

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JAN 13 1987
date entered FEB 12 1987

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

1. Name

historic Van Nuys Farm

and/or common Van Nuys Homestead

2. Location

street & number State Road 144

N/A not for publication

city, town Hopewell N/A vicinity of

state Indiana code 018 county Johnson code 081

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" 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 Mr. and Mrs. Charles B. Van Nuys

street & number R. 1, Box 213

city, town Franklin X vicinity of state Indiana 46131

5. Location of Legal Description

courthouse, registry of deeds, etc. Johnson County Courthouse, Assessor's Office

street & number 86 W. Court Street

city, town Franklin state Indiana

6. Representation in Existing Surveys

title Johnson County Survey (081-222-20019) has this property been determined eligible? ___ yes no

date August, 1985 ___ federal state ___ county ___ local

depository for survey records Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology

city, town Indianapolis state Indiana

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The Van Nuys Homestead is located in Hopewell, a rural portion of Johnson County, Indiana. The farmstead consists of the house and eleven outbuildings which range in date from c. 1840 to 1971. Of the existing twelve buildings, eleven are contributing and one is non-contributing.

The two-story brick Greek Revival house was constructed in 1866. It possesses several exterior and interior characteristic details of the style. An unusual feature of the house is its hipped, asphalt shingled roof--an uncharacteristic detail for an otherwise typical Greek Revival structure (photo 1). Located on the roof is an offset brick chimney. Dentil molding surrounds the entire brick structure at the cornice. A frame addition adjoining the house on the rear was added c. 1900.

The main facade, which faces south, is composed of three bays (photo 1). The five windows, three of which are located on the second floor, are double-hung sash with shutters and stone heads and sills. The pedimented entrance is located west of center (photo 2). Surrounding the door are a transom framed by wood brackets, and two full length sidelights. A modern aluminum storm door was added. A veranda which extended the full length of the main facade was added c. 1900 by Adaline Van Nuys, but was removed by Daisy Van Nuys due to deterioration.

The west side of the house is presently used as the main entrance due to the location of the driveway. Two horse hitching rings are located in the sidewalk which links the door and driveway (photo 3). The south end of this facade is devoid of windows because of an interior stairway, except for a small Queen Anne style window with a stone sill and head which lights the stairway at the second floor level (photo 4). The first floor of this facade has a centrally located entrance. Above the doorway is a gabled porch roof supported by two Doric columns. A projecting bay composed of three double-hung sash windows with wood shutters and stone sills and heads is located north of the door. A wrought iron rail forms a balcony atop the projecting bay. Two double-hung sash windows with wood shutters and flat stone surrounds flank a door which opens onto the balcony.

The east facade of the main house has three bays. Unlike the other openings of the main house, these have brick, segmentally arched heads as opposed to stone lintels (photos 7, 8). In the center bay is a side entrance with a transom, which opens onto a patio. The entrance is flanked by single double-hung sash on either side. A small, square window immediately south of the door was added for a bathroom. The second floor has three double-hung windows. All windows on this facade have wood shutters and sills.

The north elevation of the main house is almost completely obscured by the frame addition (photos 5-7). The addition is one-and-one-half stories with a gabled roof, and a one-story section on the north end that has a shed roof with an intersecting gable. The one-and-one-half story portion immediately adjacent to the house has two shuttered, double-hung sash on the west side, and two smaller, modern, double-hung windows on the east side. In the north gable are two almost-square, six-light sash. The one-story portion of the addition has windows of modern proportions: one on the west, two on the east, and two on the north. Between the two north windows are two rear entrances, one in the gabled roof portion and one in the shed roof portion, which open onto a concrete stoop. The addition has a brick and concrete foundation.

The interior of the house is highlighted by the use of walnut and oak trim. The curved stairway is constructed of walnut steps with an oak banister and newel post (photo 9).

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"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1840-c. 1920 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Van Nuys Farm, commonly referred to as The Homestead, is significant due to the outstanding Greek Revival architecture of the house, and family and agricultural history. Unlike the farms in the surrounding area, the Van Nuys house and farm have remained in the same family for five generations, with the majority of early outbuildings still intact.

In 1836, John Henry Van Nuys, a descendant of Dutch ancestry, moved to Hopewell, Indiana, in Johnson County, from the vicinity of Harrodsburg, Kentucky. In Hopewell John and his first wife, Caroline Ditmars, purchased 175 acres of farmland adjacent to Youngs Creek in the fall of 1847.² In 1866 they constructed the Greek Revival farmhouse present today.

The farm, which operated as a dairy, was a leading supplier of milk to the prestigious Galt House Hotel in Louisville, Kentucky.³ In addition to his farm duties, John H. Van Nuys promoted the privately financed and operated Hopewell Academy, which was established before tax-supported schools began in Johnson County. He also served for over 30 years on the Hanover College Board of Trustees.

In 1899 the chain of title passed from the second wife of John H. Van Nuys, Nannie, to his son, Charles C. Because Nannie was still alive when ownership of the farm passed to Charles, the record indicated that her stepson was under specific obligation to care for his widowed mother until her death or remarriage.

From 1899 until 1935 the house was owned by Charles C. and Adaline (Addie) Van Nuys. The couple continued to operate the family farm, but were primarily engaged in running a summer boarding hotel at Winona Lake in northern Indiana, where summer religious retreats attracted such famed evangelists as Billy Sunday. Their son, Watson M., actively operated and managed the farm which he expanded to include registered hogs in addition to the dairy. Branigin's *History of Johnson County* stated, Watson Van Nuys ". . .[enjoyed] an enviable reputation in his part of the country because of his eminent success as a farmer and stock raiser. . .".⁴ From 1910 into the 1930s the dairy production of the farm expanded. The Van Nuys farm supplied dairy products to the Indianapolis market through the distribution of the Polk Milk Company. This indicates that the farm was substantial enough in size to supply dairy goods to major markets.

In February, 1936, Charles C. Van Nuys sold the farm and house to his daughter-in-law, Daisy B. Van Nuys, whose husband had died the previous year. From 1936 until 1971 the farm remained under the ownership of Daisy Van Nuys. She continued to operate the dairy until a labor shortage ended it shortly after World War II. The raising of hogs was also abandoned at this time and did not return until the mid-1950s. Immediately following World War II, the farm consisted of grain crops and 55 sheep.⁵

Since 1971 the farm and house have been the property of the current owners, Charles B. and Kathleen Van Nuys. Charles received ownership of the property from his mother, Daisy. Charles retired in 1982 as president of the Indiana Retail Council after 36 years in

9. Major Bibliographical References

Please see continuation sheet

10. Geographical Data

Acree of nominated property Approximately 6.4 acres

Quadrangle name Franklin

Quadrangle scale 1:24000

UTM References

A

1	6	5	7	5	7	4	0	4	3	7	2	3	5	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

Please see continuation sheet

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

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title F. Eric Utz, Director, Indianapolis Office
Suzanne T. Rollins, Preservation Historian

organization Historic Landmarks Foundation
of Indiana, Inc. date June 18, 1986

street & number 1028 North Delaware telephone 317/638-5264

city or town Indianapolis state Indiana 46202

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 *Richard Henry for J. M. Henderson*

title Indiana State Historic Preservation Officer date 11-26-86

For NPS use only

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

J. Melvyn Byers Keiper of the National Register date 2-12-87

Attest:

date

Chief of Registration

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Continuation sheet Van Nuys Farm

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Photo #10 shows woodwork which exemplifies the majority of the interior trim, with pedimented entablatures over the doors and windows. The trim throughout the house, which appears to be walnut, is actually grained poplar. The art of wood graining, which was first practiced in the early 18th century, involves the exacting process of combing layers of paint to resemble various types of wood grains. The final result is a durable painted surface. While oak is the grain most often imitated, walnut, as seen in the Van Nuys house, is said to be very difficult to reproduce.¹ The grained woodwork is also seen in the fireplace mantel, and the window and door trim.

Located on the ceiling of the front parlor is a plaster medallion inlaid with embossed leather (photo 11). Several of the light fixtures and pieces of furniture are original to the house.

Photo 12 shows the only fireplace in the house. The firebox, which has a decorative cast iron door, is surrounded by ceramic tile. The mantel is a simple wood design, with a log segmental arch.

There are three outbuildings believed to predate the house. The corn crib and workshop was constructed c. 1840 (photo 13). The transverse frame barn has a gabled roof and a double wide sliding door. A shed addition, which also has a sliding door, was added to the east side of the barn c. 1920. The internal framework of the original gabled barn consists of hand-hewn beams (photo #14). Portions of this structure have been resided, and the original wood shingled roof was replaced by corrugated metal. A small, one-story room with a shed roof projects from the front of the barn.

The buggy shed (c. 1840) is constructed of board and batten siding and has a corrugated metal roof and a hinged door (photo 15). The main barn (c. 1840), located to the rear of the lot, has a gabled roof with two shed additions (photo 16). Photo #17 shows the rear addition. As photo #18 indicates, the interior walls of the structure were originally plaster with an eight-over-one, double-hung sash window on the north side. The plaster and window suggest that the building originally served a function other than a barn. It is hypothesized that this building was the family residence prior to the current house.

A chicken house was constructed c. 1885 in a saltbox-like design with the north slope longer than the south. The building has two hinged doors, and fixed sash windows with wood trim (photo 19).

Also located on the property is a garage constructed c. 1900 (photo 20). The gabled building has two overhead garage doors on the south, which were added in 1975, and a double-hung sash window on the main facade. The north facade shows the original hinged doors and window which are identical to those that were replaced on the south side (photo 21).

Photos 24 and 25 show the shed style hog shelter constructed in 1971. The shed rests upon the original foundation of a dairy barn which was destroyed by fire in 1971. The current shed consists of a corrugated metal roof with hog pens divided by wooden fences. This structure is non-contributing. There are four double hog houses (c. 1920) with shed roofs, hinged doors and fixed-sash windows (photo 22), and one with a gabled roof (photo 23).

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Continuation sheet Van Nuys Farm

Item number 7, 8 and 9

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All of the outbuildings were constructed in a similar style, employing the use of wood siding and corrugated metal roofs, and the red paint with white trim traditionally associated with the farm. Each building stands in good to excellent condition. The house, likewise, stands in excellent condition and has undergone only minor alterations since its construction in 1866.

Item number 8

retail trade association management. He was named a Sagamore of the Wabash by three Indiana Governors. Kathleen Van Nuys is a columnist for the Indianapolis News. Their son, John Charles, is the fifth generation Van Nuys to operate the family farm which now, as in the past, consists of sheep, hogs, and grain crops. In relation to other farms in the area, the Van Nuys farmstead represents an outstanding collection of contributing late 19th and early 20th century outbuildings.

The 1866 farmhouse possesses several of the typical characteristics of Greek Revival architecture such as the pedimented doorway, dentil molding and simple flat window moldings. The rear clapboard addition dates to the early 20th century. Several of the outbuildings date to the 1800s. The corn crib was constructed c. 1840; the buggy shed and the main barn also predate the house. The house received an outstanding rating in the Johnson County Interim Report, which is part of The Indiana Historic Sites and Structures Inventory.

The farm, which presently consists of 110 acres, continues to operate under the direct descendants of its original owner. It received a Hoosier Homestead citation from the State of Indiana, which is given to farms that remain in the same family at least 100 years. The house and outbuildings stand in excellent to good condition.

Item number 9

Banta, D. D. History of Johnson County. Chicago: Brant and Fuller, 1888.

Branagin, Elba L. History of Johnson County. Indianapolis: B. F. Bowen & Company, 1879.

The Paper Hanger, Painter, Grainer, and Decorator's Assistant. London: Kent & Company. 1879.

Van Nuys, Charles and Kathleen. Personal Interview. 7 January 1986.

Van Nuys Deed Record. Number 35. Recorder's Office, Johnson County Courthouse. Pages 325, 340.

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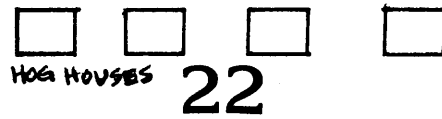
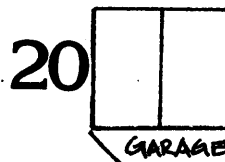
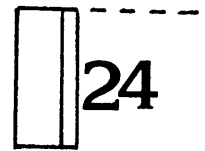
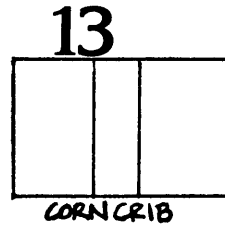
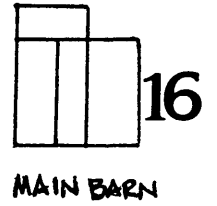
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Continuation sheet Van Nuys Farm

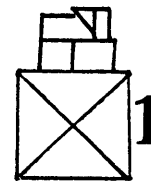
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The Van Nuys Farm consists of approximately 6.4 acres located in the northwest quarter of Section 8, Township 12 north, Range 4 east in the township and quadrangle of Franklin. Beginning at the northern side of State Road 144 and proceeding north following a line approximately 150 feet east of the house and extending north 700 feet to the rear of the main barn. The boundary continues 400 feet west of the main barn then south 700 feet past the hog houses and continues south to the northern edge of State Road 144, then along State Road 144 to the place of beginning.



driveway



*Buildings not drawn to scale
Numbers correspond to photos*