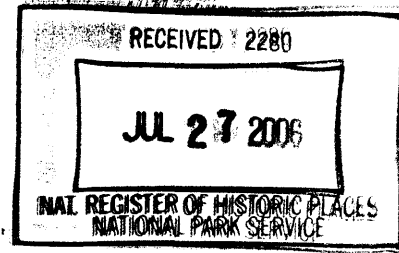


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



795

1. Name of Property

historic name Cartmill Farm House

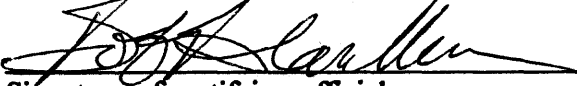
other names/site number Moorman House

2. Location

street & number 21751 North MacArthur Boulevard not for publication N/A
city or town Edmond vicinity N/A
state Oklahoma code OK county Oklahoma code 109 zip code 73003

3. State/Federal Agency Certification

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.)


Signature of certifying official

7-24-08
Date

Oklahoma Historical Society, SHPO
State or Federal agency and bureau

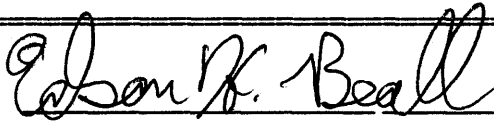
In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)


Signature of commenting or other official Date

State or Federal agency and bureau

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): _____

 9-6-06


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> 1 </u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> 4 </u>	<u> 2 </u> structures
<u> </u>	<u> </u> objects
<u> 5 </u>	<u> 2 </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>AGRICULTURE</u>	<u>Storage</u>
<u>AGRICULTURE</u>	<u>Animal facility</u>
<u>AGRICULTURE</u>	<u>Agricultural outbuilding</u>
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single dwelling</u>
<u>AGRICULTURE</u>	<u>Agricultural outbuilding</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

OTHER: Hall and Parlor type house

Materials (Enter categories from instructions)

foundation CONCRETE

roof METAL: Tin

walls WOOD: Weatherboard

other _____

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

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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance 1895-1940

8. Statement of Significance (Continued)

Significant Dates 1895

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

(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: _____

10. Geographical Data

Acreage of Property 1.88

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	624780	3950530	3	_____	_____
2	_____	_____	_____	4	_____	_____

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 Stan Moorman, owner (Jim Gabbert, Architectural Historian, OK/SHPO)

organization _____ date 4/26/06

street & number 21751 N. MacArthur telephone _____

city or town Edmond state OK zip code 73003

Additional Documentation

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 Commissioners of the Land Office/Oklahoma School Land Trust

street & number PO Box 26910 telephone _____

city or town Oklahoma City state OK zip code 73126

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

The Cartmill Farm House consists of an intact, late 19th century farm house that reflects the first period of settlement in the Unassigned Lands of Oklahoma Territory and a small collection of outbuildings that date from the early 20th century. The farm house is a 1-½ story, frame building that falls into the Hall and Parlor plan. It is typical of first generation housing that marks the settlement of the Territory. The house is located on 1.8 acres of "school land," land owned by the State of Oklahoma and leased for the benefit of local schools.

The Cartmill Farm House is located on the west side of North MacArthur Boulevard, ¼ mile south of 220th Street in rural Edmond. It is located in the old West Edmond Oil Field, on the east side of a 160 acre tract at the headwaters of tributary of Deer Creek. To the south is the Deer Creek School campus; to the west and to the north are new housing subdivisions. The farm house is oriented toward the road. Outbuildings are clustered northwest and west of the house and are separated from the house by a gravel driveway. Mature hackberry, black locust, buckthorn and cedar trees are scattered around the farmstead. Many of these trees were damaged in a tornado in May, 2004 that also demolished the original barn. The farm house retains excellent integrity of location, design, materials, workmanship, feeling, and association. The setting has been somewhat compromised by the newer developments to the west and north, but there is enough of a buffer of open land that there is still a sense of the rural qualities of the property.

Description

The farm house is a rare, surviving, intact late 19th century house that represents the earliest period of settlement in the area. It is a one-and-a-half story, balloon frame house of the hall and parlor family. The house has a new, corrugated metal roof, and has had two additions to the rear ell. A shed roof porch located on the south side of the rear ell was enclosed in the 1930s and a gabled extension, slightly lower than the rear ell, was added at the same time

The house is oriented to the east, toward MacArthur Boulevard. It has a side-gabled roof, with a lower, rear cross gable. The roof was recently replaced with corrugated sheet metal, not dissimilar to that used on local barns in the area. There is a brick chimney off-center on the ridge.

The walls of the house are balloon framed and sheathed with wooden lap siding. The side walls are drop, or novelty siding with a four inch reveal. The front wall and the rear additions are sided with beveled siding with a four inch reveal. There are simple four inch corner boards and a raking board.

The house has an asymmetrical fenestration pattern. The main entry is offset, on the north 1/3 of the east-facing façade. A single 1/1 window is offset on the south 1/3 of the first floor approximately four feet from the corner. The second floor has small, square, casement type windows under the eave. The north-most window is off-center above the door; the south-most window is about two and a half feet from the corner. The north gable end has a pair of 1/1 windows centered on the first floor. There is a single 1/1 window in the gable, but offset to the east. The south gable

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

end has a single, wide 1/1 window slightly off-center on the first floor and a single 1/1 centered in the gable.

The rear, or west, of the main body of the house has a single eave window on the south section, tucked in above the roof of the rear ell. The rear ell has a single 1/1 window centered on its north wall. The south wall is where the shed roof porch has been enclosed for the kitchen addition. This enclosed porch formerly had three 1/1 windows; the middle of the three has been shortened and the outer two have been removed and replaced with beveled siding, although the frames and surrounds are still visible. The rear addition, added in the 1930s, has a single, small 1/1 window centered on the south wall and an entry door offset on the west, or gable end wall. All of the door and window surrounds are simple four inch flat boards with simple slip sills and metal drip edges.

The house rests on concrete corner piers and older, molded concrete blocks. These appear to have been added after the house was constructed, perhaps when the rear addition was added. The concrete piers appear to be weathered at the same rate as the poured foundation of the rear addition. The concrete blocks look salvaged and seem to be resting on bare ground.

Outbuildings

The chicken coop is located north of the house. It is approximately 14x20 feet in area. It has drop siding and a shed roof. There is a single entry centered in the south-facing façade. The entry is flanked by tripe window openings. The coop was constructed in the 1920s and rests on a concrete foundation. It is a contributing structure.

The milk house is just west of the chicken coop, closer to the house. It is a gabled structure with clay tile walls, lap siding in the gables, and a large entry door centered on the west gable end. Small 1/1 windows are centered on the north and south walls. The roof has composition shingles. The interior of the milk house has a concrete floor and smooth plaster walls. It was constructed in the 1930s and is a contributing structure.

The granary is a cylindrical, sheet metal structure located west of the house. It dates to c. 1910. Set on a concrete base, the granary has a low, conical top capped with a small vent. The rectangular opening is located on the north side. It is a contributing structure.

To the south of the granary is a corrugated tin-clad machine shed, constructed in the 1920s. It has a low-pitched gable roof. The main door is located on the east gable end and slides on a metal track. It is a contributing structure.

West of the chicken coop is a non-contributing structure. It is, in essence, a half a barn. The tornado that damaged the property destroyed 1/2 of this gabled, wood frame barn. The remaining section was salvaged by the current occupant of the house, who added a shed roof lean to in place of the missing barn structure. This structure is non-contributing due to extensive loss of fabric.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

Another barn, located west of the half barn, is also a non-contributing structure. The original barn was destroyed in the tornado. Using salvaged materials, the occupant constructed a smaller structure on parts of the old barn foundation.

Conclusion

The farmstead is not entirely intact, but the farm house survives as a rare, extant example of a 19th century, first generation farm house in Oklahoma County. The house has been adapted over the years – in the 1930s a rear addition and a porch enclosure altered the footprint somewhat, but the core of the house remained intact. Interior spaces have been altered with the addition of wood paneling over original wall surfaces. The new roof, of corrugated tin, is reminiscent of the materials often found on older farm buildings. The scattered outbuildings are typical of the types and designs typically found in an evolving, older farmstead. The house retains excellent integrity of design, materials, workmanship, feeling, association, and location. The setting is still intact, but is being encroached upon by modern development.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 12

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

Summary

The Cartmill Farm House is eligible for inclusion in the National Register of Historic Places under Criteria A and C, as an excellent example of a first-generation farm house in Oklahoma County, representing the earliest settlement in the area. A 1 ½ story, hall and parlor type house, it has remained virtually intact since 1895 due to its location on "school land." While privately owned farmsteads in the surrounding countryside have seen either improvements, enlargements, or demolitions in the intervening years since the first settlement in the area, the Cartmill Farm House has seen minimal modernization. It was occupied by the Ada Cartmill family for fifty years and the changes reflect this long occupancy. The core of the house remains true to its original construction. The scattered outbuildings, survivors of recent and distant storms, add to the ambiance of the house's setting. However, the continued growth of Edmond is threatening the rural character of the area and the existence of this house in particular.

Background and Significance

The Unassigned Lands of Oklahoma Territory were opened for settlement on April 22, 1889. The famous "Land Run" brought thousands of settlers intent on staking claim to their own piece of the Territory. Settlers were prevented from staking claims in Sections 16 or 36 of each township. These sections of land were set aside for the support and use of common schools. The practice of setting aside land for school purposes had its legal origins in the Land Ordinance of 1785. President Thomas Jefferson's plan for the settlement of the Northwest Territory included a land survey system that divided the land into townships, 6 miles by six miles, subdivided into 36 sections. The Ordinance required that Section 16 of each township be reserved for the benefit of common schools.

The practice of setting aside one section of every thirty-six continued until 1850, when congress required two sections of each township, sections 16 and 36, be set aside. This was the state of land law when the Unassigned Lands were opened for settlement. The Organic Act of 1890 codified the school land situation for Oklahoma Territory and recognized that, because of the nature of land occupation due to the allotment in severalty of Indian lands, that sometimes portions of Sections 16 and 36 will have already been occupied when the land was opened for settlement. In those cases, other land within the township could be substituted for the acreage of the previously occupied land. These lands were called common school indemnity lands. At the time the Organic Act took effect, there were 375,000 acres of school land set aside in Oklahoma Territory (which consisted of the Unassigned Lands and No Man's Land, or the panhandle).¹

The opening of the Cherokee Outlet in 1893 saw a change in the school land program. In addition to Sections 16 and 36 being set aside for the benefit of common schools, Section 13 was to be set aside for the benefit of higher education

¹ See "History of Oklahoma's School Endowment" by Dan W. Perry in *The Chronicles of Oklahoma*, Volume 13, Number 4, December 1935, pages 381-390; and "The School Lands of Oklahoma" by Guy Nelson in *The Chronicles of Oklahoma*, Volume 46, Number 3, Autumn, 1968, pages 293-311.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 13

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

and Section 33 for public building.

The Organic Act prohibited the sale of lease of school lands. As this did little to benefit the Territory, the first Governor of Oklahoma territory petitioned Congress to amend the Act to allow for the leasing of the school lands. In march of 1891, Congress set terms that allowed for leasing to occur: leases were to be for three years, were restricted in acreage (depending on the classification of the land as "agricultural" or "grazing," the leases were for 160 acres or 640 acres respectively), and the terms were based on the valuation of the land. In 1896, provisions were made to protect the interests of the lessees. Lessees were given preference in renewing expired leases. Improvements on the land were to be appraised at the end of each lease term and new bidders were required to purchase said improvements at the appraised value.²

Other changes to the school land laws occurred over time as the Territories grew in population and coalesced into a new state in 1907. The prohibition on the sale of school lands, on the subdivision of the lands, and on the mineral exploitation were removed. The School Land Commission that oversees the program continues to this day, charged with deriving the maximum benefit of the use of school lands for the State of Oklahoma.

It can be assumed that the nature of school land leasing encouraged the preservation of the Cartmill Farm House. Improvements made upon the leased land must be done with the permission of the School Land Commission; the improvements are included in the valuation of the property for leasing purposes, but are not considered a part of the land. This becomes a negative incentive to making large, expensive improvements in the form of dwellings and outbuildings. The Cartmill Farm House, a hall & parlor type house constructed around 1895, had only one major alteration over its existence: in the 1930s, a side porch was enclosed and an extension of the rear ell was added. Both of these were to accommodate modern plumbing and kitchen equipment.

Few first settlement period houses are left in the area. The typically small first-generation farm house typically became obsolete and was either greatly altered with additions and modernizations or razed and replaced by a newer, bigger house. Changes in land use patterns have also impacted the early farm houses. As farms failed, changed hands, or were consolidated from the small, single family, 160 acres farms to larger, more extensive operations, the older houses were often abandoned or razed. Urban encroachment has also been the demise of many of these smaller homestead houses. As the City of Edmond sprawls ever westward, acre upon acre of former farmland is swallowed up by tract subdivisions and golf courses.

A windshield survey of the area west of Edmond, in the region where Oklahoma, Logan, Kingfisher, and Canadian counties converge, produces few examples of early settlement period houses. Most of the extant rural farm houses are second generation, dating to the 1910s and 1920s, with scattered older and newer examples. The earlier examples are

² Nelson, pages 295-298.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 14

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

often so obscured by modern siding and additions that their exact ages are indeterminate. Typical of these is a farmstead located five miles north of the Cartmill Farm House. It is a similar 1 ½ story, hall and parlor plan house of the same vintage. It has, however, a large gabled addition on the rear that overwhelms the original house, vinyl siding, and replacement windows. Another early house, a T-plan, is recognizable only by the roofline. Shed roof additions and a mish-mash of contemporary and older siding materials obscure the original house. Another nearby hall and parlor type house, of one story, has a shed roof front addition in lieu of a porch, and is sheathed in wide aluminum siding. Another common site is the 19th century pyramidal roof house located near 178th Street and Portland Avenue, about three miles southeast of the Cartmill Farm House. Although it appears to have its original siding intact, and a small lean-to addition does not detract from its design integrity, it has been abandoned for many years. Doors and windows are absent or boarded over and the structure deteriorates slowly and the land surrounding it is consumed by commercial and residential development.

The land surrounding the Cartmill Farm House is also threatened by development. The Deer Creek School campus is located on the southeast quadrant of Section 16. Housing development is located to the west. The Commissioners of the Land Office, who oversee the School Lands, seek to maximize the utility of their lands, putting extra pressure on this rare, surviving 19th century farm house.

The Ada Cartmill family was the longest tenured occupant of the house. A widow, Ada Florence Cartmill leased the 160 acre quarter section in 1922. Here, with her eight children (three boys and five girls), she grew wheat and oats, as well as some corn, cotton, and alfalfa. A team of draft horses furnished all of the power for planting and harvesting until 1939, when a Ford tractor was acquired. Of the 160 acres, approximately 48 acres was left for cattle and horse grazing. Mrs. Cartmill raised Jersey dairy cattle and Shorthorn beef cattle. Nearer the house, the family also raised pigs, chickens, ducks, and turkeys. A vegetable garden supplied vegetables for canning.

While not the first occupants of the house, Ada Cartmill and her family lived there the longest – fifty years. Mrs. Cartmill and her family were responsible for the construction of the existing outbuildings as well as the small additions to the house itself. Their occupancy carried on the pattern typical of school land leases. The house is best remembered for its long term association with the Cartmill family and is thus named for them.

Conclusion

The Cartmill Farm House is eligible for inclusion in the National Register of Historic Places. It is a rare example of a first generation, settlement era farm house. A 1 ½ story, hall and parlor plan house, the Cartmill Farm House retains excellent integrity of design, materials, workmanship, feeling, association, location and setting. A windshield survey of the surrounding area demonstrates the rarity of this resource. There are no first generation houses with the level of integrity that this example has. The Cartmill Farm House is therefore eligible under Criterion C, in the area of Architecture and Criterion A as representative of the earliest settlement of the area. It represents a building type that

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 15

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

once dominated the landscape of the area but has been supplanted by newer, bigger buildings. It represents the type of house typically found on farmsteads of the initial occupancy period. It has survived relatively unchanged due to its location on school land, a situation that discourages major capital improvements. Its survival rests on the long term occupancy of one family and on the sympathy of its present occupant, Stan Moorman, a carpenter by trade who has maintained and improved the property for the past fifteen years.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9, 10 Page 16

Cartmill Farm House
name of property
Oklahoma County, Oklahoma
county and State

Bibliography

Cartmill, Thomas Oliver. Son of Ada Cartmill; lived in house from 1922-1972. Interview with Stan Moorman, April 24, 2006.

Perry, Dan W. "History of Oklahoma's School Endowment." *The Chronicles of Oklahoma*. Volume 13, Number 4, December 1935.

Nelson, Guy. "The School Lands of Oklahoma." *The Chronicles of Oklahoma*. Volume 46, Number 3, Autumn, 1968.

Webb, Laverne "Bud." Grandson of Ada Cartmill. Interview with Stan Moorman, April 24, 2006.

Verbal Boundary Description

Beginning at a point approximately 1084 feet south of the NE corner of NE/4 of Section 16, Township 14 N, Range 4 W, then 347 feet west, then 236 feet south, then 347 feet east, then 236 feet north to point of beginning, containing 1.88 acres more or less.

Boundary Justification

Includes the leased land associated with the house and its outbuildings.