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NPS Form 10-900
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OMB No. 1024-0018

United States Department of the Interior
National Park Service

NR LISTED

NOV 07 1996

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AHPP

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1. Name of Property

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Historic Name: Mountain View Farm

Other Name/Site Number: Tippy, Richard S. Farmstead YE0089

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2. Location

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Street & Number: County Road 218, P.O. Box 85

Not for Publication: N/A

City/Town: Plainview

Vicinity: X

State: AR County: Yell (149)

Code: AR

Zip Code: 72857

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>6</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>6</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Cathryn A. Slater _____ 8-26-96 _____
 Signature of certifying official Date

Arkansas Historic Preservation Program _____
 State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

 Signature of commenting or other official Date

 State or Federal agency and bureau

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5. 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): _____

Signature of Keeper Date
 of Action

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6. Function or Use

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Historic: Domestic Sub: Single Dwelling

Current : Domestic Sub: Single Dwelling

 Agriculture Processing

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7. Description

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Architectural Classification:

Other: American Foursquare

Materials: foundation Concrete/Brick roof Slate
 walls Brick other Limestone/Batesville Marble

Describe present and historic physical appearance:

Summary

The single family residence known as Mountain Valley Farm is located in the rural undisturbed area south of Plainview, Arkansas. Found at the end of unpaved County Road 218, the picturesque property is surrounded by fields and forests. The spacious home was built for Richard Tippy as a single family residence. Brick, limestone and slate are used to enrich this two story home which utilizes the plan of an American Foursquare. Exposed rafter tails numerous porches and heavy brick piers allow for a bit of decoration, commonly associated with the Craftsman style. A two tiered entry porch and turned wood spindle balustrade as well as the placement of the accent stone provide a base for association with classical styles. The home is surrounded by a number of outbuildings, sidewalks, gardens, and an apple orchard and large berry patch which are also included in the nomination.

Elaboration

The residence on Mountain View Farm (Tippy Home) is a two story brick framed structure constructed in the vernacular plan of the American Foursquare with predominate Craftsmen details. Square in plan, the main body is capped with a moderately pitched hipped roof. The interior consists of a double pile, central hall floor plan augmented with a single pile rear L-addition which runs parallel to the southern elevation. A partial basement is located under this split hipped roof addition. The mass is further broken by the incorporation of three porches supported by squared brick piers. The two story entry porch covers three fourths of the eastern facade and provides a focal point for the overall symmetrical design. Covered by a half hipped roof, this porch is divided into tiers and supported by four heavy brick piers on a raised foundation of concrete and brick. The two other projections are shed covered porches, also supported by squared piers on a raised foundation. One is located on the southern elevation of the L-addition. The other porch runs parallel to the northern elevation and spans the L-addition across a small portion of the main body of the home.

Three decorative shaped brick chimneys crown the gray slate covered roof. Two chimneys are placed on the main mass while the third chimney is found on the split hipped roof which covers the addition. On the northern elevation the largest chimney is located at mid interior on the hipped roof. A second smaller chimney is placed parallel to the first and is found on the southern mid interior. The third interior chimney is near the peak of the split hipped roof which covers the projection. Along all roof and wall junctions, exposed

white wooden rafters are present.

The walls are constructed with red brick in a running pattern and punctured by double hung one-over-one windows and glazed single panel doors capped with limestone lintels and sills. The entire brick framed structure is supported on a foundation of continuous cast concrete.

The eastern elevation or facade of Mountain View Farm is five bays in length and fenestrated by four double-hung one over one pane windows accented with white stone lintels and sills. The pane door flanked by single pane sidelights, and a tripartite transom capped with a stone lintel. This same arrangement is repeated across the upper level of the facade and the same decoration is maintained in window and door design. A half hipped roof two tiered porch extends across three-fourths of the home's entrance. Four heavy squared piers built of brick support the projecting roof. Each vertical support is accented with two limestone slabs. The stone slabs extend over the piers to lend the illusion of a capitol and base found on columns. Pilasters, on the main building, align with each pier and contain the same brick and stone composition. The upper tier is built of tongue and groove wood planks and is enclosed with a wooden balustrade made of turned spindles. The porch is supported by a raised cement platform faced with brick and capped with stone slabs. Projecting eastward are a series of concrete steps located between the two inner piers. The steps are contained between two low stoops made of brick and capped with stone composition. The upper tier is built of tongue and groove wood planks and is enclosed with a wooden balustrade made of turned spindles. The porch is supported by a raised cement platform faced with brick and capped with stone slabs.

Projecting eastward are a series of concrete steps located between the two inner piers. The steps are contained between two low stoops made of brick and capped in stone. Due to rot, the balustrade is the only portion of the exterior which has been replaced since its construction. The replaced portion was copied from the original element. The two story height of this entrance porch is not commonly associated with either plan or style, as well as the use of turned wooden spindles.

The largely brick southern elevation is lighted by four one over one double hung windows, each having stone lintels and sills. This same arrangement can be found across the upper level and divides the side into four bays. Of the four elevations, this is the most simplistic. Recently, air conditioning has been added to the home and the cooling unit has been placed on this side.

The western elevation is broken by an L-projection that extends outward by one room in length. From the southwest corner to the walls interruption by the south wall of the projection, piercing occurs twice. The first bay from the southwest corner features single one over one windows with the chosen

decorative treatment on both levels of the bay. Moving north, the second bay of the primary mass contains a door which is set back from the wall forming a small alcove. Framed in wood and covered by a transom, it is the only glazed single panel door not covered by a stone lintel. Directly above the door, two one-over-one pane windows are joined by a single stone lintel and sill.

The south wall of the projection has a shed covered porch supported by two brick piers which rest on a brick wall foundation covered by tongue and groove wooden planks. The shed roof joins the western wall and extends to a point midway between the uncapped door and the southwest window. An otherwise awkward junction is tied to the design by terminating in a pilaster which continues downward to the stone capped brick stair stoop. The stoop contains three cement steps which lead to the west. On the south wall of the projection, the porch covers three-fourths of the elevation and connects to the wall with pilaster. This wall is broken with three vertical divisions. A glazed panel door capped with a stone lintel is located in the bay closest to the western elevation. The pattern continues across the projection with two windows one a cement slab joins the higher level wooden porch and extends past the southern side of the projection. A set of stairs leading westward are attached to the south wall. A concrete block well, now covered, sets at the southwest corner of this raised concrete platform.

The eastern wall of the projection contains the centrally placed subterranean entrance to the partial basement, the basement is housed in its totality under the L-addition. Two one over one pane windows capped with stone lintels and sills are placed on the first level on either side of the basement entrance. A small single pane casement window is positioned in the middle of the wall and extends downward from the roof and wall junction.

The northern elevation joins the primary body to the addition forming the longest continuous wall space. The main structure is divided into four bays while the addition contains three vertical divisions. Beginning at the third bay and extending westward to the beginning of the last bay on the addition, the shed covered porch visually joins the two sections. Designed like the eastern porch, with the exception of being one story, the roof is supported by four squared brick piers each containing an overextended stone slab forming a pseudo base. The piers are placed on a raised brick platform which is covered by a cement slab. Four concrete steps, contained between the two middle piers, extend northward and are contained between two brick and stone capped stoops. The fenestration pattern of the main mass is like the southern side, with one exception. The portion of the fourth bay located under the shed porch is a stone capped single glazed pane door. The pattern continues with the typical window and a second stone capped door. The third bay of the addition contains a window capped by a stone lintel and sill.

As seen by the exterior fenestration, the Tippy home was laid out using the central hall double pile formula. The central hall, running from east to west, contains a stairwell connected to the northern wall. Each pair of rooms share a back-to-back fireplace with common chimneys. The single story edition houses a kitchen place that once included a half bath and built-in pantry (complete with windows within). The plan was mirrored on the second floor with bedrooms surrounding the central hall. Quarter-sawn pine was used to floor the entire structure. The home boasted of being one of the first in the area with indoor plumbing and electricity.

Since 1991, a small number of repairs and alternations have equipped the home for new residents, George and Becky Rogers and their three children. On the lower level, the original bathroom and pantry have been removed from the L-addition and the kitchen has been updated. The bathroom has been moved to the southwest room and placed in the middle of the northern wall. On the upper floor, the south wall of the hall has been moved back into the northwest room to form a second bathroom. A doorway was created through the joining wall of the north piles to allow access to the rear bedroom. New plumbing has been installed and air has been added producing the need to lower the ceiling in the central hall and the northern piles.

Sidewalks surround the home providing protected access for a number of locations. From the dirt road which dead ends in front of the homestead on the eastern side, a sidewalk leads to the front entry way. A second sidewalk leads from the dirt road bordering the northern edge of the property to the side porch. A third sidewalk intersects the entry sidewalks and encircles the home with the exception of the southeastern corner. Here, the sidewalk running parallel to the southern elevation ends and leads to the bunkhouse on the left and to the side steps to the right. The sidewalk which runs parallel to the northern elevation extends to the south at the corner and provides access to the basement entrance, the root cellar and the Delco house, as well as the southern shed porch. Flower and herb beds are found scattered along the walk way. The current owners have discussed researching and installing a historical herb garden on the south side of the kitchen edition.

The outbuildings located closest to the home reflect the simple elegance of the residence. Each shares in common continuous concrete slab foundations, brick framed walls and exposed rafters. A number of different features are found with each of these brick outbuildings. The root cellar is the only rectangular plan structure. Covered by a gable roof of asphalt shingles, the building sits on a concrete slab foundation which is located approximately three feet underground. The walls are solid red brick with the exception of one absent header, possibly left out for ventilation purposes. Cement steps are contained in a concrete block retaining wall and lead to a central gable entrance. The interior is lined with the original shelves and a drain system

more commonly associated with spring houses. Presently, this structure suffers the most deterioration due to the rotting roof and door. Replacing these two features would stabilize the building.

The brick framed delco house located west of the root cellar is square in plan and is covered with a slate hipped roof with exposed rafters. It sits on a concrete slab. A wooden frame and panel door is located on the eastern side and is placed to the left of center. One window, of the same type used on the home, is found on the west wall. The interior wall surface is covered with plaster. Today this structure is used as a laundry room which has caused the south hall to be pierced for outlets.

The third brick outbuilding is located to the south of the delco house. At one time used as a bunkhouse, this brick framed structure is square in plan and covered by a slate hipped roof. A shed porch extends from the western elevation and is supported by three square brick piers. The entire structure rests on a continuous concrete slab. The centrally placed wood panel door, on the north side, is capped with a stone lintel. A window is found on the southern wall. Today the building is being converted into an office.

Moving in a southwesterly direction, two wood outbuildings are found. The chicken coop is a rectangular plan building covered by a tin shed roof. a certain front opens to the south while four wooden hinged windows are located on the northern elevation. The interior has horizontal roosts and nesting boxes. The current use is the same as the past, to house chickens, but a water heater has also been placed in this structure. The foundation consists of brick piers.

The large timber framed gabled roof barn is an outstanding example which maintains its original materials except for a small portion of the tin roof. Rising from concrete piers, the barn has two shed editions contained under one roof line. The north edition is covered by wood doors while the southern shed is open and supported by six timber posts resting on cement truncated piers. A central drive is placed on the eaves side and is an uncommon feature of barns in this area. The length of the external wood planks, which run vertically, are reminders of Plainview's past as a lumber town. The fenestration pattern of the eastern elevation, a central plank door with a small window to the south, two mid-level openings with hinged wood doors, two thin upper windows with four over four frames; absent of glass, is repeated on the western side. A hay hood located on the eastern wall is the exception to this repetition. The drive-through is the only piercing which occurs on the north and south side. The lower floor is broken into two separate pens with the eastern pen containing the stair to the hay loft. The hayloft has a feature that is unusual in barn design--Split in two, the western portion is built with a slant downward toward the northwestern mid level window.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: Local.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

Period(s) of Significance: 1917

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

Summary

Mountain View Farm, constructed in 1917 for Richard S. Tippy, survives in its undeveloped surroundings as the most elaborated and best preserved complex of early twentieth century farm buildings in the community of Plainview. The handsome home and five outbuildings convey the practice of combining vernacular plans with details supplied by a popular high style. The overall form is that of an American Foursquare with its two story square ground plan and moderately hipped roof. This domestic form, popular during the late nineteenth and early twentieth centuries, is sometimes referred to as the Classic Box. Most of the character defining details are heavy squared piers, porches and use of natural materials (slate, limestone). Yet, other elements

such as the two story entry porch, turned wood spindle balustrade and pilasters are more commonly associated with other revival styles. Mountain View Farm is being nominated for its architectural significance under criterion C with local significance.

Elaboration

Today, Plainview consists of a population of 750 people, but at the time of construction the town was newly developed and blossoming under the powerful lumber industry. Arkansas was the fifth largest producer of lumber in the United States and the town was the site of much of that production from 1907 to the late 1920's. Three items helped propel the area into a lumber town. First, the industry was running out of lumber due to their cut and run method and were moving westward. Secondly, Mr. Will Garner had arranged financing from a Fort Smith bank and constructed a large lumber mill in 1907 which in turn added to the growth of the town. In 1908, the construction of a short line track (Dardanelle and Ola) allowed for the most important stimulus, connecting Plainview to the state transportation system.

It was the abundance of timber that originally encouraged Richard and Clara Tippy to emigrate from Illinois to Yell County, Arkansas. By 1917, the family had acquired enough money to build a spacious technologically advanced home in a rural area one mile south of Plainview.

The family which moved into this finely crafted and modern equipped home consisted of Richard's father, Marshal W. Tippy (age 66), Clara (age 36) (Richard's wife) and three children, Miles (age 16), Mable (age 14), and Fanny (age 12). Thus, the farm had been maintained within three generations of the Tippy family until 1991. In that year, George and Becky Rogers advertised in the local paper that they were in the market for a farm, whereby Sherman Tippy responded and the home changed hands. The limited number of owners has helped the home and outbuildings remain in excellent condition. The Rogers have expressed a desire to maintain the historical integrity of the site.

Most of the homes which were erected around the same time as the Tippy home, in both the city and rural surroundings, were simplistic wood Craftsman-style cottages. Most of these featured limited decorative features and constructed rudimentary outbuildings. The Tippy farmstead was considered one of the town's finest farmsteads and was the envy of many with its indoor plumbing and electricity.

Along with the inclusion of modern conveniences, materials were chosen which were more costly than others typically used. In an area whose livelihood depended on lumber, the more durable brick was chosen as the primary building

material. The choice of slate and stone for secondary materials, and the utilization on three of the outbuildings allows for the assumption that the home was built for permanence. The exceptional nature of the design, use of materials and the overall effect of the site combine to make this property architecturally significant under criterion C with local significance.

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9. Major Bibliographical References
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Bibliography

Blumenson, John, *Identifying American Architecture*, (Norton Company, New York, 1981).

Census Records, Yell County, Arkansas.

Deed Records, Yell County, Arkansas.

Goodspeed's *History of Western Arkansas*, (Southern Publishing Company, St. Louis, 1891) p. 113.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, (Alfred A. Knopf, Inc., New York, 1984).

National Register Bulletin 31, *Surveying and Evaluating Vernacular Architecture*, (U.S. Department of Interior, National Park Service).

Noble, Allen, *Wood, Brick, and Stone, Vol. 2: Barns and Farm Structures*, (University of Mass., Amherst, 1984).

Rogers, George and Becky, oral interview by Tammie Dillon, 1995, AHPP.

Satterfield, M.M. "Bush", *Me 'n' Buckshot*, (Vantage Press, Inc., 1993).

Smith, Kenneth, *Sawmill: The Story of Cutting the Last Great Virgin Forest Of the Rockies*, (University of Arkansas Press, Fayetteville, 1986).

Tippy, Sherman, oral interview by Tammie Dillon, 1995, AHPP.

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 -- Specify Repository: _____

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10. Geographical Data

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Acreeage of Property: Approximately 4 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>472990</u>	<u>3870360</u>	B	___	_____	_____
C	___	_____	_____	D	___	_____	_____

Verbal Boundary Description:

The Northeast diagonal half (½) of the Northeast 1/4 of the Northwest 1/4 of section 25, Township 4 North, Range 22 West.

Boundary Justification:

This boundary includes the residence, delco house, root cellar, bunkhouse, chicken coop, barn, sidewalks as well as all of the property historically associated with this resource that retains its integrity.

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11. Form Prepared By
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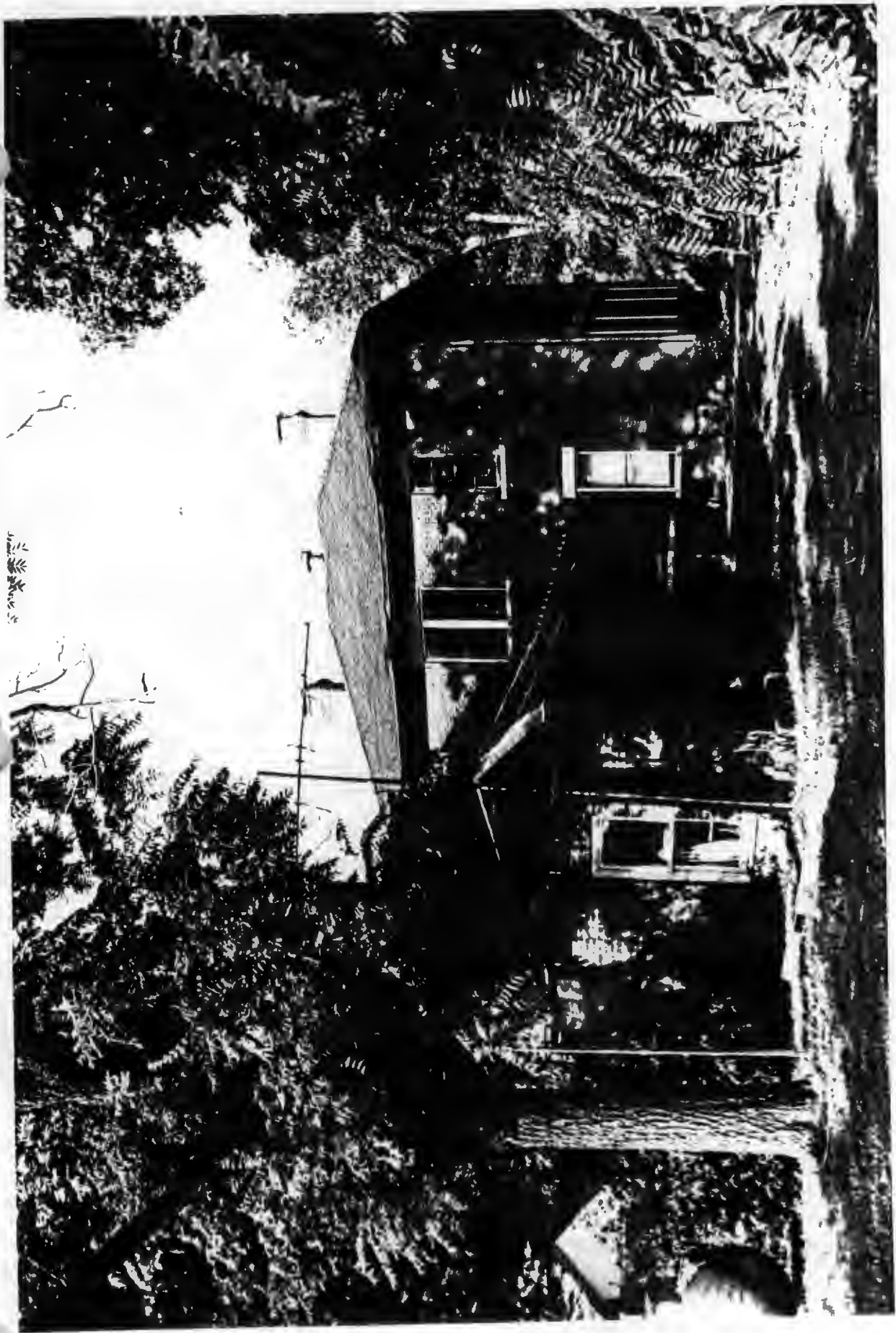
Name/Title: Tammie Dillon, Intern

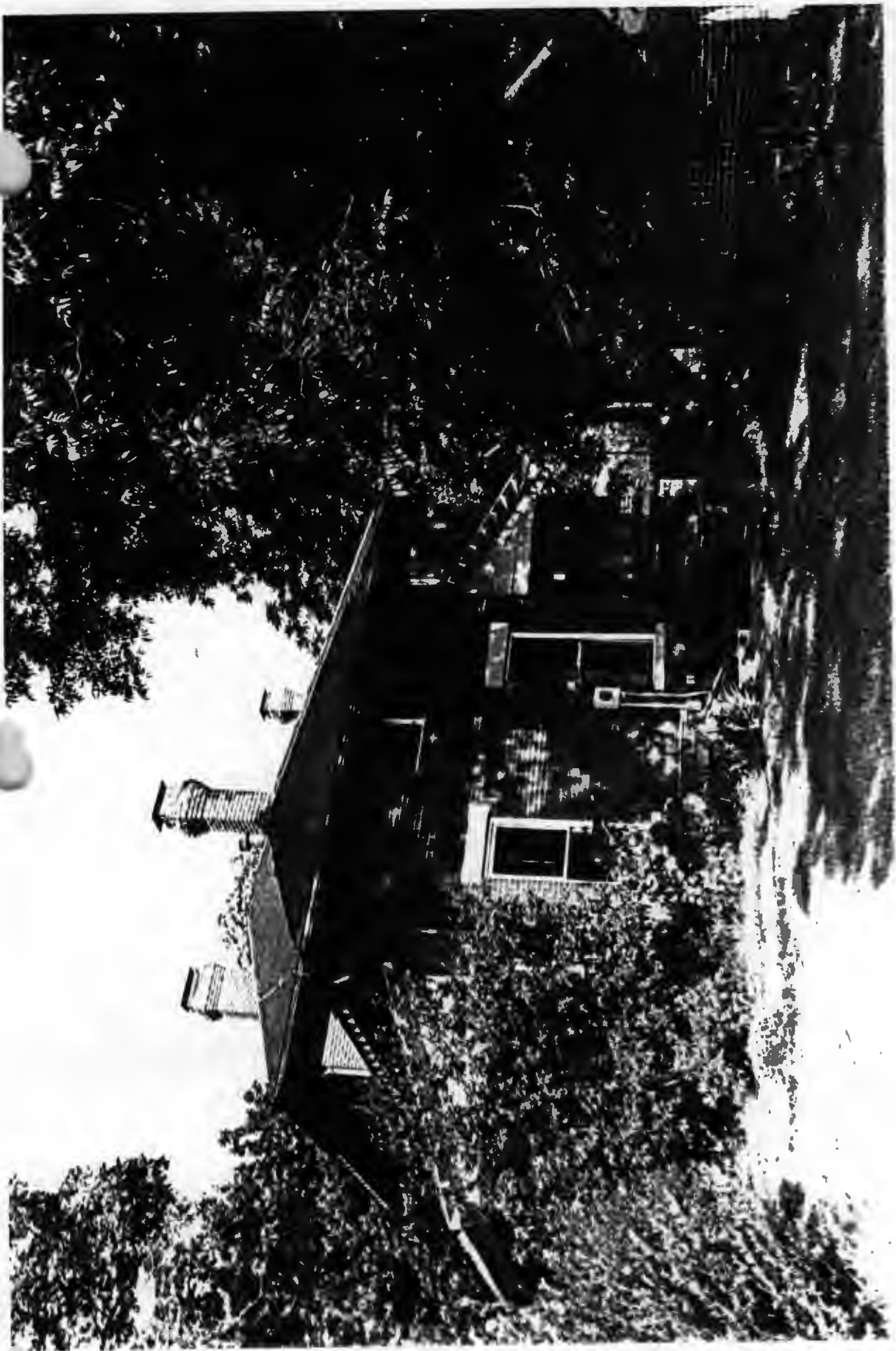
Organization: Arkansas Historic Preservation Program Date: 3-11-96

Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880

City or Town: Little Rock State: AR ZIP: 72201

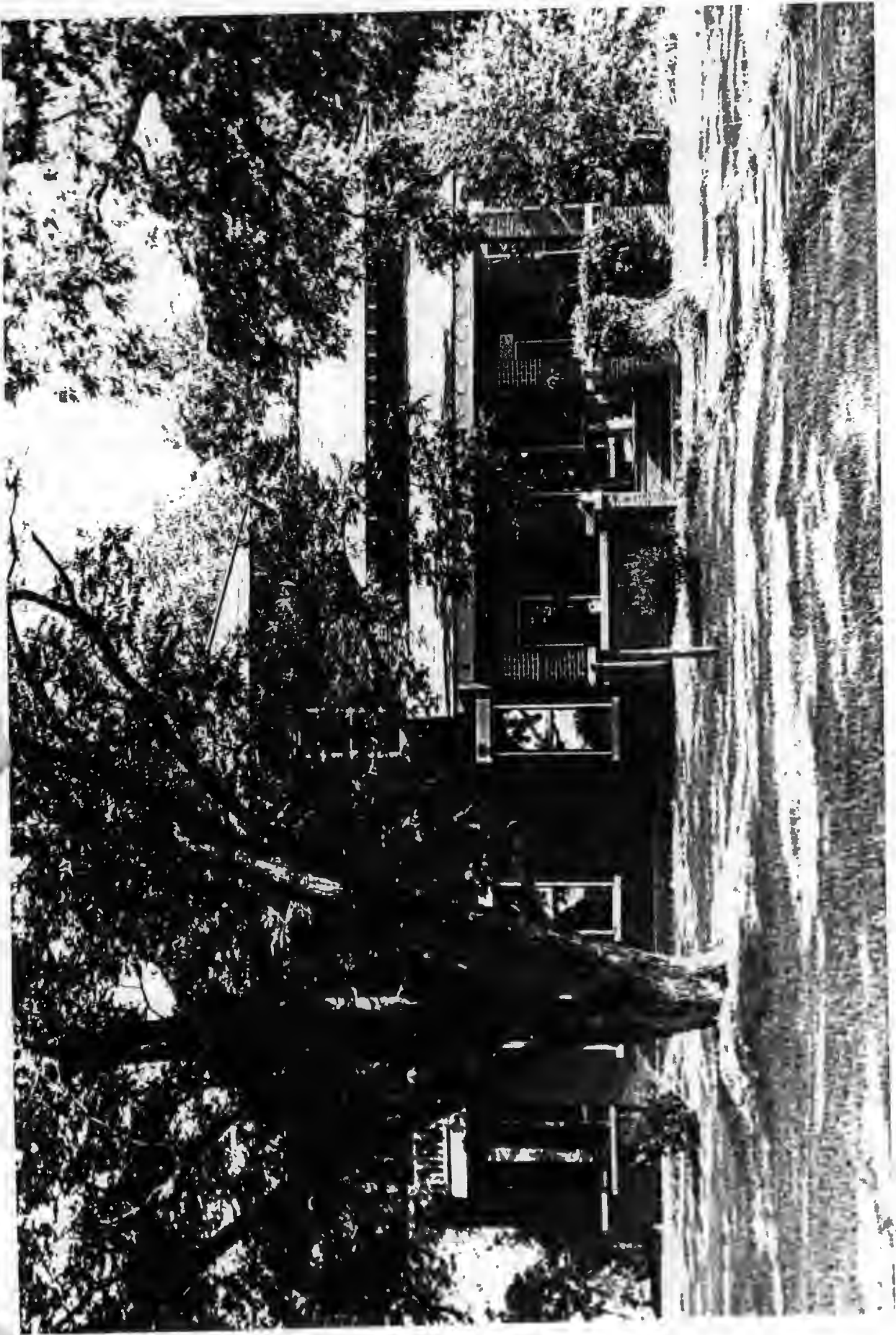


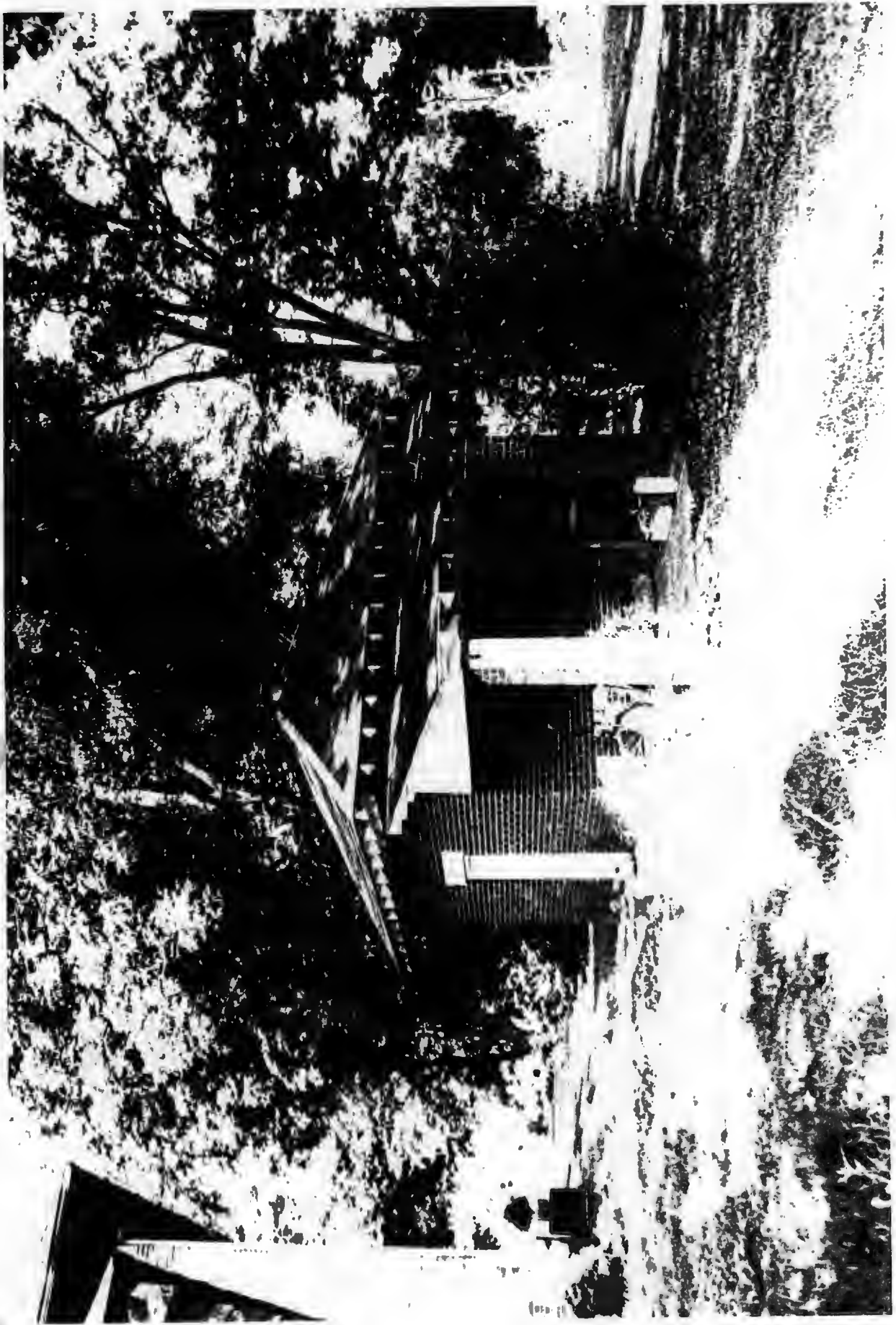




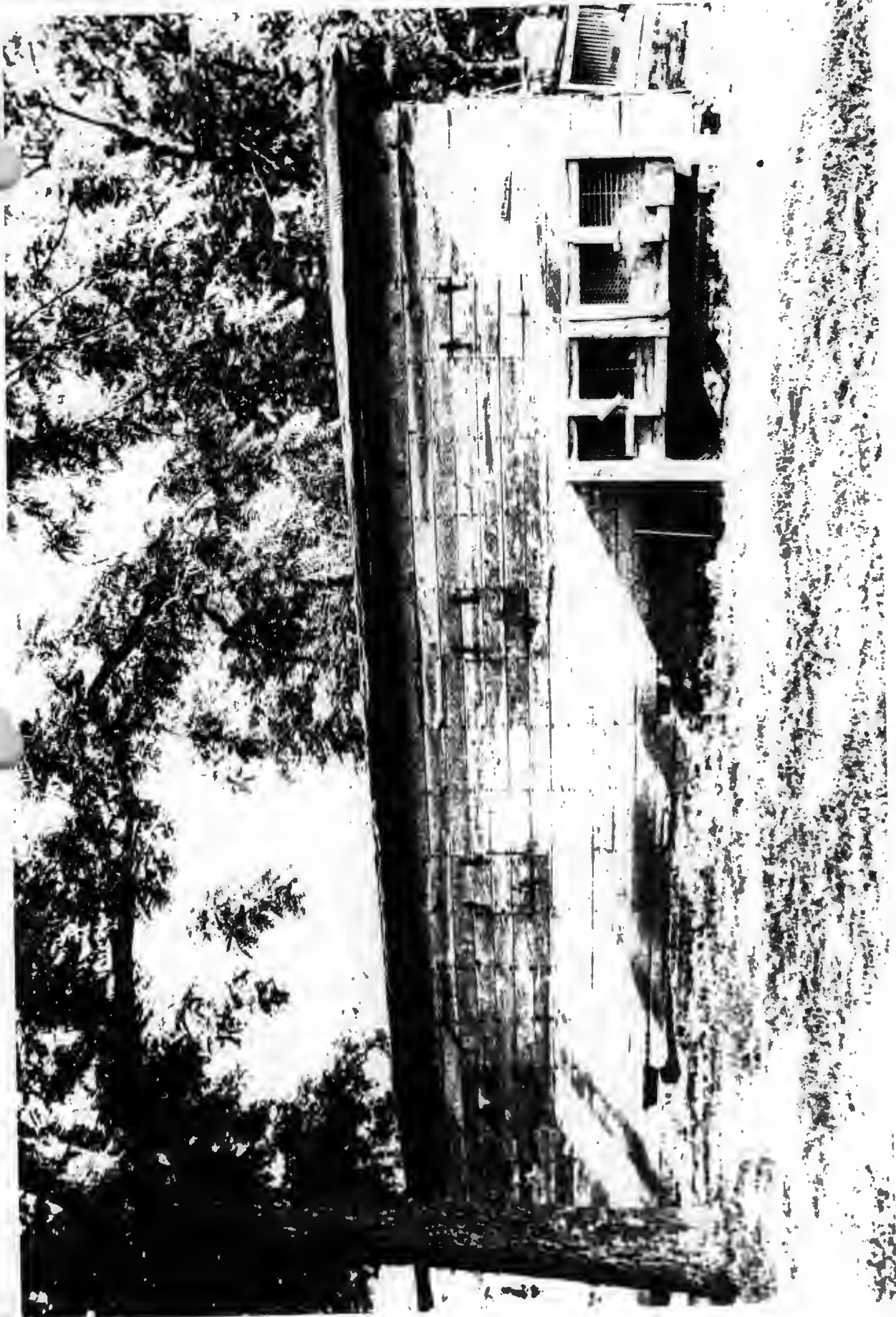


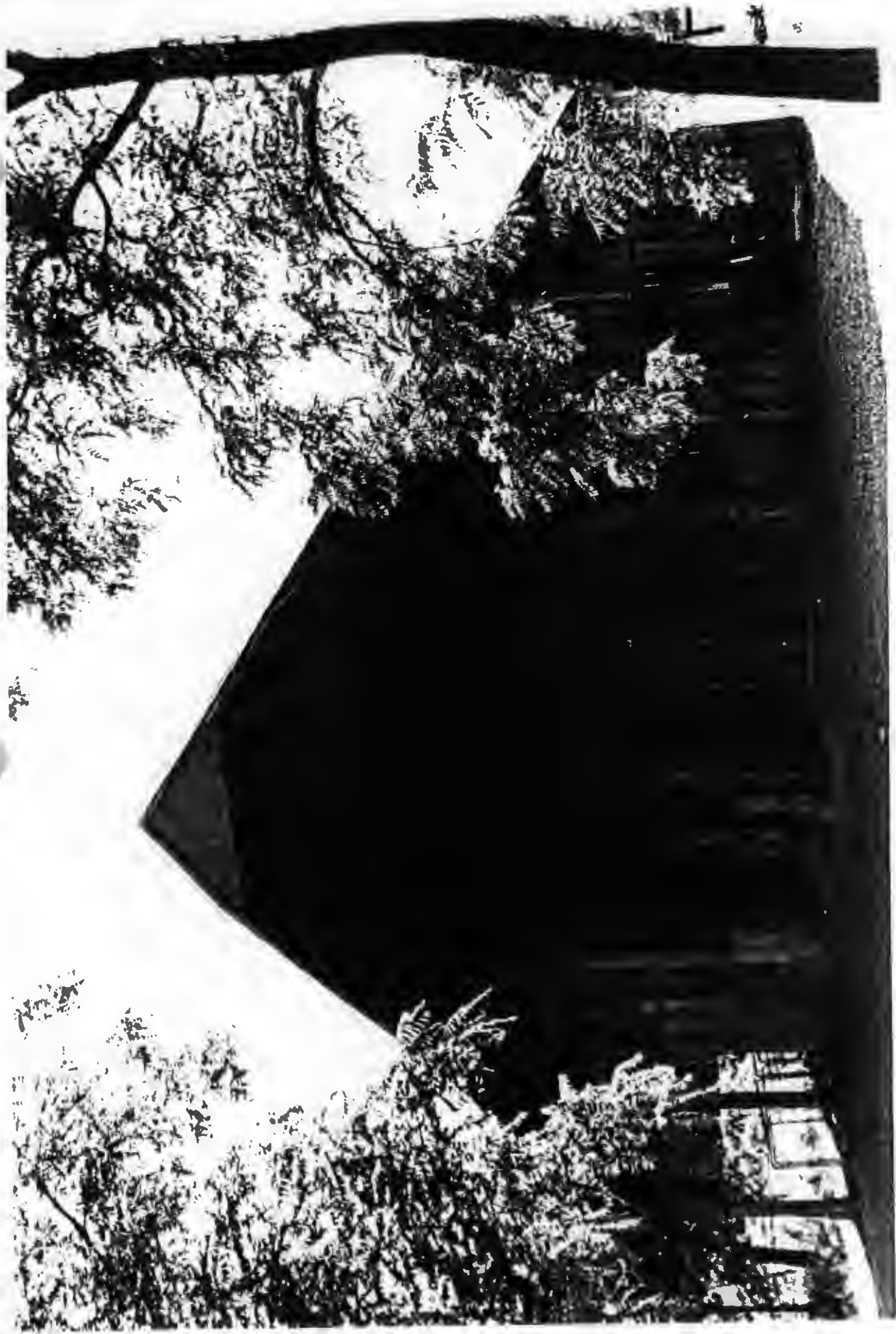


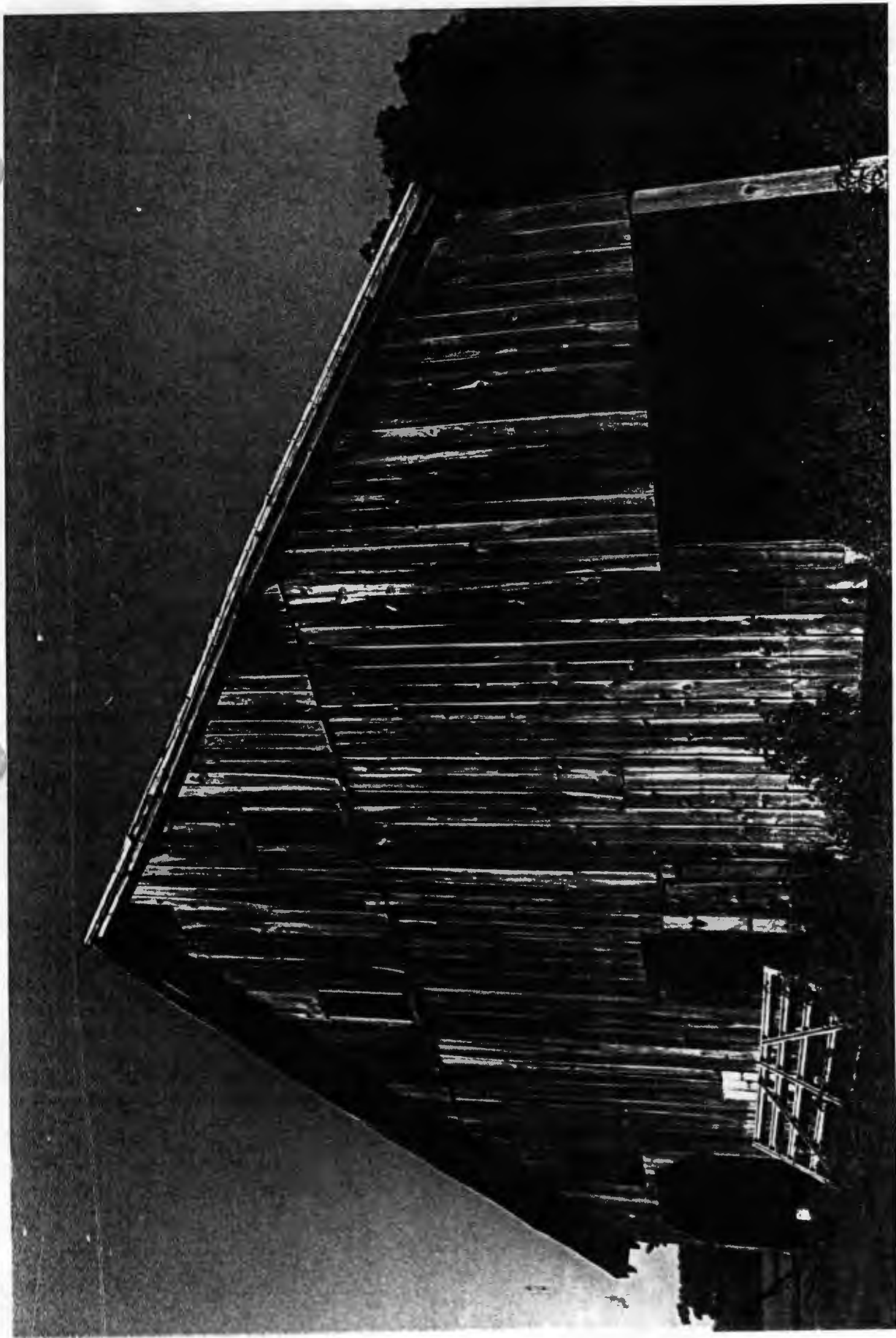


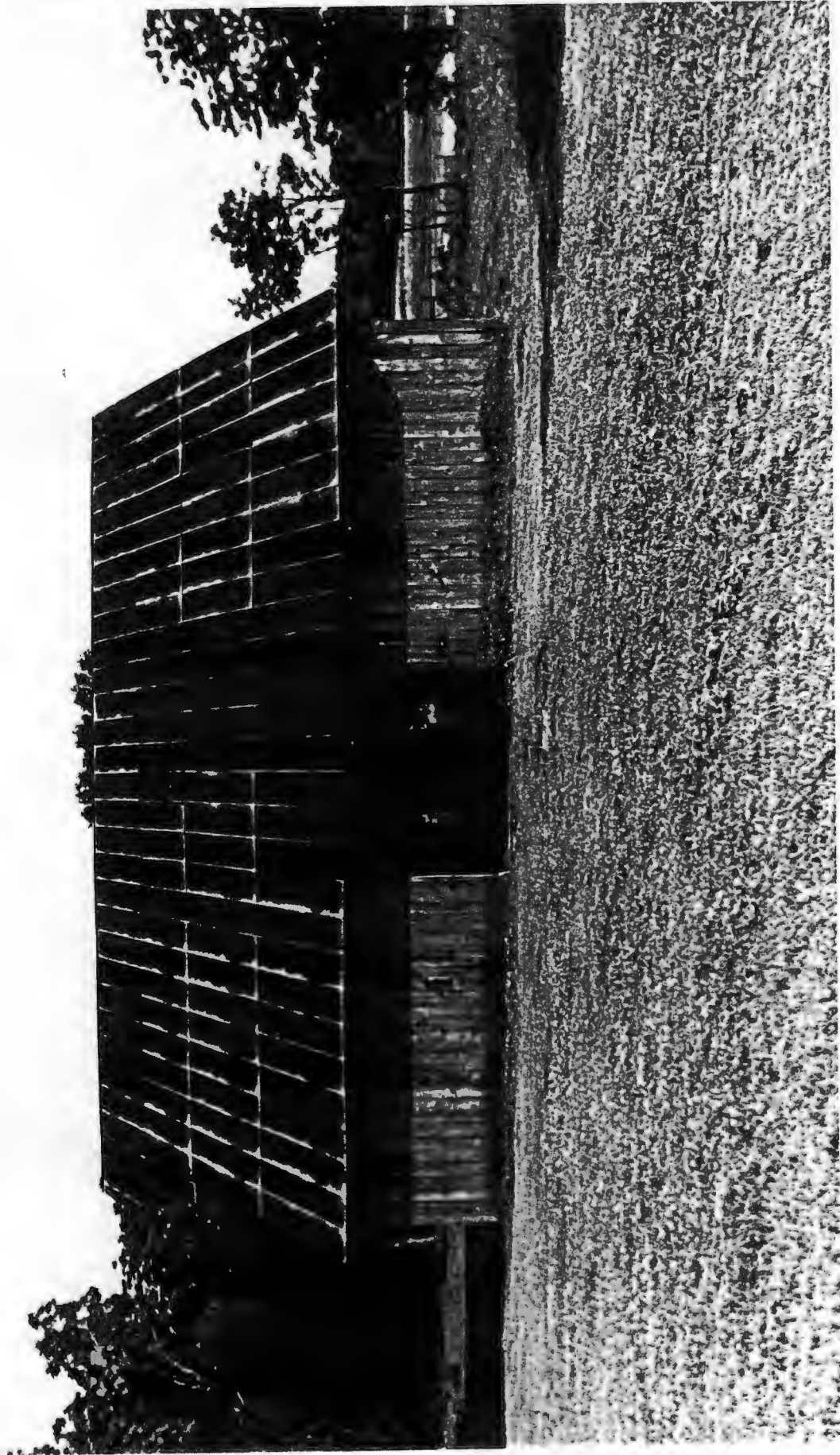


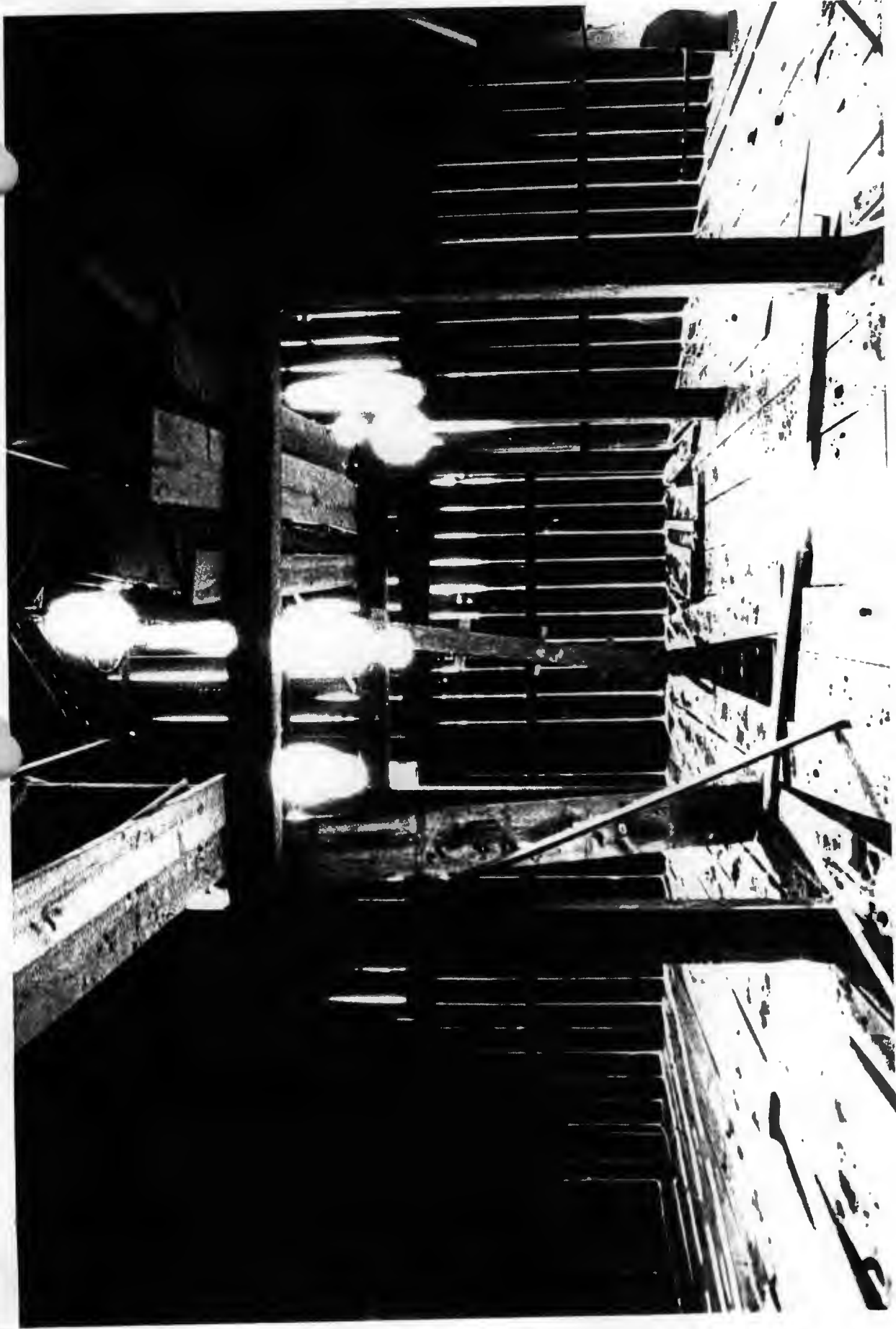
















Mountain View Farm
County Road 218, P.O. Box 85
Plainview
Yell County, Arkansas
VTM: 15/472990/3870360

