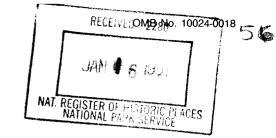
NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

| 1. Name of Property | |
|---|--|
| historic nameSanders, Jared Young, Jr. House | ······································ |
| other names/site number | |
| 2. Location | |
| street & number 2332 Wisteria Street | NA not for publication |
| city or town Baton Rouge | N& vicinity |
| state <u>Louisiana</u> code <u>LA</u> county <u>East Baton Rouge</u> | code <u>033</u> zip code <u>70806</u> |
| 3. State/Federal Agency Certification | |
| I/8/97 Signature of certifying official/Title Jonathan Fricker Date Beputy SHPO. Dept. of Culture, Recreation and Tourism State of Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. (scomments.) | |
| Signature of commenting official/Title Date | - |
| State or Federal agency and bureau | |
| 4. National Park Service Certification | |
| I hereby certify that the property is: Ventered in the National Register. See continuation sheet. | Date of Action $2 \cdot 14 \cdot 97$ |
| ☐ determined eligible for the National Register ☐ See continuation sheet. | |
| determined not eligible for the National Register. | |
| removed from the National Register. | |
| ☐ other, (explain:) | |
| | |

East Baton Rouge Parish, LA County and State

| 5. Classification | | | | | | | | |
|--|--|--|--|-----------------|--|--|--|--|
| Ownership of Property (Check as many boxes as apply) | Category of Property (Check only one box) | Number of Resources within Property (Do not include previously listed resources in the count.) | | | | | | |
| X private | 🗓 building(s) | Contributing | Noncontributing | | | | | |
| ☐ public-local | ☐ district | 1 | 11 | huildings | | | | |
| ☐ public-State | □ site | | | - | | | | |
| ☐ public-Federal | ☐ structure ☐ object | | | | | | | |
| | • | | | | | | | |
| | | | J) | - | | | | |
| | | - | | | | | | |
| Name of related multiple p (Enter "N/A" if property is not part | roperty listing of a multiple property listing.) | Number of cor in the National | ntributing resources pro I Register | eviously listed | | | | |
| N/A | | 0 | | | | | | |
| 6. Function or Use | | | | | | | | |
| Historic Functions (Enter categories from instructions) | | Current Function (Enter categories from | | | | | | |
| Domestic/Single Dwelling | | Domesti | c/Single Dwelling | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 7. Description | | | | | | | | |
| Architectural Classification | | Materials | | | | | | |
| (Enter categories from instructions) | | (Enter categories from | | | | | | |
| Bungalow | | foundationb | rick | | | | | |
| | | | eatherboard | | | | | |
| | | Wallo | Cu dilici bour u | | | | | |
| | | roof a | sphalt | | | | | |
| | | | | | | | | |
| | | 00101 | | | | | | |

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

National Register of Historic Places Continuation Sheet

| Section | number | 7 | Р | age | 1 | |
|---------|--------|------|-------|-------|---------|----|
| Sanders | House, | East | Baton | Rouge | Parish, | LA |

The Jared Young Sanders, Jr. House stands in a quiet early twentieth century neighborhood not far from downtown Baton Rouge. The one-story frame dwelling was constructed in the bungalow style in 1921 but received an addition and alterations which changed the appearance of the facade in 1936. Despite these changes and others which occurred over the years, the building retains enough bungalow features to be categorized as an example of that style. Most importantly, the most notable changes were undertaken by J. Y. Sanders, Jr., upon whose political career the home's historic significance rests.

The house as originally built was two rooms wide (see attached photograph). The front rooms consisted of a large living room on the west and a much smaller "day room" on the east side of the structure. The building's most notable bungalow stylistic features were 1) its prominent casement windows with subdivided panes and 2) its large gable roofed porch, which stretched across two thirds of the original facade and adjoined a small raised terrace which filled the final third of the front elevation. The porch featured a brick balustrade and thick brick piers surmounted by wooden posts which supported a thick wooden entablature. Instead of capitals, the posts were ornamented by strapwork-like motifs.

In 1936 Sanders had the home remodeled. Changes he commissioned at that time included:

- 1) the enlargement of the "day room" on the front of the house. It was converted into a bedroom with attached bath. As a result of the widening of the house, the porch became centered upon the facade, lessening its visual impact.
- 2) the reorientation of the steps leading to the raised terrace. They had originally faced a side alley; now they faced the front. This change required the removal of the brick balustrade which outlined the terrace's front side and the construction of a similar balustrade needed to terminate the terrace's west side.
- 3) the construction of a screened porch behind the new front bedroom,
- 4) the removal of a double fireplace and its chimney,
- 5) the complete removal of windows located on the west wall of the back bedroom,

National Register of Historic Places Continuation Sheet

| Section r | number | 7 | Pa | age | 2 | |
|-----------|--------|------|-------|-------|---------|----|
| Sanders | House, | East | Baton | Rouge | Parish, | LA |

the replacement of all the home's casement windows with sash windows. (It is uncertain when the dwelling's two front screen doors were removed.)

Sanders made three more changes before his death in 1960. Around 1945 he and his wife had the home's original detached garage (located at the rear) converted into a carport. They also had the building extended to provide for a storeroom. In 1950 Sanders enlarged the screened porch behind the front bedroom into a family room and opened the wall between the new room and the adjacent dining room. Finally, shortly before his death he had the home's back porch enclosed.

Bungalow characteristics surviving after Sanders' remodeling and still in place today include overhanging eaves with exposed rafters, brackets featuring unusual geometric shapes, and the large front porch described above. Surviving interior features include a Colonial Revival style mantel and otherwise simple baseboards, corner boards, cornices, and door and window surrounds.

The home still belongs to the Sanders family and has received additional alterations at their hands. In 1975 the storeroom was converted into an apartment. More recently, it has been used as an office by Sanders' daughter. In 1985 the family instigated the following additional changes:

- 1) the placement of stenciling on the entablature of the Colonial Revival style mantel,
- 2) the construction of a utility room behind the enclosed back porch,
- 3) the construction of a carport attached directly to the rear of the house. This new carport connects the house to the old garage, whose front portion has been converted for use as a patio, and
- 4) the replacement of the old wooden front porch and terrace floors and steps with brick.

More recently Sanders' daughter has installed burglar bars on all of the home's openings and has had the porch's brick balustrade painted to match the color of the home. As a result of the latter, the balustrade no longer stands out starkly against the background of the frame dwelling as it

National Register of Historic Places Continuation Sheet

| Section i | number . | 7 | Pa | ae | 3 | | |
|-----------|----------|------|-------|-------|---------|----|--|
| Sanders | House, | East | Baton | Rouge | Parish, | LA | |

once did.

The alterations experienced by the dwelling admittedly have removed elements of its original bungalow styling and lessened the visual impact of others. Nevertheless, the Jared Young Sanders, Jr. House retains its National Register eligibility because the most significant changes were made by Sanders himself. And, there is no doubt that he would recognize the house today despite the alterations made by his family after his death. As the home of J. Y. Sanders, Jr., a leader in the attempt to impeach controversial Louisiana Governor Huey Long in 1929 (see part 8), the house is a legitimate candidate for National Register listing.

Non-contributing Element:

Per the instructions in Bulletin 16A, the garage is being counted as a separate resource because it was originally a separate building and later connected. It is being counted as a non-contributing element because of the various alterations it has received, as noted above.

National Register of Historic Places Continuation Sheet

Sanders House, East Baton Rouge Parish, LA Section number ____7 Page ___4





| <u> </u> | atement of Significance | |
|-------------------------|--|---|
| | cable National Register Criteria | Areas of Significance |
| (Mark | 'x'' in one or more boxes for the criteria qualifying the property | (Enter categories from instructions) |
| for Nat | ional Register listing.) | Politics/Government |
| \Box \blacktriangle | Property is associated with events that have made | |
| □ ^ | a significant contribution to the broad patterns of | |
| | our history. | |
| ., | · | |
| ĎB | Property is associated with the lives of persons | |
| | significant in our past. | |
| | 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 | Period of Significance |
| | individual distinction. | 1921-1946 |
| | Property has yielded, or is likely to yield | |
| ⊔ <i>U</i> | Property has yielded, or is likely to yield, information important in prehistory or history. | |
| | mornation important in promotory of motory. | |
| | ia Considerations | Significant Dates |
| (Mark | 'x'' in all the boxes that apply.) | 1929 |
| Prope | erty is: | 1929 |
| Порс | ity 15. | |
| \Box A | owned by a religious institution or used for | |
| | religious purposes. | |
| | | Significant Person (Complete if Criterion B is marked above) |
| ⊔В | removed from its original location. | |
| | a birthplace or grave. | Jared Young Sanders, Jr. |
| | a birtiplace of grave. | Cultural Affiliation |
| | a cemetery. | |
| | | N/A |
| | a reconstructed building, object, or structure. | |
| | a commemorative property. | |
| | a commemorative property. | |
| \square G | less than 50 years of age or achieved significance | Architect/Builder |
| | within the past 50 years. | Unknown |
| | | |
| | | |
| (Explai | tive Statement of Significance n the significance of the property on one or more continuation sheets.) | |
| | ajor Bibliographical References | |
| | ography | |
| (Cite th | e books, articles, and other sources used in preparing this form on one | e or more continuation sheets.) |
| Previ | ous documentation on file (NPS): N/A | Primary location of additional data: |
| | preliminary determination of individual listing (36 | |
| | CFR 67) has been requested | ☐ Other State agency |
| | previously listed in the National Register | ☐ Federal agency |
| L | previously determined eligible by the National | ☐ Local government☐ University |
| | Register designated a National Historic Landmark | ☐ Oniversity |
| | recorded by Historic American Buildings Survey | Name of repository: |
| | # | · · · · · · · · · · · · · · · · · · · |
| | recorded by Historic American Engineering | |
| | Record # | |

| 10. Geographical Data | |
|--|---|
| Acreage of Propertyless than an acre | |
| UTM References (Place additional UTM references on a continuation sheet.) | |
| 1 1 5 6 7 6 3 8 0 3 3 6 9 0 9 0 Zone Easting Northing 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 3 Zone Easting Northing 4 Zone Easting See continuation sheet |
| Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) | |
| Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) | |
| 11. Form Prepared By | |
| name/title National Register Staff | |
| organization Division of Historic Preservation | dateNovember 1996 |
| street & number P. 0. Box 44247 | ····· |
| city or town Baton Rouge state | e <u>LA</u> zip code <u>70804</u> |
| Additional Documentation | |
| Submit the following items with the completed form: | |
| Continuation Sheets | |
| Maps | |
| A USGS map (7.5 or 15 minute series) indicating the property | 's location. |
| A Sketch map for historic districts and properties having large | acreage or numerous resources. |
| Photographs | |
| Representative black and white photographs of the property. | |
| Additional items (Check with the SHPO or FPO for any additional items) | |
| Property Owner | |
| (Complete this item at the request of SHPO or FPO.) | |
| name Mary Elizabeth Sanders | · |
| street & number 2332 Wisteria Street | · |
| city or town Baton Rouge state | e <u>LA</u> zip code <u>70806</u> |
| | |

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

| Jared Young | Sanders, | Jr. | House, | East | Baton | Rouge | Parish, | LA |
|--------------|-------------|-----|--------|----------|-------|-------|---------|----|
| Section numb | er <u>8</u> | _ P | age | <u> </u> | | | | |

The Jared Young Sanders, Jr. House is significant at the state level in the area of politics/government. It is the resource most specifically related to Sanders, a leader of the anti-administration forces in the Louisiana House of Representatives during the famous 1929 impeachment proceedings against Governor Huey Pierce Long. The home's period of significance ranges from 1921, the year Sanders moved in, through 1946, the fifty year cutoff. However, Sanders continued to live in the home until his death in 1960.

J. Y. Sanders, Jr.'s opposition to Huey Long was based upon much more than personal dislike. Until the emergence of Long, Louisiana politics were controlled by an alliance between the old planter aristocracy (still extant in the largely rural state) and leaders of large companies such as Standard Oil. Long's success in the 1928 gubernatorial election signaled an important step in the transfer of power from the hands of these upper class interests to the masses of average citizens whom the reform governor championed. A member of a politically conservative family with strong ties to the planter class, Sanders interpreted Long's policies and political tactics as personal threats. In fact, Long and the Sanders family already had a noteworthy history of opposition to each other well before the impeachment effort of 1929.

Sanders was the son of J. Y. Sanders, Sr., described by historian T. Harry Williams as "one of the [political] giants" of his day. The elder Sanders was a member of the conservative "Old Regular" political faction which had controlled Louisiana politics for years. In addition to a stint as governor (1908-1912), his career included service to the state as a member of the legislature's lower house, heutenant governor and United States congressman. The Sanders/Long opposition began during Sanders' 1908 gubernatorial race, when fifteen year old Huey successfully delivered one Winn Parish polling precinct to Sanders' opponent in the Democratic primary. The rivalry continued through 1926, when Long's repeated virulent attacks on Sanders contributed to the narrow defeat of the old guard politician's bid for a United States Senate seat. The hatred of these two men for each other was so great that it finally erupted in a fist fight in the lobby of a New Orleans hotel. Later Huey would claim that the senior Sanders, "the papa of all of them," was "the grand monarch and dictator of these impeachment proceedings. . . . "

Trained as an attorney, the junior Sanders was elected to the Louisiana House of Representatives at the same time Huey Long was elected governor. He represented East Baton Rouge Parish, where he had settled in the newly built house on Wisteria Street immediately after his marriage in the fall of 1921. Sanders wasted no time in aligning himself with a group of likeminded conservative aristocrats. Calling themselves the "Dynamite Squad," they militantly

OMB Approval No. 1024-0018

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Jared Voung Sanders Jr House Fast Raton Dougo Danish

| ourca roung 5 | unuci 3, t | Ji. House, | Last batton Rouge Fairsh, LA |
|----------------|------------|------------|------------------------------|
| Section number | r <u>8</u> | Page | 2 |

opposed every reform initiated by the governor. Soon Sanders was considered one of their leaders, and the group met nightly in his downtown Baton Rouge law office to discuss strategy. One of the strategies examined was whether or not to attempt the impeachment of Huey Long. The group even went so far as to appoint a committee to collect information incriminating to the governor.

It was the governor's well-known opposition to the oil companies which eventually gave Sanders and the Dynamite Squad their opportunity. Long had been so successful in passing reform legislation during the 1928 session that he came to believe he could dictate his will to the legislature. Declaring an economic emergency, the governor called a special session for March 18, 1929. However, believing he could obtain his objectives quickly, he scheduled it to last only six days. The most important matter on the session's agenda was a bill establishing an occupational license tax of five cents a barrel on the refining of oil. Because of the animosity between Long and the Standard Oil Company which had developed during the former's tenure on the Railroad Commission, this bill quickly became known as the "spite tax" in the newspapers.

Governor Long underestimated his own power. Sanders first countered the governor's tactics by proposing a resolution condemning attempts to steamroll bills through the legislature without adequate time to study them. The successful passage of this resolution meant that Long had no chance to pass his tax in only six days. A second successful Sanders-sponsored resolution condemned Long's practice of trading promises of future jobs for legislative support. Once Long's power was challenged, fears of possible negative impact on the state's economy caused opposition to the tax to grow. Sensing defeat, Long decided to end the six day session and immediately convene a longer one. This time he announced that the legislators could make their own choice concerning the sources of the supposedly needed revenue.

Meanwhile, the Dynamite Squad continued to meet nightly in the law office of J. Y., Jr. Their desire to impeach the governor had only intensified, but they were undecided concerning whether the move should be made at once or during the legislature's next regular session. The decision to proceed immediately came after Harney Bogan, a representative from Caddo Parish, informed the group of an allegation that Long was searching for someone to murder J. Y. Sanders, Jr. The accusation came in the form of an affidavit from H. A. "Battling" Bozeman, Long's former bodyguard. According to Bozeman, Long asked him to kill the representative in order to eliminate the latter's opposition to the governor's plans. "I mean for you to kill him and leave him in the ditch," Bozeman claimed Long to have said. According to T. Harry Williams,

National Register of Historic Places Continuation Sheet

| | J | Sanders, | | • | | Nouge | 14113119 | · | |
|---------|--------|-------------|-----|-----|--------------|-------|----------|---|--|
| Section | n numi | er <u>8</u> | _ F | age | - | | | | |

"Sanders was convinced then, and for the rest of his life, that Huey actually said in essence what Bozeman reported. But J. Y. also thought that Huey was drunk and did not mean for Bozeman to act on his words." Although Bozeman later testified that he was fired as Long's bodyguard because of his refusal to murder Sanders, the truth behind the murder allegation will never be known. Nevertheless, the Dynamite Squad decided it was important enough to justify proceeding with the impeachment.

When rumors of the upcoming effort reached Long, he ordered his heutenants to adjourn the legislature immediately. Despite their efforts to railroad through an adjournment, the attempt failed and led to a brawl in the House of Representatives--an event which the newspapers dubbed "Bloody Monday." By the end of March 27th the lower house had appointed a three member committee to investigate the conspiracy against Sanders' life and had agreed to begin the impeachment of Huey Long. As the first step in the process, the House appointed a subcommittee of twelve members to plan how to conduct the impeachment sessions and settle procedural questions which might arise. This group consisted of six pro-Long and six anti-administration men.

Although he never hesitated to speak up when clarification of an issue was needed, Sanders played a restrained public role in the impeachment proceedings. This may have been because he was a central figure in one of the charges against the governor. At first he was not included in the House sub-committee's membership. However, his colleagues did choose him to serve as one of the prosecutors when the charges were taken before the state Senate. It may have been for this reason that he replaced Representative Spencer of Madison Parish on the House subcommittee. Meanwhile, he persisted in impeachment activities behind the scenes. For example, he continued to make his downtown Baton Rouge law office the headquarters for the Dynamite Squad and opened it as well to other conservative leaders active in the proceedings. While a group of paid lawyers, researchers, and typists, housed in an office next to that of Sanders, assisted the group by supplying the representatives with supporting data and legal citations, Sanders and his associates used their daily meetings to decide when each charge would be presented and who would present it. They agreed that only the attorneys among their group (of which Sanders was one) would make the presentations, with each taking a subject which interested him. For whatever reason, Sanders did not take a lead in the presentation of evidence or questioning of witnesses until near the end of the impeachment session. After considering nineteen charges in a month long session, the House of Representatives approved and sent to the Senate a total of eight indictments against Huey Long. These charges can be summarized in the

National Register of Historic Places Continuation Sheet

Jared Young Sanders, Jr. House, East Baton Rouge Parish, LA

Section number 8 Page 4

following categories: attempted intimidation of the press, attempted bribery, various misuses of public funds, and general incompetence. After a few days' rest, the House members who were to serve as prosecutors returned to Baton Rouge to begin planning their roles in Long's Senate trial.

Long was given approximately two weeks to prepare his defense, with the trial beginning on May 14, 1929. It proved to be extremely short and a bitter disappointment to J. Y. Sanders, Jr. and his anti-administration colleagues. At first, Long based his defense upon the fact that only one charge had been approved by the House of Representatives before April 6, the original date set for the second special legislative session to end. Thus, according to the governor, seven of the eight charges against him could not be considered because the actions of the House in approving them were illegal. The Senate narrowly rejected this argument. Next Long argued that his attempt to intimidate the press by threatening to reveal that the brother of a prominent Baton Rouge editor was a patient in a mental hospital was personal rather than official in nature. To this argument the Senate agreed by a vote of 21 to 18. This victory gave Long's supporters the opportunity for which they had been waiting. They now produced a document, later known as a "round robin," in which fifteen of the Senate's 39 members (slightly over one-third of that body's membership) announced that they would not vote to convict the governor on any of the charges. Since the two-thirds vote needed for conviction was thus impossible to obtain, the Senate immediately adjourned. Long had successfully weathered the most serious challenge to his career to date.

There is no doubt that the impeachment proceedings led in part by Jared Young Sanders, Jr. had a significant impact on Huey Long and the choices he made in the future conduct of his political career. Historian Joe Gray Taylor, in fact, calls the episode a turning point for Long and argues that the experience made the politico more prone to ruthless behavior, including a tendency to "go for the jugular of those who opposed him." Allan P. Sindler agrees, stating that the abortive impeachment attempt intensified Long's desire to gain power for the lower classes as well as for himself. "I used to try to get things done by saying 'please,' Sindler quotes Long as saying. "That didn't work and now I am a dynamiter. I dynamite 'em out of my path." Long would continue using such tactics until his assassination in 1935.

Sanders continued his career in politics and was elected to the state Senate in 1932. Later he served in the U.S. House of Representatives. After his political career ended, he apparently practiced law in Baton Rouge and, as mentioned previously, lived in the Wisteria Street house

NPS Form 10-900-a (A. 96)

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Jared Young Sanders, Jr. House, East Baton Rouge Parish, LA

Section number ___8 Page ___5

until his death in 1960. Because it was his home throughout his adult life, including during the impeachment episode, it is this property which is most closely associated with the anti-Long politician. Although the building in which Sanders and his fellow members of the Dynamite Squad met still exists in downtown Baton Rouge, this multi-story structure contains a number of offices and has housed a number of tenants over the years. Thus the building was not specifically and exclusively associated with J. Y. Sanders, Jr. The same can be said for the Old Louisiana State Capitol, where the impeachment proceedings took place. That building has a long and venerable history, having served as the state capitol and having been the scene of a variety of political activities from 1849 until the Civil War and again from the 1880s until the mid-1930s. Thus, the Wisteria Street house is the most legitimate candidate to commemorate the career of Jared Young Sanders, Jr. through its nomination to the National Register of Historic Places.

National Register of Historic Places Continuation Sheet

Sanders House, East Baton Rouge Parish, LA Section number $\frac{9}{10}$ Page $\frac{1}{1}$

BIBLIOGRAPHY

Baton Rouge Morning Advocate, March 19 - April 28, 1929; November 30, 1960.

Hair, William Ivy. The Kingfish and His Realm: The Life and Times of Huey P. Long. Baton Rouge: Louisiana State University Press, 1991.

Historic photographs of 2332 Wisteria Street, Baton Rouge, LA.; copies in National Register file.

Sindler, Allan P. Huey Long's Louisiana: State Politics, 1920-1952. Baltimore: The Johns Hopkins Press, 1956.

Taylor, Joe Gray. Louisiana: A History. New York: W. W. Norton & Company, Inc., 1976.

Williams, T. Harry. Huey Long. New York: Alfred A. Knopf, 1970.

BOUNDARY DESCRIPTION

Lots 7 & 8, Square 3, Drehr Place Addition, Baton Rouge, East Baton Rouge Parish, LA.

JUSTIFICATION

Boundaries follow property lines.