

United States Department of the Interior
National Park Service

FEB 28 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bradford Estate
other names/site number Bradford Woods

2. Location

street & number 5040 State Road 67 North N/A not for publication
city, town Martinsville N/A vicinity
state IN code IN county Morgan code 109 zip code 46151

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>5</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>1</u> objects
	<input type="checkbox"/> object	<u>5</u>	<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] 2-13-89
Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. [Signature] Entered in the National Register 4/3/89
 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 _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

Current Functions (enter categories from instructions)

DOMESTIC: institutional housing

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Prairie School

OTHER: Double-Pen

Materials (enter categories from instructions)

foundation STONE: limestone

walls BRICK

WOOD: weatherboard

roof STONE: slate

other METAL

Describe present and historic physical appearance.

The Bradford Manor complex occupies a picturesque site in Morgan County, Indiana. Molded into a hilly, rugged land by glacier drifts, the wooded site is just northwest of the confluence of Sycamore Creek and the White River. Three of the Bradford Manor buildings rest on a 100 foot bluff overlooking State Road 67, including the 1912 house, the Campbell House and a 1909 carriage house. A c.1850 house and a c.1900 spring house are located about 500 feet northwest of the 1912 Manor House. These five buildings are directly related to the Bradford family's occupation of the area, and are considered contributing buildings. A monument erected in 1955 between the Campbell House and the c.1850 house has been counted as a non-contributing object.

Original Bradford House (photos 13 and 14)

According to transfer records, this frame house was standing when Joseph Bradford first bought the land in 1853. It appears to date from about 1850. The house was occupied by the Bradfords until 1889, when a neighbor's house was acquired. The house remained under the Bradford's ownership until 1941.

The c.1850 frame house is a double-pen vernacular building. A sheet metal side-facing gable roof covers the house. All exterior walls have narrow clapboard siding.

The main elevation faces south. A continuous shed porch is formed by an extension of the main roof. Four square posts support the porch. These posts have recently replaced turned posts of an unknown date. The half-gables of the porch have alternating vertical boards creating a dentil pattern. Under the porch, the wall has four symmetrically placed openings, giving the house its double pen appearance. The openings are (from left to right) a window, a door, a door and a window. All of the building's windows are one-over-one double hung sash. Exterior openings have a very simple casing which has overlapping vertical boards at the header.

The west elevation has one window, while the east side features a massive brick exterior chimney, with a window to the right. An ell extends to the north of the house, in line with the east wall. It has door openings on the east and west sides. There are two interior brick chimneys in the house, one toward the west wall of the main block, and another on the north wall of the ell.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

INDUSTRY
ARCHITECTURE

Period of Significance

1853-1938

Significant Dates

1888
1912

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The Bradford Estate is significant for its direct association with a prominent local family and their development of a locally important industry. As a fine example of the Prairie style, the Bradford Manor has local architectural significance.

The Bradford family's story was probably very similar to others in Clay Township of Morgan County at first. Joseph and Martha Bradford moved to the area in 1853, purchasing the building known as "The Original Bradford House." The family earned a modest living on this small farm for over twenty years, raising cattle and producing various crops. Three sons were born to the Bradfords: James Perry (1859-1939), John (1865-1941), and Albert (1868-1939). Shortly after their father's death in 1873, Martha took the children to Indianapolis to attend school.

The family returned to their farm in 1880, and continued to work the land. In 1887, ten additional acres were added to the Bradford farm. In the winter of 1887-88, the family had a dramatic change in fortune. James Perry discovered that the farm had extensive deposits of a high grade natural sand. (The discovery reportedly occurred during a fox hunt, the animal ran into a hole, and the sand was discovered when he tried to dig out the fox.) The sand was taken to Indianapolis for examination.

James Perry discovered the sand just in time. Natural gas deposits had been discovered in Central Indiana just several years prior, and foundries sprang up in the area at an astonishing pace. The fine texture of Bradford's sand was found to be ideal for cast metal molds, and was in great demand. James produced a wagon load, which was enough to start the Bradford Sand Mining Company. The firm was organized on June 25, 1888. A railroad spur was constructed permitting the sand to be removed by railroad car.

See continuation sheet

9. Major Bibliographical References

"Bradford Estate is Given to I.U.," Indianapolis News,
November 1, 1938, p.1.

"Child Benefactor Dead at 76 Years," Indianapolis News,
January 31, 1941, p.1.

Cline and McHaffie. The People's Guide; a Directory of Morgan County, Indiana. Indianapolis: Indianapolis Printing and Publishing House, 1874.

Graduate student papers on the history of the Bradfords. (Files of Dr. Chenery, HPEP, I.U., Bloomington, IN 47405).

"Hoosier Youth To Get 2,300-Acre Play Area," Indianapolis Star,
February 22, 1952.

Walker, Tom. "The Old Bradford House." Student paper, Indiana University.
(Available at HPEP, I.U., Bloomington, IN 47405) See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 2.5

UTM References

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Zone Easting Northing

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

A polygonal tract within the Bradford Woods complex in Clay Township, Morgan County, Indiana, as follows: starting at a point which is 3'8" southeast of the east corner of front porch, thence due north 193'6", thence west 500' following a line 20° south of due east, thence west

See continuation sheet

Boundary Justification

The boundary includes all the historic resources associated with the property, without including non-contributing building or vacant lands.

See continuation sheet

11. Form Prepared By

name/title Robert E. Burton
organization Trustees of Indiana University date September 10, 1985
street & number 204 Bryan Hall telephone 812-335-3762
city or town Bloomington state IN zip code 47405

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Early photographs show an even simpler exterior treatment for this house, along with various multi-light sash. It would appear that the house was remodeled around 1900, giving the building its current appearance. The house is in a serious state of disrepair, but it does have a good level of integrity.

Campbell House (photo 12)

Following the quick success of the Bradford Sand Mining Company, the sons of Joseph Bradford and his widow, Martha, bought this house in 1889 from the Campbell family. The house was probably larger than the original Bradford House and was definitely located on a prominent site. It was originally standing on the site of the 1912 Manor, but was moved to its present location when the more recent house was built. (The present site is 190 feet north and 88 feet west of the original location.) The Campbell House was veneered in red brick in 1920, and most of the windows seem to have been replaced at that time. It was used as servant's quarters after the construction of the Manor in 1912.

The house faces south/southwest and is a one and one-half story building with a side-facing gable roof. The main elevation has three bays. A gabled porch with square brick piers projects over the main entry. The door is flanked by sidelights and a multi-light transom is found above the doorway. A pair of double hung, one-over-one windows is placed to the left of the entry. To the right, a wide aperture is marked by brick pilasters and a contrasting lintel. A pair of side hinged garage doors with vertical panels and vertical lights infills the opening.

The gable ends have two windows on the first floor and one on the upper story. Three-over-one sash with contrasting sills are used on the gable ends.

A small shed roof porch supported on brick piers extends from the rear elevation.

Spring House (photo 15)

This simple, one story brick structure was built in about 1900. It has a medium pitch, sheet metal covered gable roof. Vertical

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boards infill the gable ends. An end wall forms a baffled entry to the building. The large window openings once had large four light casement windows, but all the windows are now missing.

Carriage House (photo 11)

As the Bradford's fortunes increased, this one story brick building was erected in 1909. This garage/carriage house sheltered the three brother's automobiles as well as having additional servant's quarters.

The Carriage House is 32 x 50 feet in plan. The east/southeast elevation is the main facade of the building. The Carriage House rests on a brick foundation with a stone water gable. The south two-thirds of this wall is recessed under the eaves about four feet. The recessed area has two transomed doors flanked by one-over-one double hung windows. All openings on the building have plain limestone sills and lintels. The north wall area projects forward to a more standard eaves depth. It has a garage entry to the front and a transomed door under the recessed area. The garage lintel is inscribed with the date "1909".

A steep, slate covered hip roof crowns the Carriage House. There is a large round metal ventilator in the center ridge. Two different size internal brick chimneys also break the roofline.

Three double hung windows are found on the sides of the building, and the west/northwest elevation has four windows. These windows are identical to those of the south/southeast elevation.

Bradford Manor (photos 2-10)

By 1912, the Bradfords had outgrown the old Campbell House and this two and one-half story brick residence was erected on a tall bluff overlooking State Road 67. Built using sand and timber from the Bradford holdings, the house is a fine example of a local interpretation of Prairie Style architecture.

The main facade of the house roughly faces northeast (photo 3). As with all other elevations, this side is asymmetrical in composition. The house has a limestone foundation. A broad, low

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pitched hip roof porch extends from the square main block of the house on this elevation. Square brick piers support the porch. To the center, two piers and a separate, projecting hip roof mark the main entry. The porch has cornice-like box gutters and car-sided ceilings. The porch wraps around to the southeast side.

The main block of the house features the primary entry on this elevation. Behind the wood storm windows or sidelights and screen door, one finds paneled doors with a transom and sidelights. Two three-over-one double hung windows are located on either side of the entry. Most of the windows on the house are of this type, all first floor windows have plain limestone sills. To the right of the entry, beyond the two windows, are a small square window and a paneled door with a square light. The square window and door lead to a flat roof one story section which extends from the northwest elevation.

A limestone beltcourse divides the first and second stories. Rectilinear dark brick pilaster strips and wide belt courses highlight the second and upper one-half story.

To the left, three bays are placed under a cross gable. The wall corner is chamfered and has a window and on the porch roof, a wooden balustrade. To the right of the chamfered corner are a single window, a small three light window, and, centered over the entry, a pair of windows. Pilaster strips frame the window jambs. A wide raised beltcourse with an inset of even darker brick runs above the window lintels. A single window is placed to the right of the cross gable area on the second story. A pair of three-over-one windows with a stone sill infills the gable end.

The Bradford House is capped by a medium pitch truncated hip roof covered with fishscale slates and metal ridge work. The house has deep eaves, cornice box gutters, and car-sided soffits. A wooden balustrade encloses the flat rooftop deck. A broad cross gable occupies the left half of the roof on this elevation.

The southeast elevation overlooks State Road 67. The porch of the main facade wraps around to this elevation, continuing to the left until about ten feet from the end wall of this elevation. Although quite similar to the front porch, the porch has been

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enclosed on this side. The southeast porch has a low brick wall which appears to be original, but the paneled doors and wood one-over-one double hung windows were added at an unknown date (photo 6). Based on the materials used, the porch may have been enclosed in about 1930. A single window is placed to the left of the porch on the first story.

The second story has many of the same elements as the second story of the main facade. A pair of windows are centered over the porch, and a small deck and balustrade marks the grouping. There is a single window to the right. A beltcourse identical to that of the main facade divides the second story from the cross gable which is roughly centered on the southeast elevation. A pair of windows is centered in the gable end.

The cross gable and roof treatment are identical to other elevations, the gable is roughly centered on this facade.

The southwest elevation is a mirror image of the main facade in composition (photo 2). The foundation and porch designs are the most significant difference. The grade of the site is such that both the southwest and northwest elevations have a two-three foot basement level exposed. The southwest side has two windows on either side of the porch.

The porch has brick foundation and balustrade walls with battered stone corner blocks. Stone stairs, belt courses, "newel" posts, and copings decorate the porch. The roof cantilevers over the porch area. Detailed similar to the other porches, the roof structure is centered on this elevation.

Another entry is centered under the porch on this elevation. It has similar doors and sidelights to the main entry. Two windows are located on either side of the entry. Brick buttress strips, not found on other elevations, mark the first story corners.

The second story is symmetrical also, with a centered window pair flanked by two windows. The ornamental brickwork of the other elevations is repeated here.

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An offset cross gable gives the southwest elevation its asymmetrical composition. The gable is treated identically to others found on the house.

The northwest elevation could be considered the rear facade of the house, even though it is not directly opposite the main facade (photo 5). On the first story, the left two-thirds of this elevation is obscured by a one story, flat roofed service area with corner buttresses and a parapet with stone coping. Three windows face northwest, and a doorway with a segmental arch opening faces southwest. There are two windows to the right of this service extension on the first and basement levels.

The second story has four openings. From the left, there are two windows of usual type, a pair of windows, and another window. Brickwork similar to those of other elevations is used on the second story.

The roof of northwest elevation is almost symmetrical in design, and it lacks the broad cross gables found on other elevations. The hip roof is pierced by two massive brick chimneys with stone neckings. The right stack is an exterior chimney. Between the stacks, a hip roofed monitor dormer is roughly centered on the roof. The dormer has three windows across the front.

The interior of the Bradford Manor combines traditional Colonial Revival elements with Prairie or Craftsman style detailing. Most of the woodwork is cherry and is believed to come from the Bradford Estate. A local mill is thought to have produced the woodwork. The plan is organized around a broad eight foot wide center hall with two staircases (photo 9). The staircases have Colonial Revival style details, such as paneled newels, turned balusters, and molded goose-neck banisters (photo 8). Baseboards are simple in profile. Door and window openings have plain entablature header moldings.

On the first floor, wide doorways flanking the hall have ornate Prairie/Craftsman style leaded glass doors, sidelights, and transoms (photo 7). Two companion parlors to the east of the hall have simple brick fireplaces (photo 10). These fireplaces are convex segmental arched in plan and have a segmental arched opening.

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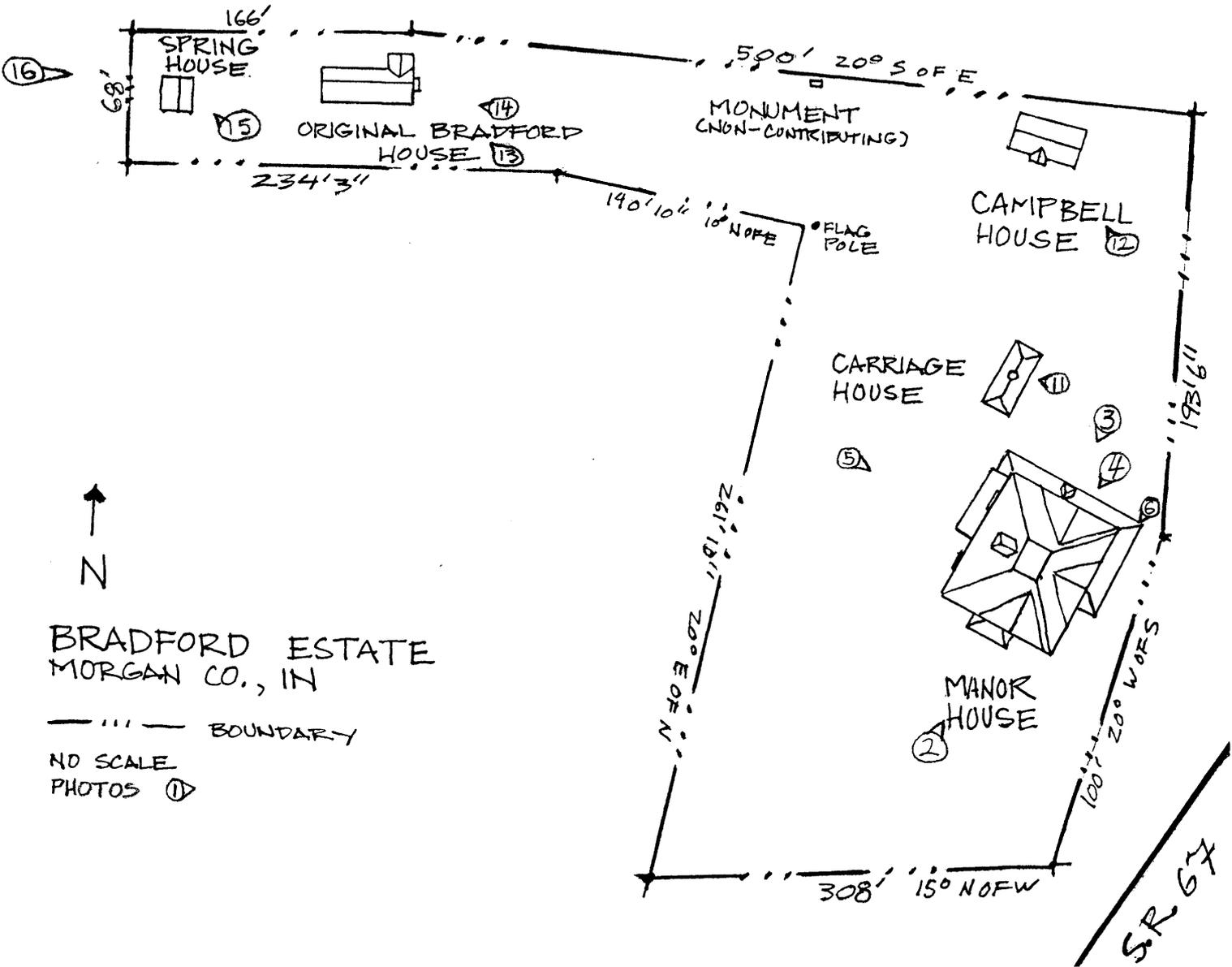
The second floor is devoted to bedrooms. A hall partition has been added so that half of the rooms are accessible by the front stairs while the others can be reached by the rear stairs only. This was done to provide separate sex living quarters; the building is now used by Indiana University for educational purposes.

The Bradford Estate was deeded to Indiana University in 1941, and the Bradford Manor has been used by the university since that time. Most of the interior alterations are minor. Aside from the second floor hallway changes, the kitchen has received the most attention. It was remodeled to serve thirty to fifty people in 1954. In all, the Bradford Estate represents the growth and development of a typical south-central Indiana family from their humble beginnings to their greatest achievements.

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BRADFORD ESTATE
MORGAN CO., IN

--- BOUNDARY

NO SCALE
PHOTOS ①

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The business soon became a local major industry. Adjacent lands were bought, and neighbors were persuaded to sell their holdings in return for employment at the mine. The family soon owned over 2,000 acres in Clay Township. the peak production year was 1913, when about 453 rail cars, averaging forty tons per car, were shipped off the site. The business gradually declined until 1941, when the last Bradford brother died. From 1888-c.1930, the Bradford Sand Mining Company obviously had a dramatic impact on the local economy, as both an industry and employer.

The resources included in this nomination are directly linked to the Bradford's rise to prominence. Immediately after the formation of the company, the family moved from the c.1850 house (photo 9) into a neighbor's residence (the Campbell House, photo 8). The larger size and excellent siting of the Campbell House indicated the Bradford's sudden prosperity. A carriage house was added to the estate in 1909 (photo 7). By 1912, the Sand Mining Company was entering their peak years. The family chose to erect a house fitting the company's success. The Campbell House was moved and the twenty room Manor House was erected on its site (photo 3). The family occupied this house until John Bradford's death in 1941. The other houses were used as servant's quarters after the construction of the Manor House.

The Manor House is also architecturally significant. The house would have been an untraditional, up-to-date building for Morgan County, which did not experience the rapid development seen in most of Central Indiana during the early 1900s. The well-planned relationship of the house to its site, its use of local materials, and rectilinear brickwork make the Manor House a good local adaptation of the Prairie style.

John Bradford deeded the Bradford Estate to Indiana University upon his death in 1941. John envisioned his lands being used as an institutional rehabilitation center for children. The estate, and the buildings included in this nomination, are used for this and many other purposes. A lake was added in 1963 to the property, and the extensive grounds have numerous camping shelters which have been made available to the Boy Scouts, Girl Scouts, Boys Clubs, the Diabetic Association and the Indiana Association for Retarded Children. If reevaluated at a later time, the Bradford Estate may possess significance in the area of Social History because of these programs.

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166' following a due east-west line, thence due south 68', then due east 234'3", thence east 140'10" following a line 10° north of due west, thence south 261'10" following a line 20° east of due north, thence east 308' following a line 15° north of west, thence north 100' following a line 20° west of south to the point of origin.
See enclosed map.