by civilization."(12)

To develop better breeds of cattle that could fatten in a 90 day season, Chapman established nursery "cow" ranches. These were located in other parts of Oklahoma, in Texas, and included a large mountain ranch in New Mexico. These allowed Chapman and Barnard flexibility in the management of their Osage County ranch - the finishing ranch. With cattle raised in various parts of the country, under various conditions, they could adjust to fluctuations in the weather and markets. They could hold cattle on the smaller ranches when the weather in Osage County was unfavorable, or graze and feed them until the market was more favorable. The cattle were shipped out of the Osage County ranch on the Midland Valley Railroad, from holding pens at Blackland, about 5 miles southwest of the headquarters. The Chapman-Barnard Ranch was the largest shipper at the Blackland pens, a shipping point reported to have sent more cattle to market than any other shipping point in the nation outside of a major metropolitan area.(13)

"Chapman was one of the few ranchers who enjoyed seeing good grass as much as seeing good cattle. It was not a matter of economics with him - it didn't need to be," said Dick Whetsell of Pawhuska. "He spent time there, that's the significant thing."14 Evidence of his careful management techniques include the clear, willow-lined streams winding through the pastures. The stream banks remained untrampled by cattle due to the availability of water in ponds, created during the winter season by ranch hands.

Chapman's maintenance of the pastures was legendary. Oscar Wright, a cowboy from 1933 to 1943, remembered, "You'd get wet to your waist, a-ridin' though the bluestem grass. That's how deep the grass was. And that was with

11 Stansberry, Lon. "The cattleman Visits Chapman and Barnard Ranch: Osage County Boasts Oklahoma's Largest Ranch, Covering 85, Acres." The Cattleman, August, 1934. Page 23.
12 Drummond, Fredrick Ford. "Ranching on the old Chapman-Barnard Ranch," speech given to the docents of The Nature Conservancy's Tallgrass Prairie Preserve, 14 March, 1998.
13 Green, Donald E. "The Modern Cattle Industry in Oklahoma: Change and Continuity The Ranch and Range in Oklahoma, the Oklaho Series, vol. VIII, ed. Jimmy M. Skaggs, (Oklahoma City: Oklahoma Historical Society) 1978, page 116.
14 Whetsell, Dick, Soil Conservation Service, past president of Oklahoma Land and Cattle Co., and board member of the International Soci Range Management. Interview with Elizabeth Medley, 19 June, 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 23

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

cattle runnin' on it, too. But they was conservative themselves. Mr. Chapman and Mr. Barnard, they took care of the grass."(15)

If Chapman had allowed close grazing though the years, the tall grass' root systems would have weakened during the dry spells. Chapman's grasses were so healthy that during times of drought, he often made as much or more money selling seed than he did selling cattle. Good management preserved the diversity of native plants, which has led to the ranch's present role. The eastern half of the Chapman-Barnard Ranch was purchased in 1989 by The Nature Conservancy, forming the Tallgrass Prairie Preserve. It is thought that there are over 700 species of plants in the old ranch, indicative of good management.

Chapman and Barnard not only sought to preserve and utilize the natural grasses, but they closely oversaw every aspect of the ranch operation. Their ideas of quality and efficiency made the ranch one of the most admired in Oklahoma. A neighboring rancher in the Osage, Bill House of Cedar Vale, Kansas, said Chapman "planned the fences, the corrals, and was very involved in the marketing and selection of cattle. He was an outstanding manager."(16)

As the largest corporate owned, for-profit ranch in northeastern Oklahoma, the Chapman-Barnard Ranch served as a model for other large ranches. It produced more cattle than any other operation in the vast Osage prairies yet managed to retain the essential feeling of the natural prairie. The management plan set forth by Chapman and Barnard allowed for the maximum utilization of the grasslands for the life of the ranch. The result allowed The Nature Conservancy to set aside half of the ranch as a preserve. The Chapman-Barnard Ranch Headquarters was the heart of the ranch operation. It was designed and laid out by the owners to be the efficient center of the ranching enterprise. As such, it remains the best location to represent this successful ranch and is eligible for the National Register under Criterion A, for its agricultural significance in Northeastern Oklahoma.

15 Wright, Oscar. Interview with James Ronda, 23 March, 1991.

16 House, Bill. Letter to and interview with Elizabeth Medley. 7 January and 12 June, 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 24

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

JAMES A. CHAPMAN

James Allen Chapman, 1881-1966, was a co-founder of McMan Oil Company, the largest independent company in the nation that solely produced oil. The company was formed at the same time and in the same area as the Sinclair, Phillips, Getty, and Skelly oil companies, and it was hugely profitable. McMan's founders, however, did not expand into refining and marketing, but concentrated on petroleum exploration.

Chapman's obituary in the Tulsa World called him the "Mystery Millionaire."⁽¹⁷⁾ He was born in 1881 near Waxahatchie, Texas, astride the Chisolm Trail. Already a cotton farmer in Texas, around the turn of the century, he rode north into Oklahoma, looking for a career. He was impressed with the grasslands of Oklahoma. After selling off his crop, he joined his uncle, Robert McFarlin, at his ranch near Holdenville, Oklahoma. Chapman leased a ranch nearby, raising cattle and investing his profits in land and oil leases. In 1903, McFarlin and Chapman were speculating on oil leases near Kiefer, Oklahoma. McFarlin mortgaged his Holdenville home for \$800 and Chapman put up \$700 in savings. It was a fortuitous investment. The great Glenn Pool exploded in 1905 - one of the largest oil fields in the United States in the first half of the century. When McFarlin and Chapman drilled on the Kiefer land, on the edge of the Glenn Pool, they struck it rich.

The two men formed the McMan Oil Company and began exploration in earnest. Together with other newly rich Tulsa oil men, like Harry Sinclair, they formed the Exchange National Bank. They continued to exploit oil fields in the Glenn Pool, as well as developing the Cushing, Healdton, and Augusta, Kansas fields and throughout the Oil patch. In 1916, McFarlin and Chapman sold the McMan Oil Co. to the Magnolia Company for nearly \$39 million, the largest sale in the oil industry until the 1950s. Chapman took much of the sale proceeds in Magnolia stock and began in earnest his purchase of good grazing land for his ranch.

Neither Chapman nor McFarlin stayed away from the oil business. A couple of years after selling McMan Oil Co., they formed McMan Oil and Gas Company, to continue exploration for petroleum. Chapman's wife's uncle, Horace G. Barnard, became a major stockholder in the new company. McMan Oil and Gas continued the

¹⁷ "Mystery' Millionaire James Chapman Dies." Tulsa World, 23 September, 1966.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 25

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====
earlier success of McMan Oil; exploration focused on the land surrounding McFarlin's Holdenville ranch. In 1930, McMan Oil and Gas Company was purchased by Standard Oil of Indiana. Chapman again was paid in stock.

While spending a great deal of his time with his first love, cattle ranching, Chapman never divested himself of his source of wealth. He continued to form companies (Holdenville Oil and Gas, Red River Oil, Chapman and McFarlin, Chapman-McFarlin Producing Co., and then J.A. Chapman) that focused on oil exploration. He was involved, as mentioned, in the formation of the Exchange National Bank in Tulsa, and continued to be involved in the industry. He invested heavily in other companies. At the time of his death, James A. Chapman was the single largest stockholder of Mobile Oil, with nearly 809,000 shares. He also owned more than 200,000 shares each of Conoco and Amoco.

A quiet, private man, Chapman was no miser. He gave away nearly \$150 million during his lifetime and his entire estate was given over to charitable trusts. These trusts benefit universities in Texas, Oklahoma, and Arkansas, as well as medical facilities and other institutions.(18)

Chapman made his fortune in oil, but his heart belonged to his ranch. Although called the richest man in Oklahoma in a 1954 *Holiday* magazine article, he "spends most of time" on the Osage County ranch, where he "eats with his cowhands at an oak table in the plain ranch house, works at cutting out the calves, and has a reputation for being able to sit in the saddle from sun-up to sun-down."(19)

Chapman loved ranching. He loved his Osage County ranch and involved himself in every aspect of its operation. Cowboys and the small group of people in his office remember that he seemed introverted and stern, but was fair, honest, and trustworthy. He was loyal. He was a taskmaster, but taught by doing. He took one end of a crosscut saw to show a cowboy how to cut stove wood. He made sure that the ranch cook got help in milking the cow and tending the gardens. He could eye a fat steer's rump and guess its weight to within ten pounds. He joined in teasing a greenhorn who hung, upside down, under his horse when his saddle slipped. He joked that the boy might have to just go sit in the house, because 'we ride on top of the horses around here.' A cowboy said, "He knowed how he wanted it done, and that's the way he wanted it done."

18 "75 Million Chapman Trust Activities Set." And "Chapman Accounting Approved" Tulsa Tribune, 26 March, 1970 and 27 August, 1975.

19 "Tulsa." Holiday, vol. 16 (October 1954), p. 102.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 26

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

His demands were moderated, on occasion, by his more reasonable foreman, champion roper, Ben Johnson.(20)

Chapman was an intimidating presence. He was tall, stern and quiet; he was focused and organized. He involved himself in all aspects of life at the ranch. One hand complained that he "didn't think it took science to put in fence, but it did when you worked for J.A. Chapman." His fences were always straight and the wires taut. He was a meticulous manager. As at the Osage County ranch, he planned and arranged the pasture configurations on his other owned and leased ranches. He even sent John Rogers, the attorney who dealt with multi-million dollar deals for his exploration company, to a seminar on hoof and mouth disease.(21)

Chapman protected his ranch. His representatives attended lease auctions when the Osage tribe proposed drilling on tracts that Chapman owned or valued. William A. Bass, Chapman's geologist, said that "any time there were areas that Mr. Chapman and Mr. Barnard had determined were critical to us - where the house is, or the pens, or the rail sidings, or ponds - we would go up there and buy those leases. It didn't matter what they cost. We could hold them for five years and never drill on them and nobody else could drill on them, either." Bass also watched for oil field practices that might pollute or erode the land.(22)

As an oil man, Chapman was a significant player in the early days of petroleum exploration in Oklahoma. He was a founding member of the Exchange National Bank. He accumulated immense wealth, giving a great deal of it away. He was a rancher at heart; his love of and interest in ranching is shown in his Osage County property. The Chapman-Barnard Ranch Headquarters remains the best location associated with James A. Chapman during his lifetime. While owner and manager of this ranch, Chapman made millions in oil speculation. He introduced new breeding standards for cattle, and practiced land management with foresight that was unknown at the time. His generosity and careful management allowed

20 Descriptions of cowboy life come from several sources, including:

Ronda, Jeanne and Richard PSlatta. "Cowboying at the Chapman-Barnard Ranch," Persimmon Hill, Spring, 1993, p. 36.

Ronda, James P. And Jeanne Ronda. Various interviews, including "Voices of the Tall Grass," a transcript and video of interviews made at the Cowboy Reunion, Barnard Ranch, 23 March, 1991. Located at the Special Collections, McFarlin Library, Tulsa Univer

21 Ronda, Jeanne, Chapman archivist. Interview with Elizabeth Medley, 6 May, 2000.

22 Bass, William A., geologist for J.A. Chapman. Interview with Elizabeth Medley, 29 July, 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 27

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

=====

for the creation of the Tallgrass Prairie Preserve.

During the period of significance for the Chapman-Barnard Ranch Headquarters, 1921-1950. James A. Chapman lived in several Tulsa homes, but built none. He spent many years in a suite on the 10th floor of the Mayo Hotel (NR 1980). His office was located in a building that has since been razed. The Chapman-Barnard Ranch Headquarters is the one constant during this period. Chapman spent a great deal of time in the ranch house, actively supervising to ranch activities. The headquarters property is the only property extant that can be directly tied to James A. Chapman during his productive years as an oil baron and as a progressive rancher. It retains a high degree of integrity and is the best representative of the influence of Chapman on ranching in Oklahoma. As such, it is eligible for the National Register of Historic places under Criterion B.

CONCLUSION

The Chapman-Barnard Ranch Headquarters is eligible for the National Register of Historic Places as an excellent example of a corporate cattle ranch operation in northeast Oklahoma. It is also the property most closely associated with millionaire oilman and rancher, James A. Chapman, during the period 1921-1950. As such, it is eligible for the National Register under Criteria A and B.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 28

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 29

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

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Bass, William A., Jr., Chapman geological engineer. July 29, 1997.

Brooks, Frances, ranch cook. March 23, 1997 and Dec. 26, 1994.

Chapman, John O., Jr., nephew of James A. Chapman. May 19, 1997.

Christenson, Helen, daughter of Ben Johnson. June 18, 1994, June 20, 1998.

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Rhoads, Cecil "Raisins," ranch hand. March 23, 1991.

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 30

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

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Smith, David R., archivist of Walt Disney Collections. Letter to Liz Medley Jan. 27, 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 31

Chapman-Barnard Ranch Headquarters
name of property
Osage County, Oklahoma
county and State

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VERBAL BOUNDARY DESCRIPTION

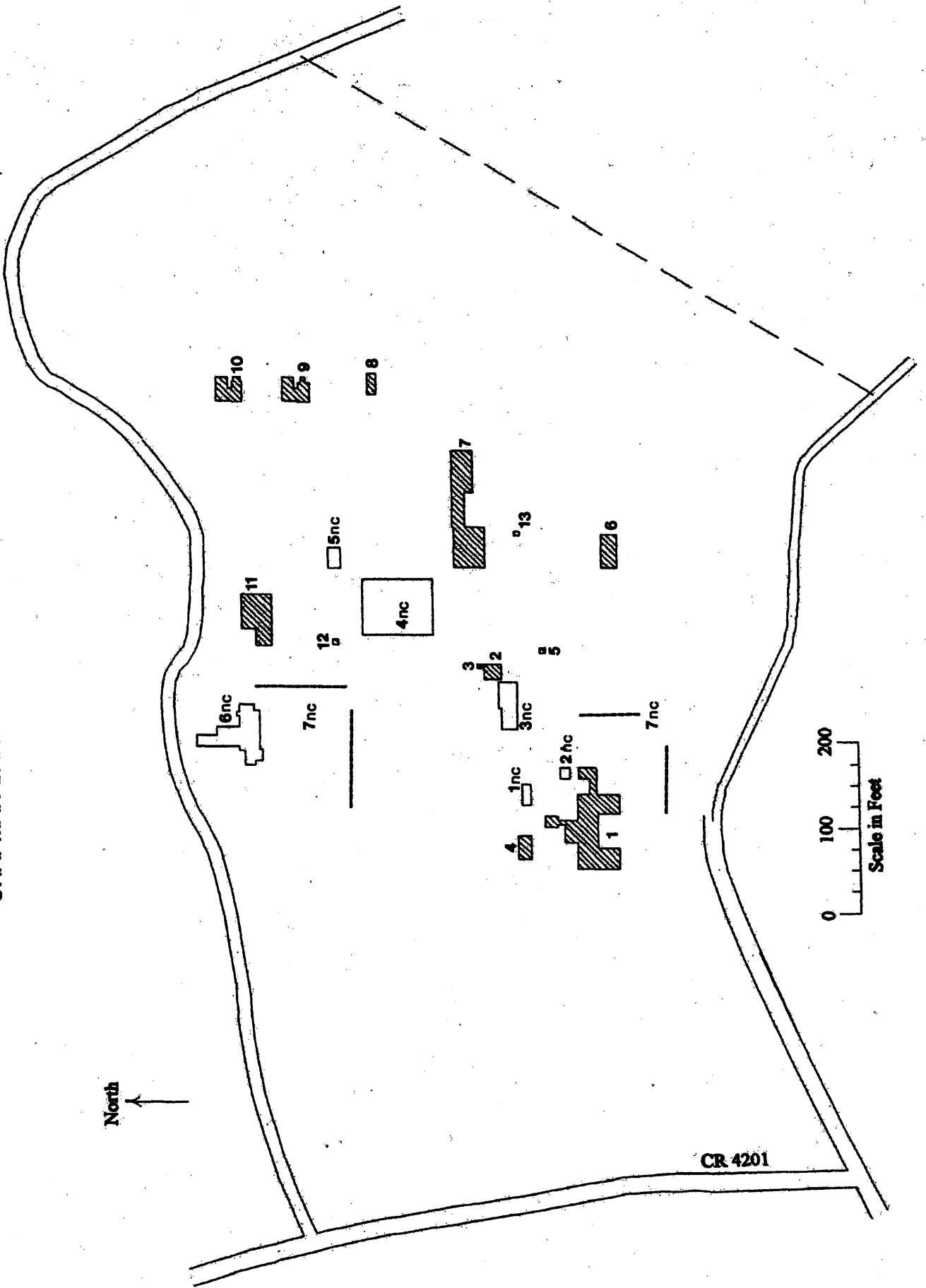
The Chapman-Barnard Ranch Headquarters is located in the east $\frac{1}{2}$ of Section 3, Township 27 North, Range 8 East.

The southwest corner of the nominated property occurs at the intersection of Osage County Road 4201 (AKA Tallgrass Prairie Preserve Drive) and the ranch's entry drive. From this point of beginning, follow the county road north 0.13 miles to the intersection with a graveled road. Follow the road in an easterly direction as it curves gently east-northeast, 0.32 miles to an above ground utility easement. At this point, follow a direct line south-southwest 0.14 miles to the corner of a steel pipe fence and the ranch entry drive. Follow the entry drive westerly to 0.19 miles to the point of beginning.

BOUNDARY JUSTIFICATION

This area includes those houses, outbuildings, and structures that comprise the heart of the Chapman-Barnard Ranch Headquarters. This collection of buildings is distinct from their surroundings and the boundaries chosen encompass the collection of buildings without including excess land that does not contribute to the feeling and association of the property. Identifiable and semi-permanent landmarks were chosen for the boundaries.

CHAPMAN-BARNARD RANCH HEADQUARTERS

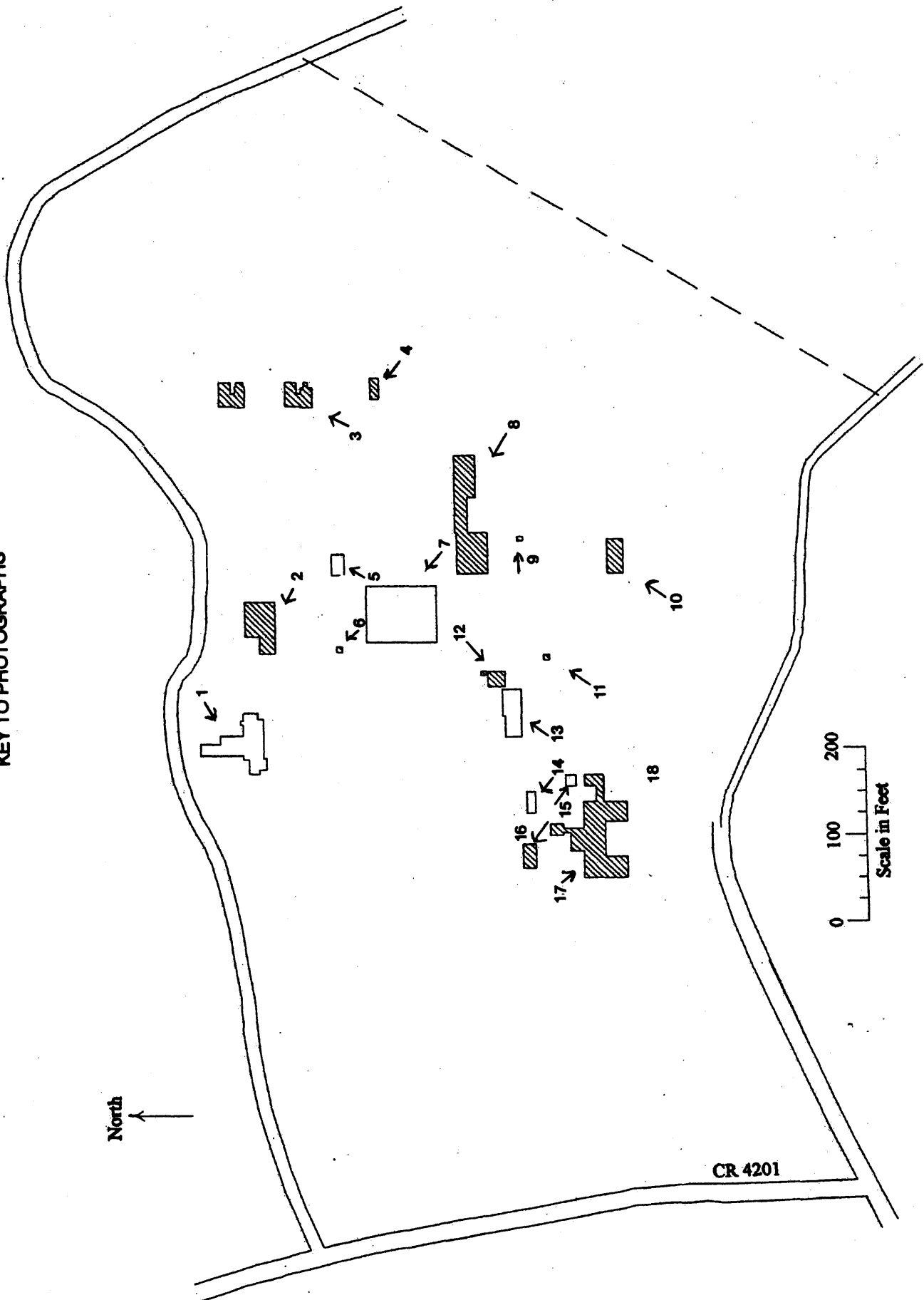


North ↑

CR 4201

0 100 200
Scale in Feet

**CHAPMAN-BARNARD RANCH HEADQUARTERS
KEY TO PHOTOGRAPHS**



North
↑

0 100 200
Scale in Feet

CR 4201

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Chapman--Barnard Ranch Headquarters

MULTIPLE NAME:

STATE & COUNTY: OKLAHOMA, Osage

DATE RECEIVED: 1/30/01 DATE OF PENDING LIST: 2/14/01
DATE OF 16TH DAY: 3/02/01 DATE OF 45TH DAY: 3/17/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000208

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/2/01 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Oklahoma Historical Society

Founded May 27, 1893

State Historic Preservation Office • 2704 Villa Prom • Shepherd Mall • Oklahoma City, OK 73107-2441
Telephone 405/521-6249 • Fax 405/947-2918

January 23, 2001

Ms. Carol Shull
Keeper of the Register
National Register of Historic Places
U.S. Department of the Interior
Mail Stop 2280, Suite 400
1849 C. Street, NW
Washington, D.C. 20240

Dear Ms. Shull:

We are pleased to transmit two (2) National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Chapman-Barnard Ranch Headquarters, Osage County
Simmons, Louis B. House, Stephens County

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

Sincerely,

Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:jg

Enclosures