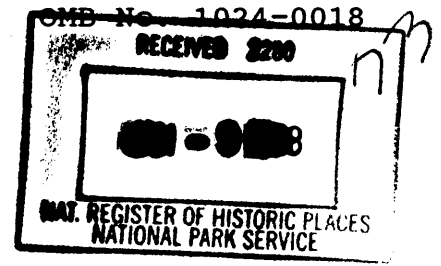


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



=====

1. Name of Property

=====

historic name Tipton, J. P., Farmstead

other names/site number N/A

=====

2. Location

=====

street & number 3.1 mi east of Newkirk not for publication N/A

city or town Newkirk vicinity X

state Oklahoma code OK county Kay code 071

zip code 74647

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this XX 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 XX 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.)

Blake Wade 30 December 1997
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

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

=====

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>8</u>	<u>2</u> buildings
<u>0</u>	<u>0</u> sites
<u>2</u>	<u>1</u> structures
<u>1</u>	<u>0</u> objects
<u>11</u>	<u>3</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/SUBSISTENCE</u>	<u>animal facility</u>
<u>AGRICULTURE/SUBSISTENCE</u>	<u>agricultural outbuilding</u>
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

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

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

OTHER - National Folk/Pyramidal

Materials (Enter categories from instructions)

foundation STONE: limestone

roof ASPHALT

walls STONE: limestone

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)

- Exploration/Settlement
- Agriculture
- Architecture
- _____
- _____

Period of Significance 1898-1937

Significant Dates 1898

1902

1910

1937

=====

8. Statement of Significance (Continued)

=====

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 2.75 acres, MOL

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>14</u>	<u>679530</u>	<u>4083670</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </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 Dianna Everett, Research Associate

organization Oklahoma State Historic Pres. Office date June 15, 1997

street & number 2704 Villa Prom, Shepherd Mall telephone 405-521-6249

city or town Oklahoma City state OK zip code 73107
=====

=====
Property Owner
=====

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

name Vineta L. Peters

street & number 1921 El Camino telephone 405-767-1929

city or town Ponca City state OK zip code 74604-2711
=====

name Dorys Peters

street & number 2050 E. Adobe Road telephone _____

city or town Newkirk state OK zip code 74647
=====

name Catherine H. Kennedy

street & number 239 Barry Road telephone _____

city or town Rosebud state AR zip code 72137
=====

name Bertha F. Smith

street & number P.O. Box 576 telephone _____

city or town Silver City state NM zip code 88662
=====

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====

SUMMARY:

The J. P. Tipton Farmstead is located approximately 3 miles east of Newkirk, Kay County, Oklahoma, in a lightly populated rural area. The farmstead consists of eight buildings (residence, privy, milkhouse, chicken house, garage, hog house, two barns), two structures (spring house/storm cellar, watering trough) and one object (stone gateway) that are contributing resources, and two buildings and one structure that are noncontributing resources (brooder house, machine shed, windmill). The resources are laid out according to an historically typical "distributed farmstead" plan. This type of farmstead is defined by "the individual locations of buildings, arrangement of buildings in relation to one another, and the location of driveways, trees, and other features which comprise the total picture." The Tipton Farmstead follows the farmstead planning concepts dictating that the house is the primary building, and the relative location of other buildings forms a rectangle to one side and to the rear of the house. The farmstead's primary building is the Tipton house, built of native limestone c. 1898 and expanded in 1902 by the addition of a north-side wing, also of native stone. The most prominent secondary buildings are two stone barns, or animal facilities, both built of native limestone. The larger barn for horses was constructed c. 1910. The smaller barn for the dairy was redesigned in 1937 from a mid-1890s barn. Attached to the smaller barn is a three-bay loafing shed for cattle feeding, added c. 1940. Agricultural outbuildings historically associated with the farmstead include: a wood-frame, two-hole privy, built c. 1898; a wood-frame milkhouse/smokehouse, built c. 1893; a stone-walled hog house built c. 1900; a wood-frame poultry house, built c. 1920; and a two-bay, wood-frame automobile garage moved onto the property c. 1930. Contributing structures are a concrete watering trough or stock tank built in 1937 and a spring house/storm cellar of earth, stone, and concrete built c. 1902. The contributing object is the arched gateway, built of stone in front of the residence, c. 1898. Noncontributing resources include a wood-frame chick brooder house, built c. 1940, a steel windmill (structure) immediately adjacent to the east side of the house and a quonset-type machinery shed (counted as a building) at the back of the property. The windmill and machinery shed were both added c. 1950. The Tipton Farmstead, occupied and run by the Tipton family since 1893, maintains its original plan. Its integrity of location, setting, design, workmanship, materials, feeling and association are virtually unaltered from their historic appearance.

DESCRIPTION:

The J. P. Tipton Farmstead is located approximately 3 miles east of Newkirk, Kay County, Oklahoma, in a lightly populated rural area. The farmstead consists of eight buildings (residence, privy, milkhouse, chicken house, garage, hog house, two barns), two structures (spring house/storm

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

cellar, watering trough) and one object (stone gateway) that are contributing resources, and two buildings and one structure that are noncontributing resources (brooder house, machine shed, windmill). The Tipton Farmstead's historic resources are laid out according to an historically typical "distributed farmstead" plan, defined by "the individual locations of buildings, arrangement of buildings in relation to one another, and the location of driveways, trees, and other features which comprise the total picture."¹

The Tipton Farmstead follows the farmstead planning concepts dictating that the house is the primary building and that the relative placement of other buildings form a rectangle to one side and to the rear of the house (please refer to map). There are three concentrations of buildings/structures that make up the planned Tipton Farmstead. From the roadway that forms the south edge of the farm, one enters the farmstead northward via a driveway that is central to the plan. To the left of the driveway, in the southwest corner of the property, is a "residential complex" of the house and other buildings and structures that need to be near the house. Pedestrians access the house from the road via the stone gateway and path to the front entrance. Moving north from the house, the supporting buildings/structures "fan out" and can be seen and easily accessed from the rear doors of the house. These include the windmill (outside the "back" doors of the house, on the east side), the spring house/storm cellar (near the north side of the house), the milkhouse/smokehouse (immediately to the north of the cellar), the privy (to the northwest of the milkhouse), the poultry house (northeast of the milkhouse), and the brooder house (west of the poultry house), the garage lies to the northeast of the house, adjacent to the driveway. In typical farmstead fashion, the resources are "ranked" to place the most odoriferous farthest from the residence. To the east of the driveway (northeast of the house) are the horse and dairy facilities, placed away from the house, to use the prevailing southwest winds, and oriented north-south in traditional farmstead fashion. These include the two barns (dairy barn having the loafing shed on its east) and stock pens with the concrete stock tank between them. These facilities are also on the downhill slope, to carry water away from the residence. If one enters the driveway from the roadway and proceeds due north, passing between the residential complex and the barns, one finds the hog house and machine shed located farther north, placing odors and noises away from the residence.

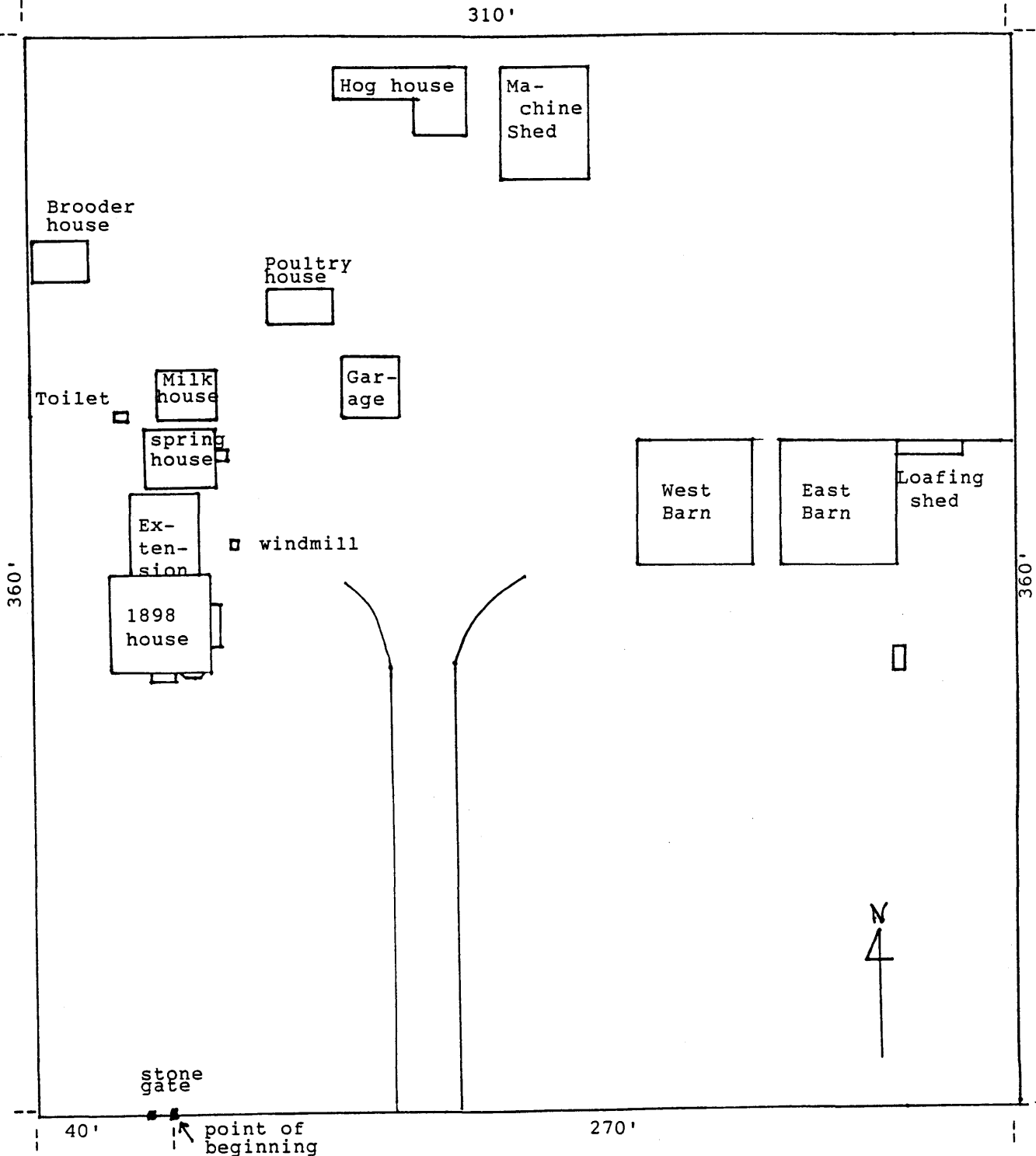
The farmstead's primary building is the Tipton house, a plain vernacular interpretation of the National Folk style built of native limestone c. 1898 and expanded in 1902 by the addition of a north-side wing, also of native stone. National Folk houses were popular from c. 1850 to c. 1910 and are generally characterized by a symmetrical facade, uniform wall surface, and minimal decoration. Roof styles vary from gabled to pyramidal. The original section of the Tipton house has a normal-pitched pyramidal roof; the plan and the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

fenestration pattern are symmetrical, and the detailing (much is missing, see 1898 photo), while very simple, still offers a frieze below the cornice, spindles for porch supports on the east side, and very minimal cut-out trimwork under the porch cornice.

The Tipton farm house is a detached, one-story building that is horizontal in volume. It has two sections: an original square plan, and a rectangular addition on the north side. A stone internal chimney projects upward from the flattened central portion of the roof, and a metal internal chimney projects from the roof of the extension. The front (south) entrance is sheltered by a narrow shed-roof, dropped porch with new round, wooden posts. The east entrance is sheltered by an original wide, shed-roof, dropped porch with four turned posts. The extension, added in 1902, is a long, hip-roofed rectangle. On the east side the roof extends outward to form a very wide principal-roof porch supported by four new, square posts. Both sections of the house and all porches are covered with asphalt shingles, but the original roofing material was wood shingles (as seen in the 1898 photograph), replaced in the 1960s with the asphalt variety. The relatively narrow overhang has boxed eaves above a plain cornice and a wide, undecorated frieze band that adds a classical touch to an otherwise plain building. The original square house measures 30 feet east-west and 31 feet north south. The extension measures 18 feet east-west and 25 feet north-south.

The plan of the original section of the house is square, with four rooms. The southeast corner is a living room with a bay window, and the southwest corner is a bedroom. The northeast room is a bedroom, and the northwest room, originally a bedroom, is now a bathroom. A long hallway between these two rooms links the house with the newer extension. The 1902 extension has two rooms, a dining room and kitchen with pantry.

The house and extension are characterized primarily by their native limestone walls, made of regularly coursed limestone ashlar blocks. A narrow belt course runs entirely around the original house at the level of the window sills, which are also stone, and there is a narrow belt course at floor level, indicating the line of the foundation. At various places there are screen-covered vents in the foundation wall. The extension's walls are also of dressed stone regularly coursed, but there are no belt courses. Porches on the south and east have stone foundations capped with concrete slabs, and the smaller east-side porch in the original section of the house has concrete steps while the larger east-side porch in the extension has stone steps.

The house's fenestration pattern is simple. The south side, overlooking the road, has three bays. A doorway is centrally placed under a small porch. The original wooden panel door has one large light. The wooden screen door is not original. To the west of the door is a single 1x1 wood-frame, double-hung

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====



U. F. Tipton Farmstead,
1898 (photo c. Doris
Peters, Newkirk, OK)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====
window, covered with a wood-frame screen. The facade is notable for a bay window that projects outward from the wall east of the door. It has three 1x1 wood-frame, double-hung windows, all with original frames and wooden screens. The east wall of the original section of the house might be considered the main elevation as it faces the driveway. This side also has three bays. Under a wide porch is a centrally placed, original wooden door (no lights), with a single-light transom and covered by a wood-frame screen door. On either side of the doorway is a single 1x1 wood-frame, double-hung window with wood-frame screen. In the northeast wall is a 1x1 wood-frame, double-hung window; it is sheltered by the porch roof of the extension. The extension attaches to the north side of the house. The east side of the extension has four bays. A single 1x1 wood-frame double-hung window, a solid panel door covered by a wooden screen, another solid panel door covered by a wooden screen, and a single 1x1 wood-frame, double-hung window. The north side of the extension has one small 1x1 wood-frame, double-hung window with wooden screen, and the west side of the extension has two large 1x1 wood-frame double-hung windows with wooden screens. The west side of the original section of the house also has two large 1x1 wood-frame double-hung windows.

Located in close proximity to the house are the privy and the stone gateway. Constructed at approximately the same time as the house, the two-hole privy, located to the rear of the house to the northwest, is a small, wood-frame, windowless building with drop siding and a batten door. The side-gabled roof is covered with asphalt shingles, and two metal vent pipes project from the roof. The door is on the south side facing the house. The carved stone gateway is located at the road to the south of the house and marks the entrance to the path that provides pedestrian access to the house. The path is flanked by two stone pillars which support a yoke shaped piece of stone which connects the pillars. Between the stone pillars is a modern chain-link metal gate.

Other buildings/structures in the residential complex include a spring house/storm cellar built c. 1902. A photograph made in 1898 showing the entire farmstead reveals that an original storm cellar was sited on the present location of the house extension. Apparently, a new cellar was dug after the construction of the extension; family tradition places this "before the turn of the century."² The present structure, typical of its era, is a dug-out cellar measuring 17 feet north-south by 20 feet east-west. Above ground are low stone walls, a rounded earth mound that covers a domed concrete roof, and a front wall of stone, plastered with concrete. The cellar is accessed, typically, on the east side (away from the prevailing path of tornadoes) through a set of wooden-plank doors lying at an angle of 15 degrees to the ground. A secondary entrance was placed on the west side, in a hole next to the wall; the entry has a sawed-off wooden-panel door. Inside, a natural spring provides a cool place to keep butter, eggs, vegetables, and milk. The domed concrete roof (concrete not visible) is covered with dirt and overgrown with grass.³

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====

The milkhouse/smokehouse, which may have been built in the mid-1890s, is a 16.5 by 12.5-foot wood-frame building with side-gabled roof. The building has one panel door and one double hung window in the south wall. In the east wall two windows have been infilled with wooden drop siding. A small double-hung window has been placed in the northern opening while the southern opening has been completely infilled. The wall cladding is horizontal, wooden drop siding, and the roofing material is asphalt shingles. Family tradition holds that this building was the original 1893 homestead house in which the family lived until the construction of the main house in 1898, but that it was "renovated shortly after the turn of the century."⁴ Two historic photographs give an idea of the building's history.⁵ The first photo, made in the mid-1890s, shows a building in plan very similar to the present milkhouse, with door and window placement identical in the south wall. The cladding was box-and-strip, and there was a shed-roofed extension off the north side (a shed-roofed extension was removed from this building at some point between 1994 and 1997); the roof was wood shingles. This conforms to a basic plan and exterior of a four-room "box and strip house" that was prevalent on the plains in the late 1800s.⁶ The 1898 farmstead photo also clearly shows that this small house was originally sited immediately to the north of the original storm cellar. This, coupled with tradition, would seem to indicate that the original wood-frame house, as well as the adjacent storm cellar, was moved to the north when the house extension was built c. 1902. The present milkhouse sits on a concrete foundation. It is reasonable to suggest that while the building's cladding and roofing have been changed, the original framing members could be those of the original c. 1893 house.

The colony-type poultry house, built in the 1920s, is typical of pre-1930 permanent (fixed location) houses for laying hens.⁷ Measuring 13 feet by 23 feet, it is a south-facing, shed-roofed building with three "rooms," one for laying hens, one for roosting, and a "run" (for pecking). The building, which is of wood frame construction, has wood cladding on the sides but has been covered with corrugated metal on the front. The south or front wall has a doorway at either end, the westernmost having only a screen, and the eastern having a wooden panel door. Between the doors there are two sets of window-like openings; the westernmost has four openings, with closeable interior shutters and utility wire panels; the easternmost has two boarded up openings. There are no openings in the other sides. There is a fenced yard on the west side.

The two-bay automobile garage is a front-gabled wood-frame building covered with drop siding; it has an asphalt-shingled roof and two bays. One bay is covered with a wooden overhead door, and the other bay has no door. There is a wood paneled pedestrian door in the west side at the rear corner.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 16

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

There are no windows. The building measures 19 feet by 23 feet. At the rear is a shed-roofed extension that is used for a shop; it has wide doors on the east and west. This building was moved onto the farmstead c. 1930 from a family residence in Newkirk, Oklahoma.⁸

The 41 foot by 10 foot hog house, built c. 1900, has the basic shed-roof design that was in general use in late nineteenth/early twentieth century farms. It is a one-row house and does not have the usual windows; it is an open four-bay affair. It may once have had hinged, drop-down doors, as these were typical of the period.⁹ The east, north, and west walls consist of a three-foot-high stone wall, topped with wood-framing and wooden siding, covered with sheet metal. Three of the hog house's bays are accessible to animals, which are fenced in by utility wire. The fourth, or easternmost bay, which extends ten feet further to the south, is used for storage. The roof, supported by wooden posts, is covered with sheet metal.

In late nineteenth/early twentieth century farmsteads the most important secondary buildings are barns, because of the necessity of properly housing and caring for draft and dairy animals.¹⁰ The original Tipton Farmstead had two barns, a wood-frame, gable-roofed building with wooden siding that sat to the west of the gable-roofed stone barn. These two barns were placed east of the residence, on the site of the present two barns. The wooden barn was removed at an unknown date and the stone barn was extensively reconstructed in 1937. Today the Tipton Farmstead has two stone barns, both built of native limestone. Typically, they are oriented north-south, with the main entry on the south.

The existing west barn for horses, measuring 40 feet north-south by 32.5 feet east-west, was constructed in 1910 (replacing an earlier wood-frame building). It has regularly coursed stone walls, built of huge rectangular, rock-faced limestone blocks that were very carefully, professionally tooled and laid. The largest of these blocks, placed in the north wall, west of the door, measures 10 feet in length by 2 feet, four inches in height/depth. The walls are generally 18 inches thick. The entry is in the gable-end walls, rather than in the side. The barn has four very small windows on the south side; one on either side of a wide sliding metal door, one above the door (in the first floor), and one high up in the gable in the hayloft (second floor). There are five air vents in the west side. There are no openings in the east side. The north side has a centrally placed doorway with a rolling metal-clad door, with one small square window opening above. Under the gable on the north side, at the top, is a large opening now covered with a hinged wood panel (for bringing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 17

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

in hay). The gambrel roof is covered with flat sheet metal. The original roofing material was wood shingles, changed at an unknown date to sheet metal. The barn's floor plan accommodates ten horses. There are five box stalls on the west side, and on the east side are storage rooms for hay, grain, and tack. The second floor hay-mow, supported by massive wooden posts, is accessed by ladder. The roof is a braced-rafter, or plank-frame, system, leaving the entire second floor open and devoid of support posts. The barn plan and construction was typical of its era.¹¹ The barn's height is approximately 30 feet.

Tradition holds that the smaller east cow barn was originally built c. 1893; the 1898 farmstead photograph shows that on this site once stood a gable-roofed stone barn with a large shed-roofed section along its entire east side. Tradition also holds that in 1937 the original barn was heavily reconstructed and its size nearly doubled; from the placement of south-side doors and windows it is conceivable that the barn might have been mostly disassembled and rebuilt. At the very least (and as tradition holds), the stones from the end gables and the stone from the extension were used to nearly double the size of the building, which is presently 40 feet north-south by 36 feet east-west. Stone fencing from the north end of the property may also have been used.¹¹ The date "1937" is carved into a block of stone above the south door. Examination of the building's construction characteristics reveals that the relatively small, rectangular stones used in the "newer" north part of the barn are the same size and shape as those used in the "old" south part (and they greatly resemble the wall material in the 1898 photo). The jointing differs somewhat between the two sections. In the older section the mortar is wiped off smooth, but in the newer section it was allowed to remain as it squeezed out between the blocks. This barn's walls are also 18 inches thick, but the stones are small and are set in irregular courses. The east and west sides have three square vents. Entry is in the gable-end walls, rather than in the side. On the south there are two small windows high up in the gable, one central window over a sliding metal door, and one on either side of the door. On the north there is one window above and one window to the west of a central metal-clad sliding door. The upper half of each gable-end wall is covered with flat sheet metal. The second floor is wood-framed, as the stone walls do not extend up under the gable end. The east barn's floor plan is that of a dairy facility. Along the west wall are 4 box stalls for calves and bulls. North of these stalls is a one-foot-thick, five-foot-high stone wall that separates the calf stalls from a calving room. In the northwest corner is an enclosed granary. Along the entire east wall is the milking-stall area, with a slightly raised concrete floor and twelve stalls. The support posts for the upper level are stone columns. On the upper level is a hay-mow, accessed by ladder. The roof is a braced-rafter system, leaving the entire second floor open and devoid of support posts. The roof is covered with sheet metal but may originally have been another material.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 18

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

Attached to the east side exterior wall of the east barn is a three-bay loafing shed for feeding, built c. 1940 and measuring approximately 7 feet high by 10 feet deep by 30 feet wide. The north wall is made of stone, and the east wall is a stone wall 3 feet high. The side-gabled roof is supported by large, round wooden posts. To the east of the loafing shed is a one-foot-thick by five-foot-high stone fence that extends eastward for approximately forty feet. The plan of the east barn is typical of its era.¹³ The barn's height is approximately 30 feet.

To the south of the barns is a 1937 concrete watering trough placed so that animals outside and inside the fenced lot can be watered. This is a rectangular box measuring eleven feet by seven feet by three feet deep. A utility fence surrounds the feeding pen to the southeast of the east barn.

The c. 1940 brooder house, measuring 10 feet by 14.5 feet and devoid of window glazing and door, is a noncontributing, wood-frame building with shed roof. Built after the period of significance, the brooder house has a door opening and a four-window strip on the south side and one small window opening on the east. Walls are clad with drop siding. The brooder house once contained metal "chick brooders" where chicks were placed to keep warm after they were hatched and taken away from the hens. The building is no longer in use. Other noncontributing resources include a steel windmill (structure) immediately adjacent to the east side of the main house and a quonset-type metal building used as a machinery shed (building) at the back of the property, both added in the 1950s.

ALTERATIONS:

Two buildings and one structure have been constructed on the property after the period of significance. These consist of the c. 1940 brooder house and c. 1950 machine shed and windmill. These resources do not disrupt the historic site plan or building placement of the farmstead. Other alterations have been minimal and consist of the replacement of original roofing material-- wood shingles with asphalt on the house and sheet metal on the barn. These changes do not impeach the integrity of the property, which is interpreted as a whole, intact farmstead developed between 1898 and 1937.

The Tipton Farmstead, occupied and run by the Tipton family since 1893, maintains its original, typical farmstead plan, and the property's integrity of location, setting, design, materials, workmanship, feeling and association are essentially unaltered from their historic appearance. As an intact example of a late nineteenth/early twentieth century farmstead, the Tipton Farmstead 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 7 Page 19

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

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ENDNOTES

1. George Carney, "Development of a Historic Context for the Agriculture Theme in Management Region #2: 1893-1900," State Historic Preservation Office, Oklahoma Historical Society (1986), 110-111.
2. Draft National Register nomination, sec. 7, p. 3, March 1994 (Dorys Peters), SHPO files, Oklahoma Historical Society.
3. Byron D. Halsted, Barns, Sheds, and Outbuildings (Brattleboro, Vt.: S. Greene Press, 1977 [1881]), 170-73; Allen G. Noble and Richard K. Cleek, The Old Barn Book (New Brunswick, N. J.: Rutgers University Press, 1995), 138.
4. Draft National Register nomination, sec. 7, p. 3.
5. Photograph, c. 1895, in possession of Dorys Peters, Newkirk, Oklahoma; photograph, 1898, in possession of Dorys Peters, Newkirk, Oklahoma.
6. Rachel Carley, The Visual Dictionary of American Domestic Architecture (New York: Henry Holt and Company, Inc., 1994), 126.
7. Carney, "Context," 91.
8. Interview with Dorys and Vineta Peters (nee Tipton), 29 May 1997, at the Tipton Farmstead, by D. Everett.
9. Carney, "Context," 89.
10. Ibid., 73-84.
11. K. J. T. Eckblaw, Farm Structures (New York: The Macmillan Co., 1920), 224-31, 252ff.
12. Interview with Dorys and Vineta Peers (nee Tipton), 29 May 1997.
13. William Radford, Radford's Combined House and Barn Plan Book [1908], in David and John Loveless, Practical Plans for Barns, Carriage Houses, Stables, and Other Country Buildings (Stockbridge, Mass.: Berkshire Traveller Press, 1975), 114-116; Eckblaw, Farm Structures, 235ff.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

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SUMMARY:

The J. P. Tipton Farmstead is eligible for the National Register of Historic Places under Criterion A for its significance within the contexts of exploration/settlement and agriculture, and under Criterion C for its architectural significance as the only intact historic farmstead within the vicinity of Newkirk, Oklahoma. The period of significance extends from 1898, when the existing Tipton farm house was constructed, to 1937. The period of significance ends in 1937 with the reconstruction of the east barn, the last significant resource built which completed the historic assemblage of this distributed farmstead.

The Tipton Farmstead represents that group of initial land claimants who, in the Run of 1893, took up land, persevered, improved their property, and established permanent homesteads in the Newkirk, Oklahoma, vicinity. In this respect the farmstead is eligible within the Exploration/Settlement context. The Tipton family followed the agricultural trends evident in the Kay County, Oklahoma, area over the next three decades, as they diversified their farming and ranching activities to both provide for subsistence and to take part in the regional market economy in the cattle, wheat, and butter-and-egg trade. The chronological development of the farmstead's buildings illustrates this pattern. Therefore, the Tipton Farmstead is eligible within the context of agriculture in the Newkirk vicinity. Architecturally the Tipton Farmstead is a complete, intact assemblage of farm buildings that fit the architectural plan/form typical of farmsteads and farm buildings in the late nineteenth and early twentieth centuries. In addition, the farm buildings illustrate the local tradition of using locally quarried stone for construction of major buildings on the farm. In this respect, the Tipton Farmstead buildings are the only intact example of this pattern within the Newkirk, Oklahoma, vicinity, and are therefore eligible within an architectural context.

EXPLORATION/SETTLEMENT CONTEXT:

In the mid- to late-nineteenth century, north central Oklahoma and present Kay County were part of the Cherokee Outlet, also known as the "Cherokee Strip," a large reserve of land established in 1867 by treaty as a western outlet for the Cherokee Nation, whose national lands lay to the east, in the northeast corner of Oklahoma. The Cherokee Outlet was used primarily for cattle pasturage until September 1893 when an area 200 miles long and 37 miles wide was opened for settlement by land run. This huge tract of six million acres became the target of claims by approximately 100,000 would-be settlers competing for land. Forty thousand claims were taken up in the Run of 1893.¹

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

One of those making the 1893 Run was Jephtha P. Tipton, a resident of Bolton Township, Kansas. Tipton's wife, Mary Buzzi Tipton, joined him shortly after the run. On 6 October 1893 Tipton claimed 160 acres, that being the southeast quarter of Section 21, Township 28 North, Range 3 East, in "K" County, about halfway between the Arkansas River and the town-to-be of Newkirk, Oklahoma. Immediately Tipton began constructing the improvements mandatory to "proving up" for a homestead. First came a small frame house, with a lean-to, or shed, at the back, and nearby Tipton built a storm shelter, a staple element of life on the Plains. With the assistance of his father-in-law, a Swiss stonemason named Antonio Buzzi, who had come from Kansas to join the rest of the family, stone buildings made of limestone blocks quarried less than a mile away began to appear on the Tipton Farmstead.² A limestone dairy barn was built within two or three years of the run, followed by a four-room limestone house in 1898.³ Other settlers were following suit, although some relinquished their claims by not "proving up." In the sections surrounding Section 21, T 28 N, R 3 E, many of the original claimants "relinquished," or abandoned, their property within a few years of the run. In contrast, J. P. Tipton continued improving his property with buildings, structures and crops. He filed for his homestead certificate within the allotted seven years and received final title to the land with a patent dated 17 April 1903.⁴ On 14 October 1907 he purchased the south half of the adjoining quarter section to the north, 80 acres, from Dan Miller. The other half of that section was purchased from Miller on 23 April 1921 by Tipton. Thereby was created a 320-acre farm that has remained in the Tipton family for more than a century.⁵

The Tipton Farmstead represents the settlement pattern associated with the Cherokee Strip following the Land Run of 1893. While the less hardy "relinquished" their land claims, the Tipton family, like many others, persevered and improved their property with buildings, structures and crops. Thus "proving up" their claim, they gained title to the land and continued to expand their holdings to maintain a viable farm. The Tipton Farmstead is an excellent, intact example of this settlement pattern in the vicinity of Newkirk, Oklahoma.

AGRICULTURAL CONTEXT:

After the Run of 1893, Kay County proved to be good farming country, and the western portion was also good ranch land. The Tipton Farmstead lay just on the line between farm country and ranch country. The county's first few years of agricultural production "shook out" many who were unable, by talent or luck, to endure the weather. Wheat was the preferred crop, but seed was short during 1893-94, and in the first few years afterward, a severe drought, which lingered in the region from 1885 through 1896, impeded production. But those who persevered--and diversified--found success. By 1899 rumor held that 100 percent of the county's arable land was planted in wheat.⁶

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 22

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====

Farm prosperity continued from the turn of the century through the end of World War I. By 1900 Kay County boasted 2,748 farms, averaging 174.8 acres. Numbers rose by 1910 to 2,995 farms averaging 199 acres, but, interestingly, rural population declined from 22,530 to 21,212, perhaps indicating some degree of mechanization. The Census of Agriculture for 1920 reveals the existence of an agricultural depression in the post-World War I years as prices dropped in the wheat market and in other markets as well. In Kay County the number of farms declined to 2,595, averaging 213.6 acres; a consolidation movement was well under way, with those who survived subsuming the farms of those who did not. The county's rural population continued to decline, dropping to 18,149 in 1920 and to 10,990 in 1925, indicating that the county was following the nationwide trend toward mechanization of labor. In that year, 2,662 farms existed, with an average of 227.4 acres.⁷ By 1930 the trend had reversed, with the number of farms rising to 2,849, averaging 212.8 acres, and 28,218 persons working in farming. The Tipton Farmstead followed the county-wide trend, growing from 160 acres in 1893 to 240 in 1907 and to 320 in 1921, as a neighbor was forced by circumstances to get out of the farming business.⁸

One of the keys to surviving the vagaries of weather and bugs lay in diversification, and the Tipton Farmstead exemplifies this concept. Many farmers preferred to plant a single cash crop and rely on it for annual income; many were disappointed in their efforts. Those who diversified in the first few years of farm life in Kay County were those who survived.⁹ The Tipton family diversified early, primarily because they were located on the line between farm country and ranch country, and they continued that effort, as evidenced in the buildings that they constructed on the farmstead. They grew wheat, alfalfa hay, kaffir corn (row feed), field corn, and vegetables. They also maintained a large fruit orchard. Much of the wheat was ground into flour to be used by the family.¹⁰ Dairying was an important economic operation in the early years of Kay County, with butter providing much-needed cash. The Tiptons went into a modest dairy production, as evidenced in the construction of the c. 1898 east cow barn (not extant). This avenue of production continued to be a viable source of income, as seen in the construction of the larger, existing 1937 east cow barn. The poultry business was also important in Kay County. In the early 1900s the Tiptons built a stone, three-room poultry house which was later replaced by a new wood-frame building c. 1920. In addition to providing for their own subsistence the family was also participating in the local butter-and-egg trade. Hog production was another part of the farm's economy, with the hog house being built c. 1900. In the first two decades of the twentieth century, cattle breeding emerged as an important economic activity, particularly in eastern Kay County. The Tiptons followed this trend also. Their second barn, constructed in 1910, sheltered horses used to work cattle. A major source of the family's cash income during the 1920s and 1930s was cattle production, typical of eastern Kay County.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 23

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====

The Tipton Farmstead was designed to bring in cash from a variety of sources, in addition to producing everything that the family needed.¹¹ The addition of the two-bay garage c. 1930 and the construction of the machine shed c. 1950 also indicates that the Tiptons followed the trend toward the use of the automobile and adoption of larger agricultural machinery for "power farming."¹²

The Tipton Farmstead is agriculturally significant because it is an intact set of resources that typifies farmstead planning and development from the late nineteenth century through the 1930s.¹³ Its integrity of location, setting, feeling and association allow it to interpret the growth and development of agriculture in this portion of Kay County.

ARCHITECTURAL SIGNIFICANCE:

The Tipton Farmstead is architecturally significant because it is the only intact, virtually unaltered distributed farmstead found in the vicinity of Newkirk, Oklahoma. The farmstead encompasses virtually all of the types of buildings and types of construction that were found on farmsteads in this period of Oklahoma history.¹⁴ The residence and barns, the primary buildings on the property, are substantial buildings constructed of stone quarried nearby in the breaks of the Arkansas River, an important local source of building stone.¹⁵ The west barn's stone is known to have come from the Armstrong Brothers Quarry. While numerous other farms had stone buildings, none had such an assemblage. Additionally, a windshield survey of the Newkirk vicinity revealed only the ruins of one stone barn, to the southeast, and one intact stone farmhouse, to the west of the Tipton Farmstead.

The house is architecturally significant because it represents the pattern of development of residential building on the farming frontier of Oklahoma. Most settlers at first built small sod houses or one-room frame houses and then began to construct agricultural buildings and larger, more substantial residences as soon as possible.¹⁶ The Tiptons' first house, built in 1893 and in part still extant, was quickly followed by a storm cellar. As quickly as possible, the Tiptons built a larger, more substantial home for their family with the large stone house being built in 1898. The family occupied the residence, and it was the place where all of the farm's activities were planned and coordinated. The residence is a simple National Folk style, four-room house, with a two-room extension, a form fairly typical of the midwest and the plains region at the turn of the century. The walls are load-bearing masonry--limestone quarried one-half mile to the east. The stonecutting and masonry technique used on the main walls--south and east--are excellent. The original house's pyramidal roof and the remaining jigsawn porch decoration identifies it as a National Folk house.¹⁷ The house retains integrity of setting, location, design, materials, and workmanship in all aspects.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 24

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

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The Tiptons immediately needed barns, and these they placed appropriately to the rear and side of the house. By 1898 they had a wood-frame barn and a stone barn, which was later partly disassembled and reconstructed into a much-needed, larger facility.¹⁸ Barns are the second most important buildings in a farmstead. Each of the existing stone barns is laid out in a typical pattern that reflects its function. The c. 1910 west barn, for horses, has two-horse box stalls, two granaries, and a tack room. The east barn, re-built in 1937 for an expanded dairy operation, has a central alley for milking, and twelve stalls along one wall. The opposite wall has a stall for calving, a granary, and box stalls for calves. These buildings are relatively small in scale as barns go, but their form illustrates their function, and they are typical of the era.¹⁹

The other residential and agricultural outbuildings and structures (privy, spring house/storm cellar, milk house/smokehouse, brooder house, poultry house, hog house, garage) also correspond to sizes and designs that were typical of this period of farm buildings, as identified in the literature of the time.²⁰ The outbuildings (milkhouse, brooder house, chicken house) are also typical in construction, in that they are generally wood-frame with drop siding, and are placed in typical planned relationship to the residence. The stone-walled loafing shed and the stone-walled hog house are somewhat unusual, because such buildings of this era were usually constructed of wood. The abundance of stone allowed more permanent buildings to be built.

The individual placement and relationships of the Tipton Farmstead's buildings are all original, and the farmstead's rectangular plan and arrangement has not been changed. The natural conditions--water supply, drainage, and windbreak timber planted in the front yard south of the house--are still original. The setting is identical to the original, and the farmstead still functions as a farm and ranch--still owned by the third generation of Tiptons.

As noted in John S. Wilson's "We've Got Thousands of These! What Makes an Historic Farmstead Significant?," a lengthy occupation pattern, agricultural productivity over time, preservation of rural setting, and lack of rebuilding or reorganization of the farmstead plan all contribute to making a farmstead significant. He notes also that "'good' multi-household farmsteads are pretty rare."²¹ The Tipton farm meets these criteria, and it is a multi-household farmstead as well, because three generations of the Tipton family occupied and worked the property in succession. In recognition of this, the Tipton Farmstead received an Oklahoma Centennial Farm Award from the Oklahoma Historical Society in 1993. The integrity of the Tipton Farmstead is excellent and the farm amply conveys the feeling and association of its past existence. As such, it is eligible for the National Register within the contexts of exploration/settlement, agriculture and architecture.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 25

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====

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1. Michael M. Smith, "Patterns of White Settlement in Oklahoma, 1889-1907," Resource Protection Planning Project, State Historic Preservation Office, Oklahoma Historical Society (1986), 8-17; Don Green, "Beginnings of Wheat Culture in Oklahoma," Rural Oklahoma, ed. Don Green (Oklahoma City: Oklahoma Historical Society, 1977), 56-64
2. Oklahoma Federal Tract Book, vol. 93, p. 103, State Archives, Oklahoma Department of Libraries, Oklahoma City; Draft National Register nomination, sec. 7, p. 3, March 1994 (Dorys Peters), SHPO files, Oklahoma Historical Society.
3. Photograph, 1898, in possession of Dorys Peters, Newkirk, Oklahoma; North Central Oklahoma: Rooted in the Past (Ponca City, OK: North Central Oklahoma Historical Association, Inc., 1995), 2:161H, 688.
4. Oklahoma Federal Tract Book, vol. 93, p. 103, indicates that certificate #3945 was filed on 11 September 1901; Homestead Certificate #3945, issued by the General Land Office of the United States (in possession of Vineta Peters, Newkirk, Oklahoma), is dated 17 April 1903. Claimants and their relinquishments are documented in these records.
5. Letter, Dorys Peters to Susan Allen, State Historic Preservation Office, 11 June 1994; Ponca City News, 27 October 1993, C-1; North Central Oklahoma: Rooted in the Past, 2:688.
6. Green, "Beginnings of Wheat Culture," 59.
7. U. S. Census of Agriculture, 1900, 1910, 1920 (Washington, D.C.: Government Printing Office, 1900, 1910, 1920), passim.
8. Letter, Dorys Peters to Susan Allen, 11 June 1994.
9. Green, "Beginnings of Wheat Culture," 66; George Carney, "Development of a Historic Context for the Agriculture Theme in Management Region #2: 1893-1900," State Historic Preservation Office, Oklahoma Historical Society (1986), 16-26.
10. Interview with Vineta Peters (nee Tipton), 28 May 1997, by telephone, by D. Everett.
11. Ibid.; Carney, "Context," 28-29.
12. Green, "Beginnings of Wheat Culture," 73.
13. Carney, "Context," 110-111.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 26

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

=====
14. Ibid.

15. Howard L. and Mary Ellen Meredith, "Oklahoma Territorial Building Stone," Of the Earth: Oklahoma Architectural History, ed. by H. L. and M. E. Meredith (Oklahoma City: Oklahoma Historical Society, 1980), 64-67.

16. Archibald Edwards, "Recollections of Oklahoma Vernacular Architecture," Of the Earth, 45, 47-48.

17. Virginia and Lee McAlester, Field Guide to American Houses (New York: A. Knopf, 1984), 100-101.

18. Interview with Dorys and Vineta Peters (nee Tipton), 29 May 1997, at the Tipton Farmstead, by D. Everett.

19. K. J. T. Eckblaw, Farm Structures (New York: The Macmillan Co., 1920), 235ff.

20. Ibid., Farm Structures, 186ff (poultry houses), 202ff (hog houses); William Radford, Radford's Combined House and Barn Plan Book [1908], in David and John Loveless, Practical Plans for Barns, Carriage Houses, Stables, and Other Country Buildings (Stockbridge, Mass.: Berkshire Traveller Press, 1975), 144-150 (poultry houses), 165-66 (hog houses); Byron D. Halsted, Barns, Sheds, and Outbuildings (1881; reprint, Brattleboro, Vt.: S. Greene Press, 1977), 170-73 (spring houses); Allen G. Noble and Richard K. Cleek, The Old Barn Book (New Brunswick, N. J.: Rutgers University Press, 1995), 138 (storm cellars).

21. John S. Wilson, "We've Got Thousands of These! What Makes an Historic Farmstead Significant?," Historic Archaeology 24 (1990): 24, 26-28, 30 (quotation).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 27

Tipton Farmstead
name of property
Kay 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, 10 Page 28

Tipton Farmstead
name of property
Kay County, Oklahoma
county and State

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Peters, Dorys to Susan Allen, State Historic Preservation Office, 11 June 1994.
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Photograph, 1898, in possession of Dorys Peters, Newkirk, Oklahoma

Photograph, c. 1895, in possession of Dorys Peters, Newkirk, Oklahoma

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VERBAL BOUNDARY DESCRIPTION:

Beginning at the southeast corner of the southeast limestone gate post
(adjacent to River Road), proceed due east, parallel to River Road, for 270
feet; turn due north and proceed 360 feet (past the barns); turn due west and
proceed 310 feet (passing the machine shed and hog house); turn due south and
proceed 360 feet (passing the residence); turn due east and proceed 40 feet to
the point of beginning, having described an enclosed rectangle measuring 360
feet by 310 feet.

BOUNDARY JUSTIFICATION:

The boundary includes all of the resources historically associated with the
Tipton Farmstead.