

OMB NO. 1024-0078
EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received _____
date entered _____

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Shelley Tipton House

and/or common N/A

2. Location

street & number 812 West Fourth Street N/A not for publication

city, town Garnett N/A vicinity of ~~Anderson~~

state Kansas code 20 county Anderson code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Ray Hulett

street & number 812 West Fourth Street

city, town Garnett N/A vicinity of state Kansas 66032

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Anderson County Courthouse

city, town Garnett state Kansas 66032

6. Representation in Existing Surveys

title Historic Sites Survey has this property been determined eligible? yes no

date 1973 federal state county local

depository for survey records KS. State Historical Society

city, town Topeka state Kansas 66612

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Shelley Tipton residence on Fourth Avenue in Garnett, Kansas, is a two-story wood frame house in the Italianate style. A central cupola stands on the low hipped roof. The house faces north and behind it to the south are some outbuildings which are within the nomination boundary lines. Since its construction the house has been a prominent landmark in the town and was the residence of some of Garnett's leading citizens.

The Shelley Tipton house is approximately 40 feet square. It has a three-bay facade with a projecting central bay. The frame structure rests on a basement with dressed stone foundation walls. Exterior walls are sheathed with wooden lap siding. The main roof is covered with asphalt shingles, but the cupola has a metal roof.

A single-story porch runs the length of the front of the house. It is adorned with elaborate jig-saw work and scrolled brackets with pendants. The porch on the back of the house is simpler, but it, too, has scrolled brackets. Both porches have chamfered square posts.

The house has double entrance doors in the projecting bay on the north facade. All of the windows have arched heads and ornamental hood moldings. Some of the windows have wood fillers in the arches so that storm windows could be put in place. There is a bay window on the east side. The windows in front are four over four casement windows, while the windows on the side and rear elevations are double-hung units. Original louvered shutters remain on the cupola windows.

Decorative brackets and a dentil molding ornament the cornice under the roof overhang. The soffit has recessed panels. The quirk beaded corner boards are topped by capitals above which spring two scrolled brackets, one on either side of each corner.

Behind the main house are several outbuildings. The gable-roofed milkhouse has a stone first story and frame second story covered with lap siding. It appears to date from the time of the house construction. The single-story frame garage next to the milkhouse is not so old as the main house and milkhouse.

ALTERATIONS

Alterations to the Shelley Tipton House have not significantly diminished its historical integrity. At the southwest corner, part of the rear porch has been closed for a bathroom. The chimney on the west side of the house has been rebuilt above the roof line. Asphalt shingles cover the roof and some rectangular aluminum storm windows, as mentioned earlier, have been installed over the original arched windows.

Wooden front and rear porch steps have been replaced by concrete steps. Concrete block walls have also been introduced to support the porch corners. Some of the brackets decorating the front porch posts are missing.

8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Shelley-Tipton house in Garnett, Kansas is a well-preserved example of the Italianate style. It was built c. 1871 and is a popularized version of the Italian residences which A. J. Downing and A.J. Davis promoted in the mid-nineteenth century. Two of Garnett's leading citizen's owned and lived in the house from 1877-1889. The house was also a landmark in the later residential development of the surrounding areas known as the Orchard Park addition.

The land on which the Shelley-Tipton house stands was originally patented by Dr. Thomas Lindsay in 1859. In the Garnett Plain Dealer of August 26, 1870, Lindsay advertised as a physician and surgeon, but he was also a partner in the Lindsay and Huey Land Agency. The partnership offered "real estate in Garnett comprising several hundred town lots in different parts of town--large amounts of good land within five miles of Garnett."

Local tradition maintains that the Shelley residence was built in 1871. Several factors point to that construction date. In 1870 the railroad reached Garnett. Before the construction of a railroad line to Garnett made manufactured materials available, it would have been relatively difficult to acquire the elaborate machine-sawn woodwork which ornaments the Shelley-Tipton house. Also, Garnett was incorporated in 1870 and experienced a building boom until 1873 when a nation-wide economic depression cut growth.

The most significant piece of evidence for the c. 1871 construction date is that Thomas Lindsay sold the parcel where the house stands to Samuel H. Shelley on October 13, 1870. On April 27, 1872 a mortgage of \$1350 was recorded on the property.

Early in 1877, Shelley sold the property to William Groll, a pioneer merchant of Garnett. The Republican Plain Dealer reported on March 2, 1877, "Wm. Groll has purchased of S. H. Shelley his fine residence and ten acres of land situated one-half mile west of Garnett. This is a valuable property." Groll maintained a grocery store in Garnett from 1869 until November, 1886, when poor health forced him to sell out. Evidently, he had given up the Shelley house earlier for the Garnett Weekly Journal of March 6, 1886, reported that J.H. Beatty had acquired the Grimer property (formerly the Wm. Groll residence) west of the city.

Also in the spring of 1886, D. W. Houston of Garnett sub-divided his 80-acre farm west of town into 1, 5, and 20-acre lots. Located adjacent to the Shelley house, this location for inexpensive suburban homes was advertised as the Orchard

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Park addition. A building boom continued in Garnett into 1887. Several homes were constructed near the former Shelley-Groll residence.

One of Anderson county's most famous pioneer settlers, Samuel S. Tipton, purchased the house and land associated with it September 5, 1887. He paid \$10,000 to Beatty's Garnett Land and Improvement Company. The Garnett Weekly Journal noted on November 19, 1887, that Tipton and his wife had moved into the Groll residence property in the Orchard Park addition.

Tipton had had an active and prosperous career as a farmer and stockman in northwestern Anderson county before he retired to his new residence in 1887. When he first arrived in the county in June, 1857, "he brought with him about fifty head of cattle, most of which were purebred Shorthorns." Not only did Tipton introduce the breed to Kansas, but the first Kansas-bred Shorthorns were recorded from this herd. Tipton was remembered as a "leader in the improvement of Kansas cattle herds."

Before the Civil War Tipton served as postmaster for the settlement of Mineral Point, and he was colonel of the free-state military company organized in the vicinity. Tipton was president of the convention that organized the Republican party in Anderson county.

Not long after Tipton's retirement, Mr. and Mrs. Tipton celebrated their fiftieth wedding anniversary on August 13, 1888, in the former Shelley house. At the time of his death in 1889, Tipton's farm included 720 acres of land valued at \$25,000. When the Garnett Plaindealer reported his death August 13, the obituary noted that, "He became prominent in this part of the state as a breeder of fine cattle. He resided on his original homestead until about a year ago when he removed to this city."

Downing noted in The Architecture of Country Houses (1850) that "There is a strong and growing partiality among us for the Italian style." He went on to say that "Its broad roofs, ample verandas and arcades, are especially agreeable in our summers of dazzling sunshine. . .it has much to render it a favorite in the Middle and Western sections of our Union." In popularized form it did become a favorite style of the Middle and Western regions, and the Shelley-Tipton house is a fine manifestation of that popularity. It has the rather flat roofs projecting onto brackets, prominent window dressings, round and square arched windows, bay window, generous verandah, and a form of tower which came to be associated with the style. The tower, which Downing depicts as a prominent feature located just off-center, on the facade is here suggested instead by the projecting

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central bay and cupola that sits squarely in the center of the roof. The symmetry and regularity of the Shelley-Tipton house make it a classicized version of the Italian style.

The house follows the spirit of Downing's sense of site as well as of form. He stated that "On the whole. . .we should say that the Italian style is one that expresses not wholly the spirit of country life nor of town life, but something between both, and which is a mingling of both." Shelley's house was built near enough to Garnett to allow easy communication with that town, but far enough away that it stood on a sizable piece of land. The advantages of both country and town were near at hand.

The Shelley-Tipton house stands as a landmark to the wealth and position of its builder, as well as of its successive owners. Built in a conservative, but elegant, Italianate style it typifies the aspirations of a well-to-do midwestern gentleman of the last quarter of the nineteenth century. It is a reminder of prosperous and optimistic years in Garnett.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO AMENDMENT.

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Articles

Advertisements, Garnett Plaindealer August 26, 1870, p. 1 & 4.

Advertisement for Orchard Park Suburb, Garnett Weekly Journal
January 1, 1887, p. 4.

"Golden Wedding," Garnett Weekly Journal August 17, 1888.

"Local News," Garnett Republican Plaindealer March 2, 1877.

"Local News," Garnett Weekly Journal March 6, 1886.

"Local News," Garnett Weekly Journal November 19, 1887.

"One of Kansas' Cattle Firsts," Kansas Drover's Telegram, May 15, 1941.

Books

Andreas, A.T. History of Kansas (Chicago: A.T. Andreas, 1883)

Laude, G. A. Kansas Shorthorns: A History of the Breed in the State
from 1857 to 1920. (Iola, KS: Laudes Printing Co., 1920).

Johnson, Harry. A History of Anderson County, Kansas. (Garnett, KS:
Garnett Review Co., 1936).

Johnson, W. A. The History of Anderson County, Kansas. (Garnett, KS:
Kaufman and Iler, Garnett Plaindealer, 1877), p. 166.

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Commencing at a point four hundred and ninety-one (491) feet east and sixty (60) feet south of the north west corner of the south east quarter of Section twenty five (25), thence south one hundred and forty (140) feet thence east one hundred (100) feet thence north one hundred and forty (140) feet, thence west one hundred (100) feet to place of beginning.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreage of nominated property approx. 1

Quadrangle name Garnett West

Quadrangle scale 1:24,000

UMT References

A

1	5	3	0	2	6	5	0	4	2	3	9	1	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification (see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Julie Wortman, Architectural Historian; Dale Nimz, Program Assistant

organization Kansas State Historical Society--HPD date 3-30-82

street & number 120 West Tenth telephone (913) 296-3251

city or town Topeka state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Executive Director, Ks. State Historical Society

date March 24, 1982

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

