

(Oct. 1990)

United States Department of the Interior
National Park Service



988

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY


HISTORIC NAME: Goodnight, Charles and Mary Ann (Molly), Ranch House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: US 287 and 5000 Block County Road 25
CITY OR TOWN: Goodnight
STATE: Texas CODE: TX COUNTY: Armstrong CODE: 011 ZIP CODE: 79019
NOT FOR PUBLICATION: N/A
VICINITY: X

3. STATE/FEDERAL AGENCY CERTIFICATION

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

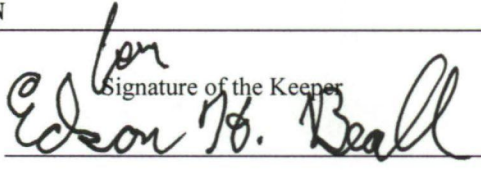

Signature of certifying official
Date: 5-8-07
State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

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 the Keeper
Date of Action: 9.20.07

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	4	2 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	4	2 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling, secondary structures; LANDSCAPE

CURRENT FUNCTIONS: DOMESTIC/single dwelling, secondary structures; LANDSCAPE

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late Victorian: Queen Anne; NO STYLE

MATERIALS:

FOUNDATION	Brick
WALLS	Wood
ROOF	Wood
OTHER	Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-19).

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Charles and Mary Ann (Molly) Goodnight Ranch House
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Narrative Description

Summary

The 1888 Charles and Molly Goodnight Ranch House, located on Armstrong County Road 25 one quarter mile south of US Highway 287, is sited on 27.31 acres of land south of the small town of Goodnight, Texas. Facing north toward the rail line and the town, the house sits amid several outbuildings on the high plains of West Texas. A fenced yard extends from the house east to the county road. The house's original form is masked by numerous additions and multiple rooflines, all of which date to the period of significance. It appears most likely that a small rectangular house existed on the property when Charles Goodnight purchased it and that the original house is now the kitchen wing of the main building, which is asymmetrical. The 1-1/2-story building, painted white, also features numerous porches, which allowed the Goodnights, and their guests and ranch hands, plenty of room for sleeping and other activities. The outbuildings include intact carriage house, cold storage, and servants quarters buildings, as well as the remains of a water tower.

Introduction

Charles Goodnight (1836–1929) came to Texas from Illinois as a boy, in 1845. During his youth, he held various jobs, from farming to racing horses, and in the 1850s, he began running cattle and freighting cotton. He later partnered with Oliver Loving, and from their work together established the Goodnight-Loving Trail. He co-founded with John Adair the JA Ranch in the Panhandle in 1876, and after Adair's death in 1887, Goodnight kept the Quitaque division of the JA Ranch. He also established a ranch centered on the town of Goodnight, which had been founded along the Fort Worth & Denver City Railway, in Armstrong County. He used the ranch house he constructed close to town as his home base for all of his ranching interests, and he soon brought 250 heads of buffalo, as well as exotic animals, like elk and antelope, to his headquarters. As he grew older, he sold off sections of his holdings, keeping only the home site and other sections near the rail line.

Goodnight built the home in 1888 for his wife, Mary Ann "Molly" (Dyer), and himself. The couple had no children of their own, but college students and others often stayed at the ranch house. During Goodnight's occupancy, additions altered the floor plan as well as all but the north elevations. Goodnight paid a man one hundred dollars each month to go to Louisiana and purchase the lumber for the house. He sent another person to Trinidad, Colorado, to purchase doors and windows. Yet another man brought heavy timbers from Dutch Canyon, a canyon almost due south of Goodnight and part of Palo Duro Canyon.²

General Site Description

The 1888 Charles and Molly Goodnight Ranch House, located on Armstrong County Road 25 one quarter mile south of US Highway 287, is sited on 27.31 acres of land south of the small town of Goodnight, Texas. Facing north toward the rail line and the town, the house sits amid several outbuildings on the high plains of West Texas. A fenced yard extends from the house east to the county road.

The county road continues along the east side of the house site,³ so one must turn off the road to the west to reach the north front of the house and its main entrance. The unpaved driveway makes a circle around the west side of the house

² Hamner, 206.

³ The ranch road continues south to the rest of the ranch.

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and then returns on the south side of the house east, back to the county road. It is not known whether this was the driveway's historic configuration, but it is possible as it would have provided access to the corrals west of the house as well as to the other dependencies (additional structures around the house).

When constructed, the ranch house consisted of two levels in one-and-one-half stories, with a basement, or root cellar. Figures 1 and 2 are early photograph of the house showing the north and east façades at about the turn of the 20th century. Visible evidence suggests that the ground floor wing containing the kitchen was an older building onto which Goodnight added. On April 3, 1891, Goodnight signed a "Proof of Occupancy" that stated that D.J. Murphy, a man who applied to purchase the property in December 1887, had been living on the property and making his home thereon; Murphy did not assign his interest in the property to Goodnight until April 28, 1888.⁴

A large rectangular garage, or carriage house, built sometime after Goodnight's ownership (c. 1935–1960), is at the northwest corner of the fenced yard, with entries for three vehicles along the north side and a gabled roof with gabled ends on the east and west sides. (In 2006, the Armstrong County Heritage Museum installed plywood over the empty doorways.) The garage also features storage space at both the east and west ends. The east elevation has a door leading from the exterior to the east storage area.

A stuccoed milk cooler building, a cold storage structure estimated to have been constructed at the same time as the house, is west of the kitchen, which is a single-story structure jutting out from the south façade. The milk cooler has doors on the east end and the roof has gabled ends on the east and west sides.

West of the milk cooler building is a small, two-room stuccoed building with a gabled roof facing north and south. The building has doors to each of the rooms along the east wall, as well as windows into each space. Doors also lead out of each room on the west side. The south elevation also features a window. The building appears to have been used as living quarters but is now used for storage. West of the building were once the corrals and the "deer park" for Goodnight's menagerie.

South of the milk cooler building sits a square structure with inwardly tapering walls that was the substructure for, and is all that remains of, a razed water tower. It was also probably built with the original construction and can be seen in early photographs.

West of the water tower structure is a small, flat-roofed well house with concrete masonry unit walls, built circa 1965 and non-contributing.

⁴ Armstrong County, Abstract 516, File 23125, General Land Office of Texas.

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Table of resources within property boundary:

Goodnight Ranch House	1888	BUILDING	contributing
Milk Cooler	c. 1888	BUILDING	contributing
Windmill Platform	c. 1888	BUILDING	contributing
Servant's House	c. 1888-1900	BUILDING	contributing
Carriage House/Garage	c. 1935-1960	BUILDING	non-contributing
Well shed	c. 1960-1970	BUILDING	non-contributing

Setting

The Goodnight Ranch is located in Armstrong County, in the Texas Panhandle, approximately 45 miles southeast of Amarillo, Texas. The 27.31-acre property is in the east central part of the county, and the Charles Goodnight Ranch House is immediately south of Texas Highway 287 and the town of Goodnight, which sprang up as a stop on the railroad, likely as support for the Goodnight Ranch that once surrounded it and for many of the cowboys who made their living working on the ranch. Claude, the Armstrong County seat, is approximately 10 miles northwest. Until 2005, the house was on the remaining 13,454 acres of the Goodnight Ranch above the Caprock escarpment. The land on top of the Caprock is flat and mostly treeless, like most of the high plains of the Texas Panhandle.

Charles Goodnight and his wife, Molly Dyer Goodnight, moved onto the ranch in early 1888 and built the house in the spring of that year. Originally, the Goodnight's property encompassed 160 sections of land (approximately 102,400 acres) as part of the Goodnight-Thayer Cattle Company. In 1900, Goodnight sold his interest in the company and limited his cattle operation to more than 38,000 acres around the house. Goodnight sold the ranch in 1920 but continued to live there for several years. By 1939, Mrs. Mattie Hedgecoke had purchased the ranch and the house. Members of the Hedgecoke family continued to operate the ranch until selling the ranch in two tracts in late 2003 and 2004. In July 2005, the new owners of the property (Brent and Kay Lynn Caviness and Mr. and Mrs. Marsh Pittman) donated the ranch house, surrounding structures and 27.31 acres to the Armstrong County Museum.

Exterior

Today, one approaches the Goodnight house from the north off Texas Highway 287, about a quarter of a mile south of the town. The front of the house faces north toward the railroad and the community beyond it. The ranch road from the highway continues along the east side of the house site⁵, so one must turn off the road to the west to reach the north front of the house and its main entrance. The unpaved driveway makes a circle around the west side of the house and then returns on the south side of the house to the main ranch road on the east. It is not known whether this was the driveway's historic configuration, but it is possible as it would have provided access to the corrals west of the house as well as to the other dependencies (additional structures around the house).

When constructed, the ranch house consisted of two levels in 1½-stories with a basement, or root cellar. Figures 1 and 2 are very early photographs of the house showing the original appearance of the north and east façades. With a few exceptions, the house was symmetrical, a carry-over from the once popular Greek Revival style. The major deviation from symmetry is the wing containing the kitchen, original dining room and "indoor bathroom" appended to the southwest

⁵ The ranch road continues south to the rest of the ranch.

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corner of the main portion of the structure.⁶ Visible evidence at the house suggests that this wing was actually an older structure and that the “new” house was actually an addition to an existing two-room structure. In addition, Goodnight signed a “Proof of Occupancy” on April 3, 1891, stating that D.J. Murphy (a man who applied to purchase the property in December 1887) had been living on the property and making his home thereon at the time of his application on December 19, 1887. D.J. Murphy did not assign his interest in the property to Goodnight until April 28, 1888.⁷ Another source of asymmetry is the placement of windows on the north façade. The upper floor has two windows separated by about six feet. The entry door is directly below the west window. However, the parlor has two windows to the east of the entry door that do not line up with the east window. The house was constructed entirely of wood with most of the exterior walls sheathed with lap siding. The roof was covered with square-cut wood shingles (these have been recently replaced). The upper level wall surfaces were lap siding like that on the lower level, a typical feature for this style of house. The face of all visible gables and the wall surfaces around the dormers once had decorative half-round, fish scale shingles, also a typical feature. (The fish scale shingles are visible in Figure 2, but have since been removed.) It has a prominent upper level, front-facing gable with a projecting hip-roofed first-floor porch. The porch is raised above the ground approximately two feet. Below the floor of the porch, the space between the ground and the floor was once covered with 45-degree angled wood lattice. The lattice has been removed and it now has a cement stucco finish over wood framing. Much of the stucco is damaged or broken. Brick piers can be seen beneath some of the porch columns in Figure 1. These have been stuccoed over as well. The floor of the house is wood with a crawl space.

Another source of asymmetry is the placement of windows on the north façade. The upper level of the front facade has paired narrow, double-hung windows flanking three wood panels made to resemble three similarly sized windows. This gives the effect of seven windows—a feature more typical of the Shingle Style. Centered above the windows is a round wooden circle about 18 inches in diameter. The entry door is directly below the west window, and the parlor has two windows to the east of the entry door that do not line up with the east window.

Also clear in Figure 1 are the values for the building’s original color scheme, although the exact colors have not been determined.⁸ The photograph shows that the home originally had at least two colors. The lower exterior walls (lap siding), trim, porch, and window sash are a medium or dark color. All of the walls and shingled surfaces above the porch and bay roofs were painted a light color. The upper window sashes, barge boards, fascia, cornice moldings, and other details may have been painted a different color. Dark colors and multiple color schemes were popular in the Victorian era, so this would have been appropriate. The paint scheme for the house has changed over the years. In Figures 2 and 4 (both later photographs), the trim and windows on both floors are painted a very light color and the body of the walls, including the shingled wall surfaces, is a medium color. Most recently, the home was white with dark green trim. A few years ago, the home was painted entirely white.

The roofed front porch extends beyond the sides of the house and wraps around both sides nearly to the bay window on the west and to the master bedroom on the east (the original bedroom bay window—now gone—is shown in Figure 1). On the north façade, just off center to the west, was a series of wood steps with a wood balustrade and railing leading to the raised porch. This balustrade matched the railing around the porch with its simple vertical wood slats and wood handrail.

⁶ Goodin Interview.

⁷ Armstrong County, Abstract 516, File 23125, General Land Office of Texas.

⁸ Recent first level demolition has reveal two shades of bluish gray—the lighter shade on the body (siding) and the darker shade on the trim.

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The approximately 2" by 2" square wood slats appear to have been spaced about two inches apart, much as they are today. The handrail is a 2" x 4" laying flat and appears to be similar to that shown in the old photographs. The original decoratively carved wood columns have ornate upper brackets under the porch roof. The floor of the porch is flat-planed wood strips today and likely was originally, although it has had several repairs and may have been replaced entirely. The floor is painted a medium gray color.

Figure 1 shows that the southeast porch extended around the east bay window—at least part of the way. The handrail can be seen to the left of the fifth woman from the left and appears to be in front of the bay window, but there is no handrail visible behind the women to the right. Also, there are vines growing along the eave of the front side porch that would have made it difficult to walk directly east from the south end of the front porch and around the master bedroom. On the west side of the front porch currently, there are steps from the south end of the porch, just short of the bay. It is possible there were similar steps on the south end of the east front porch as well. If this were the case, then there would have been steps up to the southeast porch extension (hidden by the people in the photograph). The other possibility is that there was a continuation of the raised porch that extended around the bay to the southeast porch. If so, it did not have a railing along the diagonal portion northeast of the bay, and could have had steps down to the yard on the north or northeast. The people in the photograph also hide this area from view. Another interesting feature is that the northeast facing bay window has shutters over it, but the center window has one open shutter to the north and one unattached on the south.

In the later photograph, Figure 4, the east side of the front porch extended out further toward the east than in earlier photographs. It was unroofed and there is an additional set of north facing steps at the far eastern end of the front porch. As seen in the photograph, this open porch did indeed connect to the southeast porch. Also evident is that the porch railing along the east side of the original narrower side porch was removed and a porch railing was installed at the outer edge of the porch addition. Figure 3 is a later photograph taken after the bay window in the master bedroom's east wall was removed and the room was extended east 7.5 feet. This photograph also shows the connection between the front and back porches, and, although it is not that clear, it looks as though the east extension to the front side porch and its northeast steps were still in existence after the addition. In both configurations, before and after the bedroom addition, the porch extension around the bedroom did not have a roof, consistent with the description given in Hamner's book and provided later in this document. The rear porch today has beaded board floorboards that do not match the flat or flush planed boards on the front porch.

The east and west sides of the house were nearly identical mirror images of each other. They each had the front porch extensions on the north, and bay windows in the center. As shown in Figure 1, the east bay window had windows in the east and northeast walls, and likely had one on the southeast face of the bay as well. The west bay has only one window today (in the west wall), but it is possible that it once had flanking windows that were later removed. It is, however, equally possible that due to its facing west, it never had more than one window. If the interior sheetrock were removed, the framing would likely show whether or not there were two other windows.

Each hip-roofed bay is beneath a second-level side gable with a pair of double-hung windows in a dormer. To the north of the side gable on both the east and west façades is a smaller dormer window, also with paired double-hung windows. In Figure 2 there are lightning rods atop each of the three visible gables. These rods no longer exist, but they have been replaced with several smaller rods on these and other gables.

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The house originally had five dark brick chimneys. There was a large one in the center of the house for the fireplaces on the first floor, another slightly smaller chimney at the rear extending from the office through the second-floor sleeping porch, and a still smaller one on the west side of the main gable centered above the west gabled room. The smaller chimney was also centered above the middle of the first floor reception room,⁹ so it was more likely for use on the second floor only and did not extend to the first floor. Although this second floor space currently functions as a bathroom, it was once a sleeping space¹⁰ used by cowboys who also used the sleeping porch¹¹ so it was likely a fireplace for heat in the sleeping area and possibly the southeast bedroom. There is evidence that the room was once larger and was divided into at least two rooms at a later date when the bathroom was installed.

The other two chimneys were on the roof of the kitchen and original dining room wing. These can be seen in Figure 5, a photograph that shows the south side of the house.¹² One chimney was on the north side of the kitchen. The other was at the north end of the original dining room near the wall between the dining room and the indoor "bathroom." Recent demolition makes it appear that it was in the "bathroom." All five chimneys have been removed.

At the extreme south end of the main house is the office wing, narrower than the front of the house and with an open sleeping porch on the floor above. The office has a roofed porch on the east similar to the front porch and there is physical and photographic evidence that a porch, possibly enclosed with a door, also existed on the west side of the office between the main house and the kitchen wing—where hallway #1 is today. The floor in hallway #1 drops about one or two inches from the main floor level and the roof is shown in Figure 5. At some point, the southeast porch extended further to the east beyond the roofed portion as shown in Figures 5 and 6. In Figure 5 there is no roof over the extension, but in Figure 6 there is. Today, there is no porch extension or roof. This is the likely the porch Laura V. Hamner referred to in her 1935 book, *The No-Gun Man of Texas*. She wrote that Goodnight "built an outdoor porch-parlor opening [onto] his bedroom and den (his office). He half-roofed it, so that when it rained, he could drag his chair or his couch back under the shelter until the shower was over and then he could pull back to the outer portion where there was no smothering roof."¹³

Behind the den, or office, is a small room that extends south from the den and the upper sleeping porch. In Figures 5 and 6, there is a window in the south wall near the east end of the south wall. Also seen in these photographs is a door on the east side wall. This room no longer has the window or the door. Both have been walled up and sided like the rest of the house. It is now a closet, but was once Goodnight's Outer Office¹⁴ where he greeted visitors. At the extreme rear of this wing is a wood stair leading up to the sleeping porch. It starts near the east end of the south outer office wall, goes toward the west and then, at a landing, turns north to connect to the upper porch. The landing appears to be wider, east to west, than the upper stair. In Figure 7, it appears to lead down to the north toward the southwest den window on the west side of the upper flight of stairs. Note that this window has a shutter on its west side in this photograph.

⁹ The "dining room" shown on the plans is not the original dining room. It was likely a sitting room originally. The "den" shown on the plans was originally the dining room (Goodin Interview).

¹⁰ Goodin Interview.

¹¹ Telephone Interview by Author with Scotty Boomer, December 16, 2003, Claude, Texas.

¹² The author was able to get a copy of this restored photograph courtesy of the Texas Parks and Wildlife Department, Texas State Bison Herd Archive Project.

¹³ Hamner, 210. The "den" Hamner refers to is the office.

¹⁴ Goodin Interview.

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In Figures 6 and 7, the lower stair is either stone or rough finished concrete, and the upper stair is wood. Along the south side of the lower stair flight, there are additional stone or concrete steps leading toward the west and a raised porch. The porch floor at the top of these steps is approximately the same height as the house floor or roughly two feet. This porch extends beyond the west side of the sleeping porch stair toward the southwest porch (hallway #1 today). There is also a sloping roof visible in Figure 7 to the west of the office. In this configuration one could have left the house from the reception room, or office, and walked on a raised porch to the stair up to the landing and then up to the sleeping porch. One also could continue walking south to the rear yard or to the original dining room and kitchen through two doors on the east side of that wing, one into each of the rooms.¹⁵

The sleeping porch is an open-air porch with a railing and matching dormers, one on the west and another on the east. The railing in Figures 5, 6, and 7 is more decorative than the one on the front porch or on the exterior stairway. The balusters are turned wood, although the handrail appears to be similar to the one on the front porch. Currently, the stairway has a simple two-board angled railing with no vertical slats or balusters. Earlier photographs, including Figure 5, show the railing on the stairway with vertical boards like the front porch. This feature can also be seen in the more recent photograph taken prior to the recent repainting of the house—Figure 8. Evidently, the vertical members were removed in a recent renovation.

The dormers, while they do have window-sized openings, do not appear to have windows in the early photographs and there is no evidence of screening in any of the house photographs. Today, there are diamond-paned casement windows that fit the openings. Some are installed and the others are stored in an outbuilding on the property. These may have been added at a later date along with the similar interior casements in the northwest second floor bedroom and the ballroom. At the rear of the porch, the chimney from the Office once extended through to the roof. The chimney at the sleeping porch level was sheathed in lap siding like on the lower level of the house.

Interior

The Goodnight Ranch house has 2,945 square feet of interior space with 2,070 square feet on the first level and 875 square feet on the second level. In addition, there is 899 square feet of roofed porches and 180 square feet of open terraces.

Although the exterior north façade was originally symmetrical like homes in the Greek Revival style, it belied an asymmetrical interior plan that is more typical of the later Queen Anne style. House plans of the period typically had a formal parlor at the front of the house, with another less formal sitting room beside or behind the parlor, and, often, a dining room toward the rear. The sitting and dining rooms were accessible either directly from the entry stair hall or through a living space. In the mid-1800s, kitchens were almost always at the rear of the house, but generally near the dining room. Bedrooms and other more private family rooms were placed upstairs.¹⁶ The Goodnight house appears to be similar to this precedent, except that it followed an older prototype for the location of the kitchen.

One enters from a vestibule at the northwest corner of the house into the stair hall. The entry door is typical of ones from the Victorian era, as mentioned earlier. There is a transom window above the door. It has a non-working twist-turn doorbell below the glass light. A vestibule would have been an appropriate solution to block the cold north winds of the

¹⁵ This can be seen in the photograph at the Armstrong County Museum.

¹⁶ McMurry, 135, 164, and 179.

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featureless High Plains. At the west end of the small vestibule is a lift-up storage bin. There is no light fixture in this space. A pocket door between the vestibule and the stair hall made it possible to separate the vestibule entirely to block cold air from entering the rest of the house. This space, like all of the other main rooms, has had the walls resurfaced with gypsum board and then textured and painted.

Once in the stair hall, there is a parlor to the east through a cased opening and through it to the south is the master bedroom. Directly south of the stair hall is the reception room. There is a doorway with a transom between these two rooms, but the door has been removed. At the north end of the stair hall, a stairway leads west to a small landing. Above the landing is a stained glass window. From the landing one travels south and up to the second floor. This room and the vestibule have been wallpapered.

The parlor has two windows on the north and one on the east. The windows in this room do not match the other windows in the rest of the house. These are interior wood sash casement windows hinged on the sides. The trim around these windows is different, north to east. The east window has trim that matches that in the stair hall with decorative patera blocks at the upper corners, while the north windows have a plain block. Other differences are the half-round ribs in the side frames and the treatment of the panels below the windows. Evidently there were changes made to the windows and frames. These changes likely occurred around 1900 when the master bedroom's east wall was extended to the east and a closet was installed on the east porch (see below). In the southwest corner the wall is angled to fit the fireplace surround. In the original house, this was likely another fireplace, but the opening was closed up when the chimney was removed. On the opposite side of the angled wall is a gas fireplace in the reception room. The flue was eliminated when the chimney was removed. To the south is a door with a transom light opening into the master bedroom.

The master bedroom is a large rectangular space. At the northwest corner of the room, the wall is angled like the wall in the parlor. The three angled walls in the parlor, master bedroom and reception room form a rough square turned at a 45-degree angle for what was once a triple fireplace with openings into all three rooms. As in the parlor, this fireplace was covered up. Recent demolition has exposed the brick firebox behind the sheetrock. When it was originally built, both the reception room and master bedroom had bay windows, the one in the reception room facing west and the one in the master bedroom facing east. Around 1900, the master bedroom bay and its three windows were removed and the wall was extended out to increase the size of the room. When completed (and as it exists today) there is a single narrow window in the middle of the wall. It was probably one of the original windows reinstalled in the new wall. On either side of this window are small horizontal windows high up on the wall. These were not original as they cannot be seen in the old photographs as part of the bay window walls. All three of these windows have decorative patera blocks at the upper corners that match those on the east window of the parlor. Also, it was probably during that renovation that a master bedroom closet was installed under the porch to the north. This closet covered up a former window that was in the south end of the east wall of the parlor. It is possible that the window was removed and moved to the north wall of the parlor. Originally, the north wall of the parlor could have had one window (directly below the second floor window). In the renovation to the master bedroom, the north window was moved to the side and the south window of the parlor was relocated to the north wall. When the east wall of the master Bedroom was relocated, the small windows were installed on either side of the central window. It is possible that the four decorative patera blocks on the small windows actually came from the two north windows of the parlor. The door to the master bedroom closet is an old four-panel wood door, but it does not match the height of the other doors in the room. The hardware is historic, thus, it is possible that the door was removed from another location. It could be the original door to the small closet under the stairs in the reception room.

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To the south is a door with a single decorative glass window that opens onto the southeast porch. This door gave easy access to the porch and the den, or office. To the west is a doorway into the reception room. The door has been removed, but it is significant that the trim and size of the door does not match other doors in the house. It is probable that this door was installed at some later date. To provide more privacy for the master bedroom, the only access would have been through the parlor or from the southeast porch.

The reception room is nearly square with three angled corners—one where the northeast fireplace is located and the other two in the bay on the west wall. There is a single window in the west wall. As discussed earlier, there may have originally been windows on the angled wall as well, but this cannot be determined without removing portions of the interior wall finish. On the north wall is a small storage closet under the stairway to the second floor. The doors for this closet are not original as they are flush panel wood doors. As mentioned previously, the original door may be the one to the closet in the master bedroom. The closet has several shelves. There are two doors on the south wall. One leads to the den, or office, and has a transom window for ventilation. The other leads to hallway #1. The door has been removed from this opening, but there is evidence of hinge locations for a door opening into the reception room. A furrdown in the south end of the ceiling is due to the later installation of the bathroom on the second floor.

As noted earlier, the floor of hallway #1 is a few inches lower than the floor of the main house. It could have been a semi-enclosed screen porch in its original configuration. Figure 5 and Figure 9 show a doorframe at the south end of the hallway, but this could have been a screen door. This screen or solid door has been replaced with a window and window air conditioner. The doorsill and frame, however, remain. This hall or porch originally led to the rear yard, the interior outhouse and the kitchen wing.

To the east side of the hallway #1 is Charles Goodnight's den, or office. Windows in the office face the south and the east so that there is ample light and also views to the pastures beyond the yard. There is another decorative door with a glass light on the east wall to the east porch. The glass in this door is similar to the entry door. The south wall has a door at the east end that goes to the closet (former outer office) and a window at the west end. The center of the wall was the site of the former fireplace and chimney. In her book on Goodnight, Laura V. Hamner mentioned the den fireplace with "flames leaping from the cedar and hackberry logs."¹⁷

The outer office is a small room that has been converted to a closet. It once had a door on the east opening onto the southeast porch. This door was removed and the wall filled in. The baseboard identifies the former location as it has a section missing where the door once was placed. To the south was a window, but this has also been removed. Shelving has been installed in the west end of the room.

Adjoining hallway #1 on the west is the wing housing the present bathroom, original dining room, and kitchen. The kitchen wing makes the house asymmetrical at this corner. At the far north end is bathroom #1. According to Montie Goodin, the original "bathroom" was actually an outhouse at the far west end of what is now a "modern" bathroom. Interestingly, the roof over this west part of the bathroom, an extension from the west wall of the den, has a lower shed roof that extends down from the main roof. In the years when this was an outhouse, the bathroom space was the washroom, at least while Montie Goodin's mother, Retta, lived and worked there.¹⁸ The bathroom has been updated with a

¹⁷ Hamner, 228.

¹⁸ Goodin Interview.

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tub, shower, water closet, and a long vanity with two lavatories. Two windows open to the north side. It is likely that the windows were added during a later renovation.

Adjoining the bathroom on the south is a large cathedral-ceiling room called a den on the plans—the original dining room¹⁹. There was once a chimney along the north wall, but it could have been in the washroom as a flue for heating water. This chimney has been removed (the chimney is shown in Figure 5). The roof sags in the vicinity of the chimney's former location. Recent demolition on the north wall of the dining room revealed the former location of a door west of the center and a window east of the center. The space between these probably backed on the chimney in the washroom. The north wall has vertical wood boards, different from those in the main portions of the house. This is an indication that this room was from a different time period. There is a stone walled basement below the dining room and a root cellar that lies outside the line of the house to the west. An existing stairway on the west side of the basement once exited onto the first floor in the northwest corner of the dining room and likely had a trap door for access. There is also an exterior stair from the west side that has a hinged horizontal lift-up door. An east door once led to the back raised porch, but it has been removed as well.²⁰ In its place is a window, possibly one that was removed from the east or south wall of the kitchen. Since it was common to feed the ranch hands and staff, the Goodnight's employees could get to the dining room through the rear porch without going through the front entry or the rest of the house. At some point, the ceiling in the dining room was removed and exposed beams were installed. In the west wall is a large plate glass "picture" window, no doubt added in the 1961 renovation. To the south is a counter opening to the kitchen and a door on the west end of the south wall leading to the kitchen.

At the time the home was constructed, the sights and smells of a kitchen were hidden as much as possible as it was considered a lack of refinement to see or sense its presence.²¹ Thus, like other farmhouses of the period, the kitchen in the Goodnight house was placed at the extreme rear of the structure, convenient to, yet only accessible through, the dining room or the exterior, effectively cutting it off from the living areas.²² If the kitchen wing was indeed an older structure, it is possible that the south space was the original kitchen and was left in that location. Molly Goodnight wanted the kitchen to be removed from the house in the manner of southern kitchens²³ where it was desirable to keep heat out of the house and also to reduce the possibility of fire. The Goodnight kitchen, though with limited access from the rest of the house, was convenient to the well, the cold storage house, and the other outbuildings.

The kitchen once had a door in the approximate center of its east wall that led to the raised rear porch. This door was removed and another was installed at the north end of the wall where a window once was located. More recent kitchen cabinets with plastic laminate countertops line the rest of the east wall and the south wall. The cooking stove was likely located in the center of the north wall, between the kitchen and the dining room near the chimney. Another door in the north end of the west wall leads to a screened porch. This porch appears to have been added, although it might have replaced an earlier porch. The siding on the porch does not line up with that on the rest of the wing.

¹⁹ Ibid.

²⁰ This door can be seen in the Armstrong County Museum photograph.

²¹ McMurry, 112-113.

²² McMurry, 103.

²³ Goodin Interview. Ms. Goodin mentioned that since Molly Goodnight was from the south, she wanted the kitchen sited in this manner.

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There has been a great deal of renovation to this wing, more than on the rest of the house. In addition to the changes noted above, the exterior lap siding on this wing was removed and replaced. According to Montie Goodin, the house was renovated by the Parker family in 1961. Judging from the age of the cabinets, this is very likely the date for this renovation.

Up the stairs in the front stair hall, one exits the stair in an upper stair hall. On the north wall is a door with a transom window. In the east wall is a 4'-5" wide cased opening. To the south is another door with a transom window. This door is off the hinges. Through the north door is bedroom #1, a small room with a pair of narrow, single-hung windows in the north wall facing the town of Goodnight. On the west wall is a similar pair of windows. Both sets of windows have interior casement storm windows with diamond-shaped glass panes. The ceiling of the room lowers in the northwest corner due to the valley of the roof above. There is no closet in this space.

Through the upper stair hall's east cased opening is a room that Monte Goodin said was called Molly Goodnight's Ballroom.²⁴ Other's called it the "Minister's Room" as it was always available for itinerate preachers and was "elegantly furnished."²⁵ It is similar to the northwest bedroom in form, but is larger. It has a pair of single-hung windows in the north wall and another pair in the dormer on the east wall. Both windows have interior diamond-paned casement storm windows like the northwest bedroom. The ceiling drops in the northeast and southeast corners due to the valley of the roof above. On the south is a small closet with painted horizontal wood walls. In the southwest corner there is a wall recess. Due to the width of the valley drops in the corners, northeast and southeast, it appears that the room was originally much wider with the now off-center dormer centered in the space. The closet wall intrudes in the space and was possibly added during renovations.

Through the stair hall door to the south is hallway #2, an oddly shaped room due to the remaining chimney in the center of the west wall. The west wall extends north from the east side of the chimney to the stair hall wall. South of the chimney is a gas wall furnace in a diagonal wall that angles toward the southwest. The west wall then turns south again. This hallway has six additional doors opening into it. On the east is a door to a small closet and then south of it in a recess is a door to the southeast bedroom. On the south end is a door to a closet built out of the southeast corner. Beside it toward the west is an exterior door to the sleeping porch. On the west side is a door south of the chimney leading to bathroom #2. North of the chimney is a pocket door opening to a large closet nestled under the slope of the roof and the south dormer. Most of the doors are four-panel wood doors, but the pocket door to the closet on the west has five panels. The door to the bathroom is missing. The door to the sleeping porch is new. Two doors were leaning against the south wall. One of these appears to be the door that went to the stair hall, and the other is an exterior door that would fit the opening to the sleeping porch. The latter door has a pair of glass panes. The baseboards on the north and east side of the hall are similar to others on the second floor, but the south and west walls have a different and likely newer base.

The closet on the east wall has shelving. The walls are painted horizontal wood like the rest of the house has behind gypsum board sheathing. There is no base on the interior west wall of the closet. The south closet is similar to this one, but has no base on any walls. The northwest closet extends to the west wall of the house. The ceiling drops due to the roof

²⁴ Goodin Interview.

²⁵ "Herbert Timmons Family History" (file name), undated and untitled manuscript in the Timmons Papers, Box 2, Research Center, Panhandle-Plains Historical Museum, Canyon, Texas.

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and the valley from the dormer. The south wall does not have the same baseboard as the other walls, only simple boards instead of ones that match most of the upper floor. The walls are painted horizontal boards.

The bathroom is somewhat modern with newer fixtures that were probably installed in the 1961 renovation. The walls are imitation tile fiberboard. The south and west walls have a baseboard that matches the older baseboards in the rest of the second floor. The bathroom has a dormer window on the west wall and the ceiling in the southwest corner drops due to the roof and dormer valley.

Due to the variety of baseboards, the space occupied by hallway #2, bathroom #2, and the closet appears to have been a single larger room in its original configuration. The chimney and fireplace would have been near the center of the room. One strong possibility is that this room was used as a bedroom by ranch hands²⁶ and the small fireplace or stove was for heat. The other possibility is that it was the only heat for the entire second floor. There is no evidence remaining that there were fireplaces in the location of the main central chimney from the first floor, although this may have been the case.

The east door from hallway #2 leads to the southeast bedroom and has a transom window. In the bedroom there is a dormer window on the east wall with lowered, angled ceiling on either side. Like the other rooms on the upper floor, this is due to the roof and the valleys of the dormers. There is a shallow closet in the north wall next to the one in the Ballroom. This closet could have been added in renovations, however, the north wall is symmetrical with the dormer so it was likely the original wall between the bedroom and the ballroom. This closet also has painted horizontal wood walls.

The sleeping porch is south of hallway #2 at the south end of the second floor. It has a tall gable on the south end and matching dormers on the west and east. There are a couple of diamond-paned windows in the west dormer, but the ones in the east dormer have been removed. They are located in one of the dependencies. The floor is wood like the front porch and is painted. The ceiling is also wood strips and has an access panel to the attic. This porch once had a chimney from the den below in the center of the south end, but it has been removed. The balustrade has been replaced to match the front and southeast porches. It once had turned wood balusters.

Changes since 1888

The Goodnight Ranch House has had numerous renovations, but most are relatively minor. The following is a list of alterations in an approximate order of execution. The dates for these are unknown, but some can be estimated due to the type and quality of materials used in the renovations as well as historic photographic evidence.

Early Renovations and Additions c. 1902

1. House repainted with medium body color and very light or white trim.

Early Renovations and Additions c. 1902

- 2/3. East bay removed and Master Bedroom extended approximately seven feet to the east. Porch around Master Bedroom bay moved further to the east to surround the new addition. Closet installed in Master Bedroom under front porch. This was likely done prior to the work shown in the next paragraph.
- 3/2. Front porch extended to the east and to the south to connect to the southeast porch that wrapped partially around the east bay. Railing removed from location under porch eave and new or relocated railing installed

²⁶ Goodin Interview. There is also a description noting four upstairs bedrooms in the "Timmons Family History."

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on eastern edge of new porch extension (uncovered). Steps installed at eastern edge of north side of front porch in front of new porch extension.

4. Southeast porch extended further to the east (at the far south end) and shed roof attached to eave of existing porch roof installed over the new extension. New porch possibly concrete, but definitely had concrete steps at south end.
5. Windows in Parlor relocated. On the north windows, this included the replacement of the upper patera blocks with plain blocks and the replacement of the side trim with a different trim.

Later Renovations c. 1902 to 1906

6. House entirely repainted light or white color.

Later Renovations c. 1910 to 1920

7. Porch surrounding the Master Bedroom removed back to roofed portions of front and southeast porch.
8. Southeast porch extension and roof over southeast porch removed.
9. Diamond-paned storm windows installed in second floor bedrooms and on sleeping porch.
10. Plinths, lower exterior and interior panels, and window trim on north Parlor windows replaced. (East window appears to be original.)
11. Wood steps at south end of southeast porch replaced with concrete.
12. South central wood porch east of Kitchen replaced with concrete.

Renovations c. 1938 to 1961

13. Concrete patio built at rear of house.
14. Chimneys and fireplaces removed. Reception Room fireplace turned into gas stove.
15. Door and window in outer Office removed.
16. Upstairs bathroom installed.
17. Kitchen wing remodeled.
 - a. Ceiling raised in Dining Room
 - b. Interior stair to basement covered with flooring
 - c. East window in Kitchen removed
 - d. Exterior door to kitchen relocated to the north where window was located.
 - e. East door to Dining Room removed and window installed.
 - f. Bathroom renovated.
 - g. Siding on exterior replaced.
18. Under floor heating system ducts (first floor only).
19. House painted white with dark green trim.
20. Interior walls sheathed in gypsum board, textured and painted or wallpapered.
21. Southeast porch screened and screen door installed in south end.
22. Door installed between Reception Room and Master Bedroom.
23. Shingles on wall and gable surfaces removed and lap siding with a curved recess tongue installed.
24. Lap siding on lower portions of walls replaced with flat-planed lumber.
25. South exterior door in Hallway #1 removed and window installed.
26. Screened porch west of Kitchen constructed.
27. Southeast porch floor replaced with beaded boards.
28. Turned wood balusters on Sleeping Porch replaced with 2" x 2" at 4" on center.
29. Lightning rods replaced.
30. Lattice face beneath porches replaced with wood and stucco.

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31. Chain link fencing installed east of house.
32. Wrought iron handrails installed beside front porch steps.
33. Aluminum storm windows installed on exterior of Parlor windows.
34. Aluminum storm door installed on front door and rear doors to southeast porch.
35. Closets installed in Ballroom/Minister's Bedroom and Southeast Bedroom on Second Floor.
36. Wall furnace installed in Hallway #2.

Renovations Post-2001

37. House painted entirely white.
38. Balusters removed from lower flight of steps on rear stairway.
39. Roofing replaced with new cedar shingles.
40. Exterior door to Sleeping Porch replaced.
41. Screening and south screen door opening on southeast porch removed.

8. STATEMENT OF SIGNIFICANCE**APPLICABLE NATIONAL REGISTER CRITERIA**

- 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: N/A

AREAS OF SIGNIFICANCE: Settlement, Commerce, Agriculture

PERIOD OF SIGNIFICANCE: 1888–1927

SIGNIFICANT DATES: 1888

SIGNIFICANT PERSON: Goodnight, Charles

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-19 through 8-24).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-25 through 9-26).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- 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 (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: *Southwest Collection, Texas Tech University*

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Statement of Significance

The 1888 Charles and Mary Ann (Molly) Goodnight Ranch is nominated for listing in the National Register of Historic Places under Criterion A in the areas of Agriculture, Commerce, and Settlement at the state level of significance as one of the earliest large homes in the Panhandle of Texas and the ranch headquarters for Goodnight's 102,400-acre ranch. This property is also nominated under Criterion B for its association with a person who made significant contributions to the history of Texas and the southwestern United States. Charles Goodnight's ownership of the property, from 1888 to 1927, is the period of significance.

The property is representative of both early homes on the High Plains of the Texas Panhandle as well as a dwelling uniquely associated with one of the pioneers of the region. Charles Goodnight achieved great success as a cattlemen and is partially responsible for blazing a cattle trail from Texas to Colorado. In addition, he established several of the largest early ranches in the Panhandle and in Colorado, and saved the area's native buffalo lines for posterity. This house is the last home he built and one in which he lived for the last thirty-eight years of his life. Retaining its integrity of location, design, setting, association, materials, and workmanship, the house is much like it was when Charles and Molly Goodnight lived there. Goodnight held this property and house as his home base for longer than any other Texas locations.

Charles Goodnight's Life

Charles Goodnight was born on March 5, 1836, near the Madison County and Macoupin County line in Illinois. He was the third of four children of Charles and Charlotte (Collier) Goodnight. His father died of pneumonia in 1841 when Charles was five, and shortly thereafter his mother married Hiram Daugherty, a neighboring farmer.²⁷

Charles had only two terms of formal schooling, disliking staying under a roof and preferring to spend his time outdoors. At the age of nine he moved to Texas with his family.²⁸ In 1856, he entered the cattle business on the northwestern Texas frontier with his stepbrother.²⁹ Three years later Goodnight rode with J.J. Cureton's citizen rangers to fight Comanche Indians, serving as a scout in the far reaches of the rolling plains near the Caprock escarpment.³⁰ When the Civil War broke out, Charles joined the Frontier Regiment and traveled for the first time up above the Caprock, into Yellowhouse Canyon in the South Plains of the Llano Estacado. From there the regiment went north along the breaks to Blanco Canyon, and then to the Quitaque area.³¹ This is south of the area where he later founded the JA Ranch.

Before the Civil War, in the spring of 1859, Goodnight had taken his cattle to Denver and found a good market for his herd.³² Following the war, Goodnight's herd was down from 3,000 to 900 head. He decided to take his remaining cattle to Colorado through a trail south of the Llano Estacado (where Comanche were a constant concern) and then along the Pecos River through New Mexico.³³ Goodnight's partner in this venture was an older rancher named Oliver Loving (1812-

²⁷ Haley, 4.

²⁸ Ibid. 4-5.

²⁹ Ibid. 12.

³⁰ Ibid. 26.

³¹ Ibid. 66, 74-77. The present city of Lubbock lies beside Yellowhouse Canyon.

³² Hamner, 56.

³³ Ibid. 60, 66.

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1867).³⁴ In 1866 they set out with two thousand head to blaze a trail from Belknap, Texas, to Fort Sumner, New Mexico, a route later known as the Goodnight-Loving Trail—one of the “Southwest’s most heavily used cattle trails.”³⁵ Between them they had made more than \$12,000.³⁶ After selling some of the herd to officers at a reservation near Fort Sumner, Loving went on to Colorado with the rest of the herd and Goodnight returned to Weatherford to get another herd ready for travel.³⁷ This drive made them \$10,000 in profit.³⁸ The next year, Loving died after fighting off a band of Comanches who attacked him on the trail to Fort Sumner.³⁹ On his next trail drive, Goodnight bought a ranch near Pueblo, Colorado, with the hope of settling down.⁴⁰

On July 26, 1870, Goodnight married Mary Ann “Molly” Dyer, his longtime sweetheart and a schoolteacher at Weatherford.⁴¹ He took his bride to the Pueblo ranch, soon adding another property on the Purgatoire River, fifty miles away. He farmed and started irrigating some of his land with water from the Arkansas River.⁴² Drought and financial disasters took their toll, however, and by 1876, Goodnight had moved his operations back to Texas.⁴³ He built a house and corrals in Palo Duro Canyon, later called the Old Home Ranch.⁴⁴ The next year, Goodnight formed a partnership with Irish investor John G. Adair.⁴⁵ Adair agreed to help expand the ranch into a large-scale operation. On June 18, 1877 they drew up the five-year contract that launched the JA Ranch.⁴⁶ By the time of John Adair’s death in 1885, the JA Ranch had reached its maximum size of 1,325,000 acres, on which grazed more than 100,000 head of Goodnight’s carefully bred cattle.⁴⁷ In 1887, the JA Ranch was divided with Adair’s widow taking the Palo Duro ranch and Goodnight taking the Quitaque Ranch further south.⁴⁸

At the same time, Goodnight established a smaller ranch on 160 sections in Armstrong County.⁴⁹ Soon after building the ranch house, he formed the Goodnight-Thayer Cattle Company, a union that lasted until about 1900.⁵⁰ The ranch centered on a rail stop named for Col. Goodnight on the recently completed Fort Worth and Denver City Railway. South of the railroad, Goodnight built a spacious two-story ranch house.⁵¹ One writer noted that the “Big White Ranch House” was

³⁴ “Charles Goodnight (1836 - 1929).” “New Perspectives on the West.” PBS. 2001. December 9, 2003.
www.pbs.org/weta/thewest/people/d_h/goodnight.htm.

³⁵ “GOODNIGHT, CHARLES.” *The Handbook of Texas Online*, Accessed June 28, 2006.

³⁶ Ibid.

³⁷ Hamner, 67-68.

³⁸ Ibid. 73.

³⁹ Ibid. 79-83.

⁴⁰ Ibid. 85.

⁴¹ Anderson, H. Allen. “GOODNIGHT, CHARLES.” *The Handbook of Texas Online*.

<<http://www.tsha.utexas.edu/handbook/online/articles/view/GG/fgo11.html>> [Accessed Sat Dec 13 12:56:23 US/Central 2003].

⁴² Hamner, 100-101.

⁴³ Ibid. 102-104.

⁴⁴ Ibid. 120.

⁴⁵ Charles Goodnight (1836 - 1929).

⁴⁶ Anderson. “GOODNIGHT, CHARLES.”

⁴⁷ Ibid.

⁴⁸ Anderson, H. Allen. “GOODNIGHT RANCH.” *The Handbook of Texas Online*.

<<http://www.tsha.utexas.edu/handbook/online/articles/view/GG/apg2.html>> [Accessed Sat Dec 13 12:58:19 US/Central 2003].

⁴⁹ Ibid.

⁵⁰ Haley, 451.

⁵¹ Anderson. “GOODNIGHT RANCH.”

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complete with choice lumber, roofed porches, and an upstairs porch for sleeping under the stars.⁵² It was reported by many that the house had an indoor bathroom,⁵³ but in reality, it was little more than an indoor outhouse.⁵⁴ It was said that the Goodnight home was, "perhaps, the most elegant, in the southern [sic] part of Texas. At this perfect home, assisted by his wife, who in all these years has been his most efficient helpmeet, Mr. Goodnight dispenses a most princely hospitality and receives and entertains his many friends in a most royal manner."⁵⁵ Goodnight paid a man a salary of one hundred dollars each month to go to Louisiana and purchase the lumber for the house. He sent another person to Trinidad, Colorado, to purchase doors and windows. Yet another man brought heavy timbers from Dutch Canyon in Palo Duro Canyon.⁵⁶ While the designer's name has not been proven, there is circumstantial evidence that it may have been the firm of Bulger and Rapp of Trinidad, Colorado.⁵⁷

The Fort Worth and Denver City Railway established a station near the ranch house, and in November 1888 a post office was opened. The first building at the town site was Goodnight's ranch house, built in early 1888. The *Goodnight News* began publication in 1890. A rural school district was formed in 1891, and Charles and Mary Ann Goodnight's concern for education was furthered exemplified by his establishment of Goodnight College, which was operated in the small town from 1898 until 1917. The Goodnight Baptist Church was chartered in 1904.⁵⁸

The Goodnights hired Mrs. Hubbard as a cook and housekeeper in 1905. She brought her two-month-old son, Cleo, with her.⁵⁹ Goodnight sold the ranch in 1920,⁶⁰ but reportedly made a deal so that he could live in the house as long as he lived. After selling his ranch, Goodnight spent his remaining years investing in a Mexican mining operation, trying his luck as a movie producer and enjoying his acclaim at the ranch near Goodnight, Texas, the Panhandle town named for him.⁶¹ In 1924, when Cleo Hubbard was 19, Goodnight made him ranch foreman.⁶² Several months after Molly's death in April 1926, Goodnight moved to Clarendon.⁶³ A short while later, he fell seriously ill but was nursed back to health by Corinne

⁵² Lindsey, Gary. *Historic Ranching Architecture of the Llano Estacado*. November 2002.
www.arch.ttu.edu/Architecture/Facility/Lindsey_G/ARCH%204362%20Lecture%20Four.htm.

⁵³ Ibid.

⁵⁴ Goodin Interview.

⁵⁵ *The Kings and Queens of the Range*. Press of Lawton & Burnap, Vol. 2. no. 16 (April and May, 1898).

⁵⁶ Hamner, 206.

⁵⁷ It is known that the County Commissioners of Donley County hired Charles W. Bulger and Issac Hamilton Rapp of Trinidad, Colorado, to design the county courthouse, which was constructed in 1890. Because Charles Goodnight was a county commissioner at the time, he would have had some say in the selection of the architects. In addition, he had ties and friends in Trinidad, and it is documented that the doors and windows for his 1888 home came from Trinidad. With these facts in mind, it is very possible that Bulger and Rapp were the designers of his ranch house. Isaac Rapp and Charles Bulger split their partnership in 1891 and Rapp moved to Santa Fe where he was instrumental in the development of the "Santa Fe Style." Bulger moved to Texas and ultimately settled in Dallas. Additional research is needed to determine whether these noted architects were involved in the design of Goodnight's home.

⁵⁸ Anderson, H. Allen. "GOODNIGHT, TX." *The Handbook of Texas Online*.

<<http://www.tsha.utexas.edu/handbook/online/articles/view/GG/hng21.html>> [Accessed Sat Dec 13 12:59:49 US/Central 2003].

⁵⁹ "GOODNIGHT, CHARLES." *The Handbook of Texas Online*.

<<http://www.tsha.utexas.edu/handbook/online/articles/view/GG/fgo11.html>> [Accessed Mon Dec 22 13:36:42 US/Central 2003].

⁶⁰ Armstrong County Tax Assessor Collector Records, Claude, Texas. Viewed on December 16, 2003.

⁶¹ Charles Goodnight (1836 - 1929).

⁶² Goodin Interview. According to Mrs. Goodin, her father became the ranch foreman at the age of 19. Goodnight must have continued ranching on his ranch through a lease or other legal agreement or on one of his other properties.

⁶³ Hamner, 244.

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Charles and Mary Ann (Molly) Goodnight Ranch House
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Goodnight, a young nurse and telegraph operator from Butte, Montana, with whom he had been corresponding because of their mutual surnames. On March 5, 1927, the Colonel celebrated his 90th birthday by marrying the 26-year-old Corinne, who was not a relative. Goodnight stayed in the Panhandle in the summers and he and his wife went to Phoenix, Arizona for the winters. On the morning of December 12, 1929, Goodnight died at his winter home in Phoenix at the age of 93.⁶⁴ Cleo Hubbard, his wife, Retta, and their children continued to live in the house until about 1935, 30 years after Cleo first moved in with his mother.⁶⁵

Charles Goodnight's Accomplishments

Charles and Molly Goodnight supported local education and history efforts throughout their life together in the Texas Panhandle. In addition to helping establish Goodnight College, Charles Goodnight also served as founding member of numerous organizations and businesses, from regional heritage groups to professional and conservation groups. Goodnight was the driving force and the first president of the Panhandle Stock Association of Texas.⁶⁶ He is also considered to be the inventor of the chuck wagon.⁶⁷ He was a shrewd and immensely successful entrepreneur, and a leader in organizations including banks and professional associations in Colorado and Texas, as well as the American Bison Society, a group dedicated to preventing the species' extinction.⁶⁸ As part of his efforts toward saving the American Bison, Charles Goodnight brought 250 head of experimental buffalo to this ranch. In addition he raised elk, antelope, and various other animals, as well as different species of fowl, which he kept in zoo like enclosures.⁶⁹ A pioneer in cattle breeding, Goodnight crossed the tough scrawny Texas longhorns with the more traditional Herefords to produce a longhorn breed that was both independent and commercially lucrative. He also crossed his buffalo with cattle to produce the first "cattalo."⁷⁰

From his personal buffalo herd, conservators and others established herds at Yellowstone National Park, founded in 1872, and at the Denver Zoo. Buffalo Bill Cody also used animals from Goodnight's herd for his Wild West shows, and Goodnight helped establish a new herd for Pueblo Indians, whose way of life had been greatly impacted with the disappearance of the wild herds. The Pueblo Indian herd still exists.⁷¹ In part because of his assistance to the Pueblo tribes, Goodnight was considered a friend to various Native American groups. In 1916, he hired members of tribes that had once occupied the Texas Panhandle to help him film *Old Texas*, a movie showing scenes from the Panhandle in the 19th century. The film, lost for many years, has been recovered.⁷²

During the early years of Goodnight's bison conservation, he was one of only a few ranchers doing such work, and at one time, it is believed he had one-fifth of all the remaining bison in the world. His efforts, which included a lot of public education, are considered invaluable in saving the species.⁷³ In addition to his work with buffalo and experimental

⁶⁴ Anderson. "GOODNIGHT, CHARLES."

⁶⁵ Goodin interview.

⁶⁶ Haley, 361.

⁶⁷ Haley, 122.

⁶⁸ Telephone interview with Dr. Byron Price, University of Oklahoma.

⁶⁹ Anderson. "GOODNIGHT RANCH."

⁷⁰ Note that the "Cattalo Pasture," as seen on the map of the ranch (p. 5), is southeast of the ranch house.

⁷¹ Telephone interview with Dr. Byron Price, University of Oklahoma.

⁷² Ibid.

⁷³ Ibid.

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Section 8 Page 23

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

breeding, Goodnight also sought advice from renowned botanist Luther Burbank. For his work in agriculture, which included growing the county's first crop of wheat, Goodnight is often referred to as the "Luther Burbank of the range."⁷⁴

Conclusion

Charles Goodnight's stature as a rancher, industry pioneer and early conservationist goes beyond Texas. Indeed, a former Goodnight barn in Pueblo, Colorado, was listed in the National Register in 1974. But his influence also goes beyond the region. His ranching successes gave him the ability to stop the extinction of the American Bison, an immeasurable accomplishment.

The Charles and Mary Ann (Molly) Goodnight Ranch House is one of the few remaining early ranch headquarters in the Panhandle of Texas. The structure, which is in good condition, retains much of the craftsmanship reflective of the technology and style of its time. Its changes over time since its construction in 1888 reflect the evolution of the building's use, and it retains integrity of location, setting, materials, design, workmanship, feeling and association to a high degree. The period of significance ends in 1926, the year Goodnight moved out. The house is also associated with Charles Goodnight, one of the early pioneers of the region and who was greatly responsible for the settlement of the area. With a few exterior changes from its original design, the house clearly conveys its historic significance and it is nominated for listing in the National Register under Criteria A in the areas of agriculture, commerce, and settlement, and B for its association with Charles Goodnight and the early settlement of the Texas Panhandle.

⁷⁴ *Handbook of Texas Online*, s.v. "," <http://www.tsha.utexas.edu/handbook/online/articles/GG/fgo11.html> (accessed April 17, 2007).

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Continuation Sheet

Section 8 Page 24

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Index: Ownership History of the House

- 1887: December 19, D.J. Murphy applied to purchase Section 143, Houston and Great Northern Railroad, Block B3, of school land as an actual settler for \$1,248 for 640 acres of dry agricultural land.¹
- 1888: Charles Goodnight begins purchase of or homesteaded the ranch.¹
- 1910: Goodnight patented the property on March 18, 1910, Certificate #15/3347.¹
- 1920: Goodnight sells the ranch to W.J. McAlister.
- 1925: On January 2, 1925, J.I. Staley purchases the ranch.
- 1932: The Great Southern Life Insurance Company purchases the ranch.
- 1938: Mrs. Mattie Hedgecoke purchases the ranch.¹
- 2003: Part of the ranch sells to Brent and Kay Lynn Caviness, and Mr. and Mrs. Marsh Pittman.¹
- 2004: Sale of remaining part of the ranch including the house.¹
- 2005: Brent and Kay Lynn Caviness and Mr. and Mrs. Marsh Pittman donate the house and 27.31 acres to the Armstrong County Museum, Inc.

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Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

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Section 9 Page 26

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 27.31 acres

UTM REFERENCES	<u>Zone</u>	14	
		<u>Easting</u>	<u>Northing</u>
	a.	300612E	3878625N
	b.	300942E	3878630N
	c.	300912E	3878269N
	d.	300617E	3878299N

VERBAL BOUNDARY DESCRIPTION: 27.31 acres being a portion of Section 142, Block B3, Houston and Great Northern Railway Survey, Armstrong County, Texas, Abstract #1315.¹ (see continuation sheet 10-27)

BOUNDARY JUSTIFICATION: The nomination includes the portion of the ranch property historically associated with the house, containing the homestead, outbuildings, structures, and the land immediately surrounding it, all of which is owned by Armstrong County Museum, Inc.

11. FORM PREPARED BY (with Linda Henderson, Texas Historical Commission Historian)

NAME/TITLE: Gary W. Smith

ORGANIZATION: Texas Tech University, College of Architecture **DATE:** July 2006

STREET & NUMBER: 3307 44th Street

TELEPHONE: 806/785-9991

CITY OR TOWN: Lubbock

STATE: Texas

ZIP CODE: 79413

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-27 through Map-28)

PHOTOGRAPHS (see continuation sheets Photo-29 through Photo-45)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Armstrong County Museum, Inc.

STREET & NUMBER: 120 N. Trice

TELEPHONE: 806/226-2187

CITY OR TOWN: Claude

STATE: Texas

ZIP CODE: 79019

¹ Armstrong County Tax Assessor Collector Records, Dates given are when filed, Claude, Texas.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 27

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Verbal Boundary Description

27.31 acre tract of land out of Section 142, Block B-3, Houston and Great Northern Railway Co. Survey, Armstrong County, Texas

BEGINNING at a ½" iron rod found with a Keys cap at the northwest corner of said Section 142 for the northwest corner of this tract.

THENCE N. 89° 09' 24" E. a distance of 1020.59 feet to a ½" iron rod found with an OJD cap for the northeast corner of this tract.

THENCE S. 00° 58' 21" E. a distance of 574.69 feet to a ½" iron rod found with a Keys cap for a corner of this tract.

THENCE S. 02° 39' 31" W. a distance of 306.75 feet to a ½" iron rod found with a Keys cap for a corner of this tract.

THENCE S. 08° 57' 15" W. distance of 305.62 feet to a ½" iron rod found with a Keys cap for the southeast corner of this tract.

THENCE S. 89° 09' 24" W. a distance of 948.43 feet to a ½" iron rod found with an OJD cap for the southwest corner of this tract.

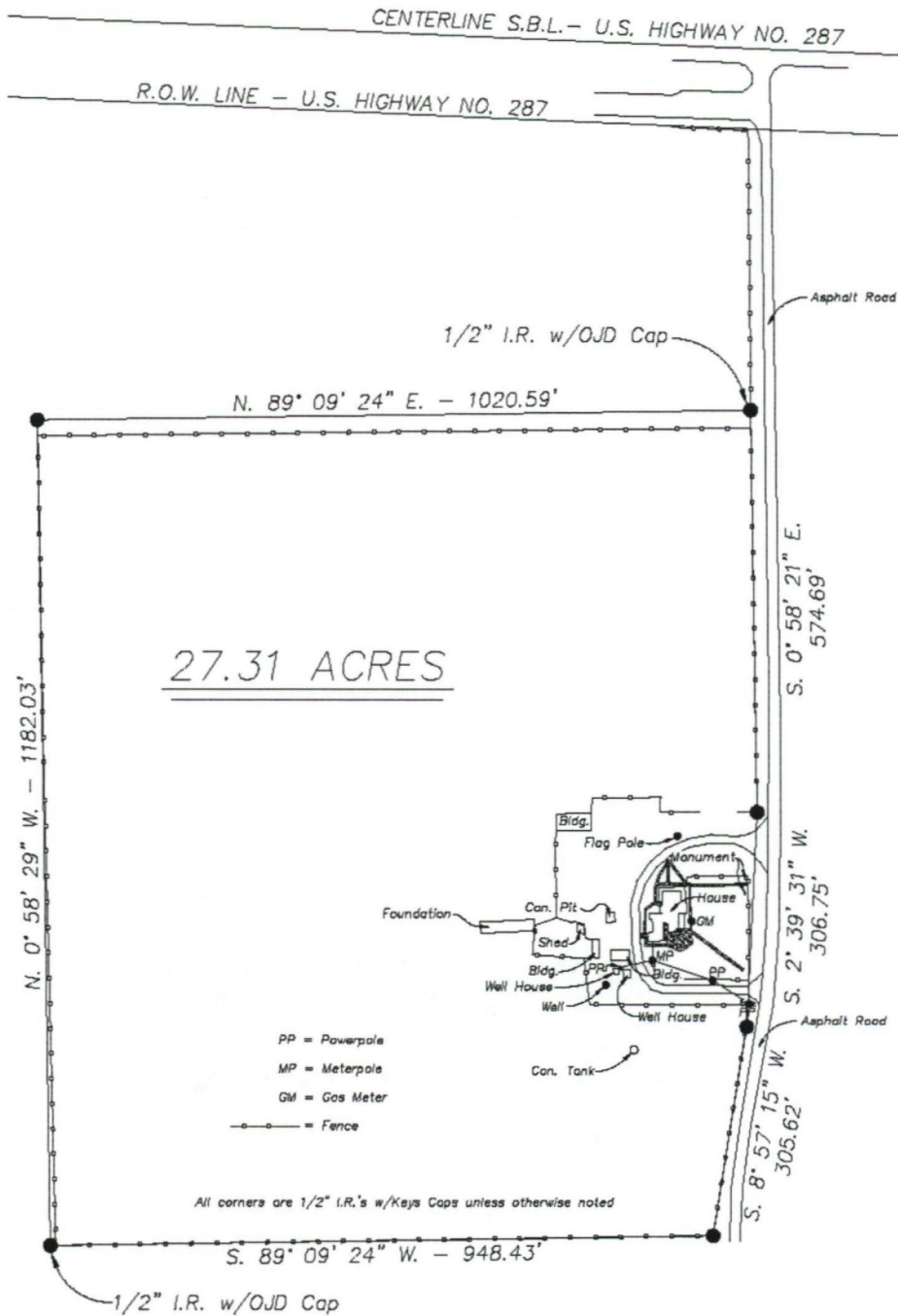
THENCE N. 00° 58' 29" W. a distance of 1182.03 feet to the place of BEGINNING and containing 27.31 acres of land.

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National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 28

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

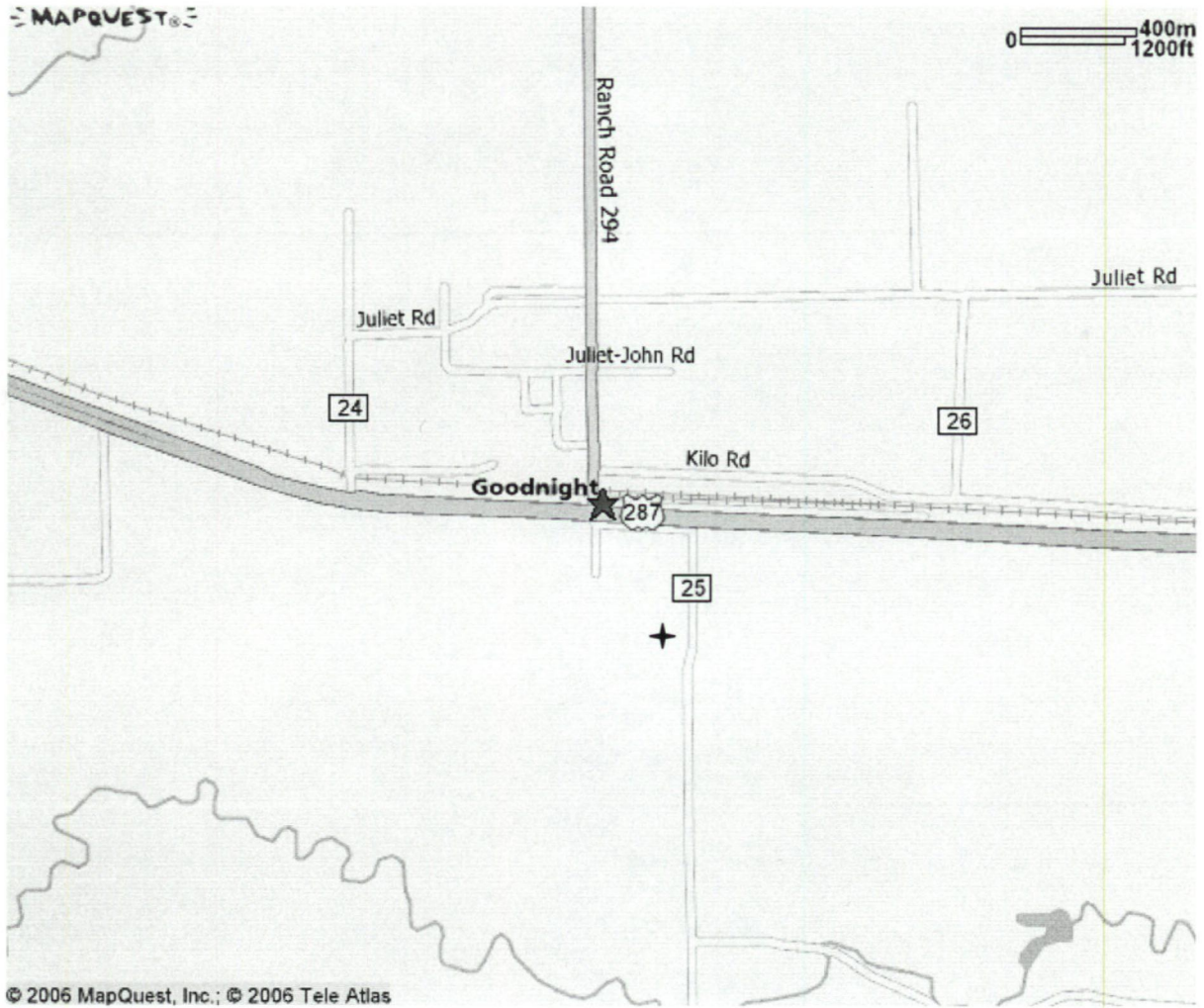


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National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 29

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



+ Goodnight House

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 30

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 1. Very Early Historic Photograph, estimated c. 1895.⁷⁵



Fig. 2. Later Photograph, estimated post-1900⁷⁶

⁷⁵ Courtesy of Montie Goodin, Armstrong County Museum, the Texas Parks and Wildlife Department, Texas State Bison Herd Archive Project, and the Panhandle Plains Historical Museum, Canyon, Texas.

⁷⁶ Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas.

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National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 31

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 3. Later Photograph, post-Master Bedroom addition, ca. 1910⁷⁷



Fig. 4. Later Photograph, post-Master Bedroom addition, ca. 1915⁷⁸

⁷⁷ Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas.

⁷⁸ Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas. Photograph taken by W. D. Orr, Memphis, Texas.

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National Register of Historic Places Continuation Sheet

Section PHOTO Page 32

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 5. South side of Goodnight Ranch House with buffalo herd, c. 1920⁷⁹

⁷⁹ Montie Goodin, Armstrong County Museum, and the Texas Parks and Wildlife Department, Texas State Bison Herd Archive Project.

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National Register of Historic Places Continuation Sheet

Section PHOTO Page 33

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 6. Southeast Corner of house with old vehicle⁸⁰

⁸⁰ Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas.

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Section PHOTO Page 34

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 7. South Elevation of house⁸¹

⁸¹ Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas.

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National Register of Historic Places Continuation Sheet

Section PHOTO Page 35

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 8. Recent photograph of south side of rear stair and sleeping porch⁸²

⁸² Courtesy of the Panhandle Plains Historical Museum, Canyon, Texas.

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National Register of Historic Places Continuation Sheet

Section PHOTO Page 36

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas



Fig. 9. Hall, looking south toward window (former doorway). Photo by author.

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National Register of Historic Places Continuation Sheet

Section PHOTO Page 37

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

North Elevation



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National Register of Historic Places Continuation Sheet

Section PHOTO Page 38

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

East Elevation



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National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 39

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

South Elevation



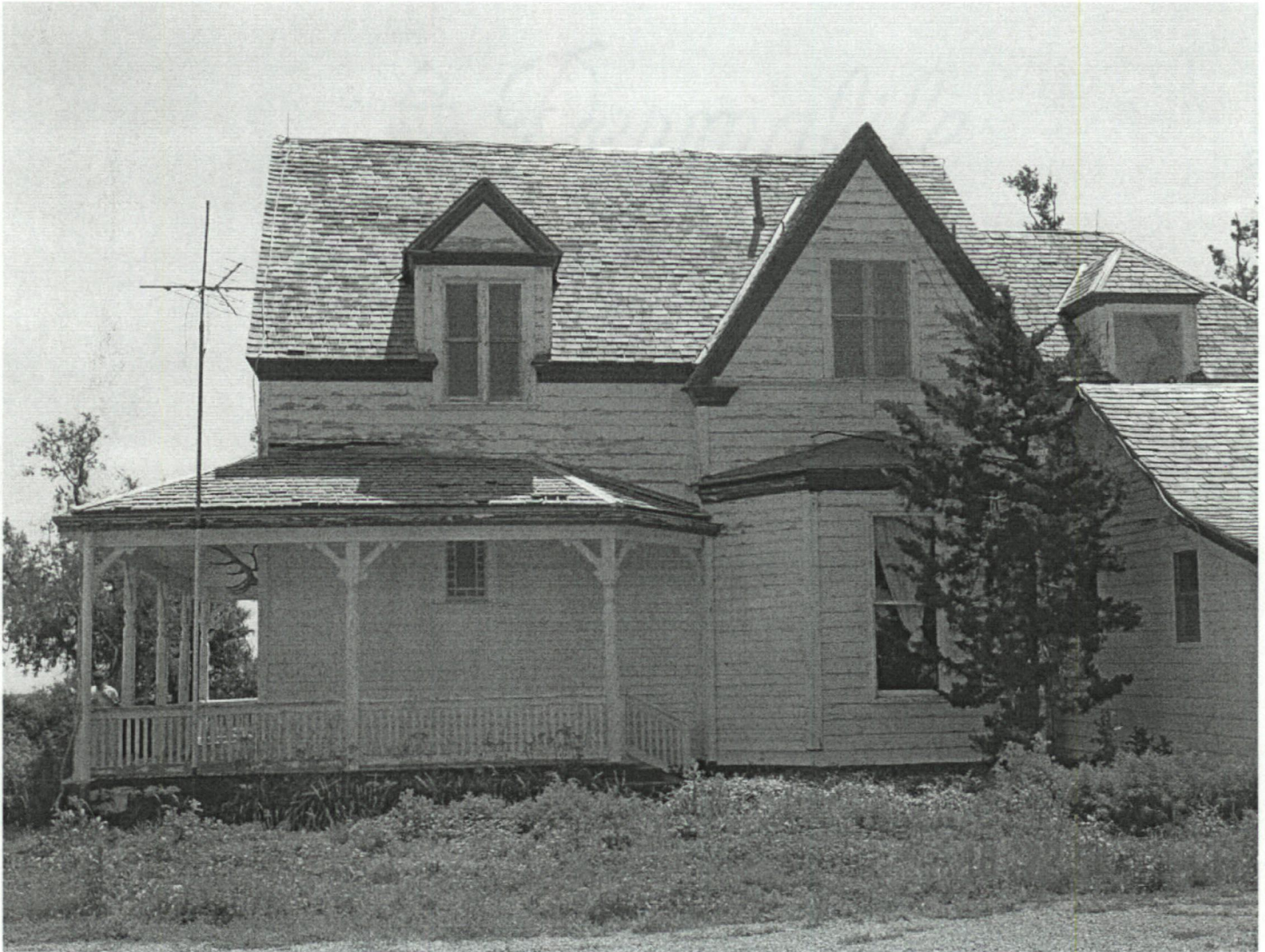
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National Register of Historic Places Continuation Sheet

Section PHOTO Page 40

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

West Elevation



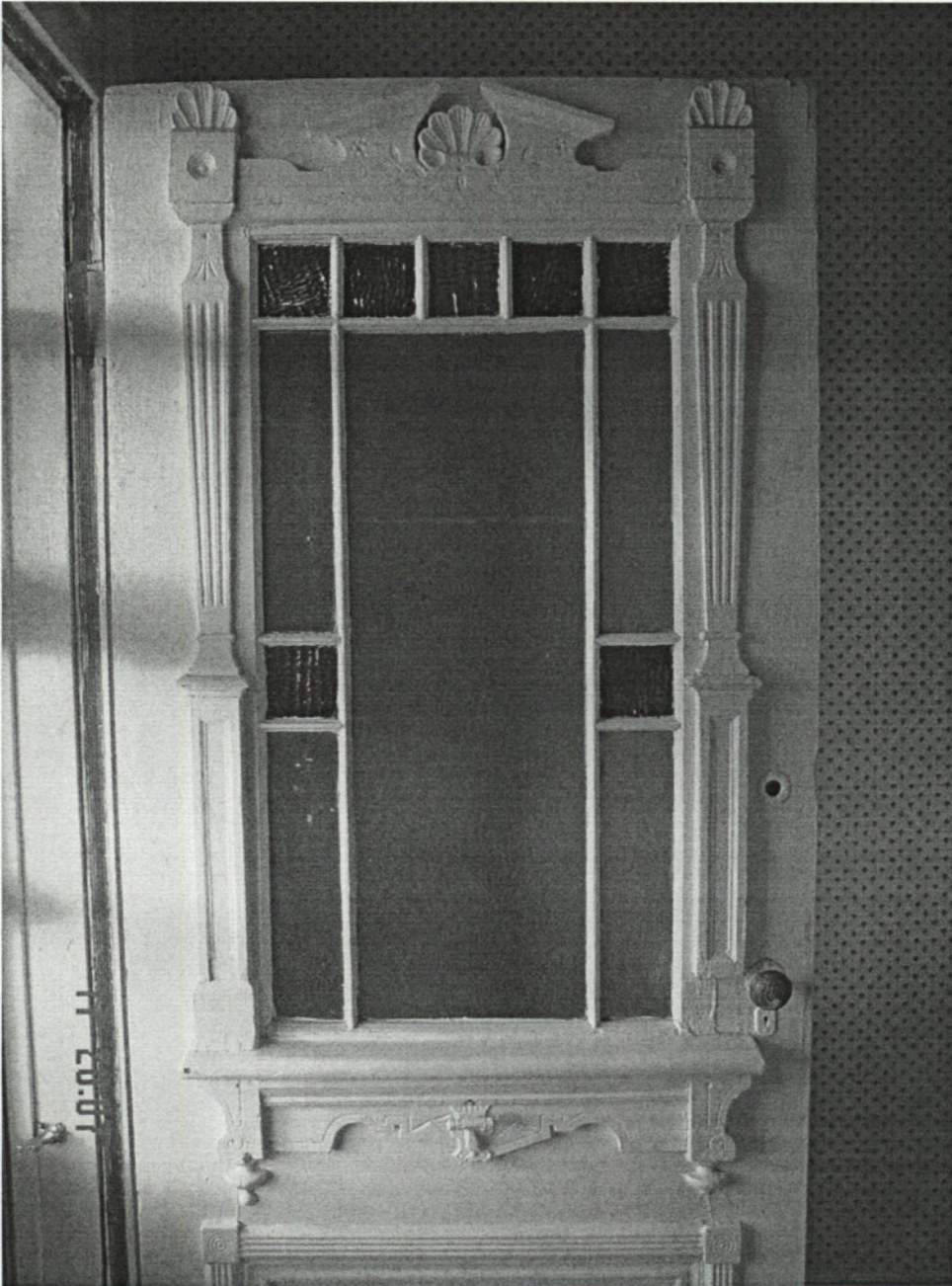
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National Register of Historic Places Continuation Sheet

Section PHOTO Page 41

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Front Door



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National Register of Historic Places Continuation Sheet

Section PHOTO Page 42

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Cistern



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Section PHOTO Page 43

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Milk Cooler



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Section PHOTO Page 44

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

Servants Quarters



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National Register of Historic Places Continuation Sheet

Section PHOTO Page 45

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong, Texas

PHOTO LOG

Charles and Mary Ann (Molly) Goodnight Ranch House
Goodnight, Armstrong County, Texas
Photographer: Gary W. Smith
Spring 2007
Original negatives on file with Texas Historical Commission

- Photo 1: North elevation; camera facing south
- Photo 2: Northwest oblique; camera facing southeast
- Photo 3: Southeast oblique; camera facing north-northwest
- Photo 4: East elevation; camera facing west
- Photo 5: Interior—front door and window looking out to porch; camera facing north
- Photo 6: Southeast oblique of base of former water tower (well house), with southeast corner of milk cooler building in background on right and part of south elevation of former servants' quarters building in background on left; camera facing northwest
- Photo 7: North elevation of servants' quarters building with portion of west façade of milk cooler building in foreground on left; camera facing south

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Goodnight, Charles and Mary Ann (Molly), Ranch House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Armstrong

DATE RECEIVED: 8/09/07 DATE OF PENDING LIST: 8/27/07
DATE OF 16TH DAY: 9/11/07 DATE OF 45TH DAY: 9/22/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000988

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.20.07 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CHARLES AND MARY ANN "MOLLY" GOODNIGHT
RANCH HOUSE
GOODNIGHT, ARMSTRONG COUNTY, TEXAS

PHOTO 1 OF 7



CHARLES AND MARY ANN "MOLLY" GOODNIGHT
RANCH HOUSE
GOODNIGHT, ARMSTRONG COUNTY, TEXAS

PHOTO 2 OF 7



CHARLES AND MARY ANN "MOLLY" GOODNIGHT
RANCH HOUSE

GOODNIGHT, ARMSTRONG COUNTY, TEXAS

PHOTO 3 OF 7



CHARLES AND MARYANN "MOLLY" GOODNIGHT

RANCH HOUSE

GOODNIGHT, ARMSTRONG COUNTY, TEXAS

PHOTO 4 OF 7



CHARLES AND MARY ANN "MOLLY" GOODNIGHT
RANCH HOUSE

GOODNIGHT , ARMSTRONG COUNTY, TEXAS

PHOTO 5 OF 7

UNIVERSITY MICROFILMS



CHARLES AND MARY ANN "MOLLY" GOODNIGHT

RANCH HOUSE

GOODNIGHT, ARMSTRONG COUNTY, TEXAS

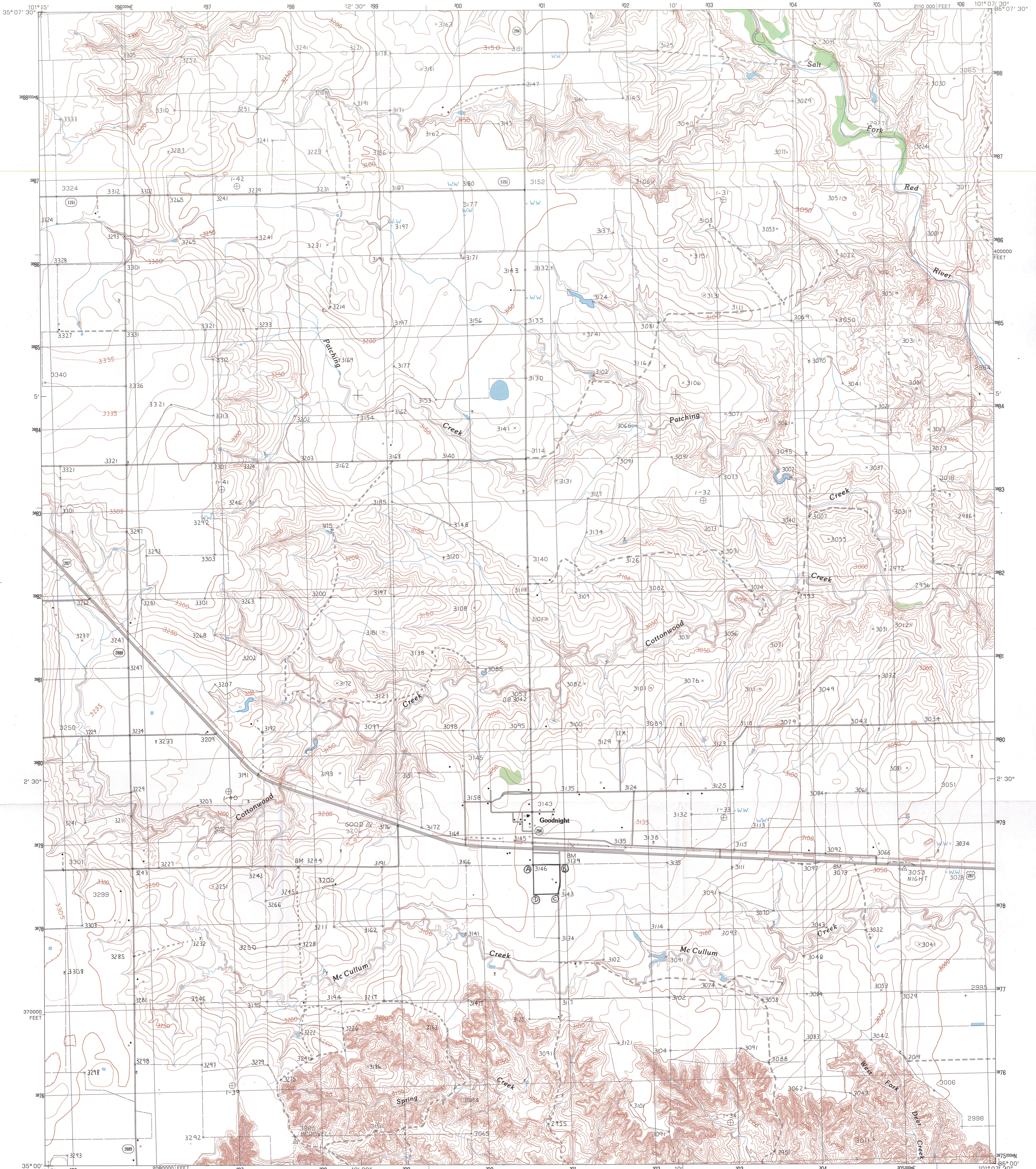
PHOTO 6 OF 7



CHARLES AND MARY ANN "MOLLY" GOODNIGHT
RANCH HOUSE

GOODNIGHT, ARMSTRONG COUNTY, TEXAS

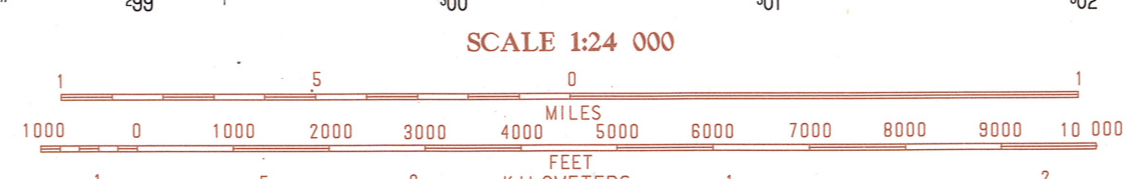
PHOTO 7 OF 7



PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY . . . USGS, NOS/NOAA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN . . . 1977
FIELD CHECKED . . . 1980 . . . MAP EDITED . . . 1983
PROJECTION . . . LAMBERT CONFORMAL CONIC
GRIDS 100-METER UNIVERSAL TRANSVERSE MERCATOR . . . ZONE 14
1000-FOOT STATE GRID TICKS . . . TEXAS, NORTH ZONE
UTM GRID DECLINATION . . . 1987 NORTH AMERICAN DATUM
1983 MAGNETIC NORTH DECLINATION . . . 9°30' EAST
VERTICAL DATUM . . . NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM . . . 1987 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983,
move the projection lines as shown by dashed corner ticks
(2 meters south and 38 meters east)
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map
All marginal data and lettering generated and positioned by
automated type placement procedures

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
field check.

GOODNIGHT, CHARLES & MARYANN (MOMELLES) RANCH HOUSE
US 281 & 5000 BLOCK CB 20 FOUR INTERVAL 10 FEET
GOODNIGHT, ARMSTRONG COUNTY, TEXAS
① 14 300612E 3018025N
② 14 300942E 3018100N



QUADRANGLE LOCATION

1	2	3	1 Claude NE
2	3	4	2 Lark
3	4	5	3 Green
4	5	6	4 Claude
5	6	7	5 Ashhole
6	7	8	6 Lullall Springs NE
7	8		7 Blue Hole Springs
8			8 Buffalo Arroyo

ADJOINING 7.5 QUADRANGLE NAMES
3501-112

ROAD LEGEND

- Improved Road
- Unimproved Road
- Trail
- Interstate Route
- U.S. Route
- State Route

GOODNIGHT, TEXAS
PROVISIONAL EDITION 1983

35101-A2-TF-024



TEXAS HISTORICAL COMMISSION

Rick Perry • Governor

John L. Nau, III • Chairman

F. Lawrence Oaks • Executive Director

The State Agency for Historic Preservation

TO: Linda McClelland
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Charles and Mary Ann (Molly) Goodnight Ranch House, Goodnight, Armstrong County, Texas

DATE: August 3, 2007



- The following materials are submitted regarding the Goodnight Ranch House:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
<input type="checkbox"/>	Correspondence
<input type="checkbox"/>	Other:

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do) (do not) constitute a majority of property owners

Other: