

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

202

FEB - 7 2000

NATIONAL REGISTER, HISTORY  
& EDUCATION  
NATIONAL PARK SERVICE

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 name Haines, James, Farm

other names/site number \_\_\_\_\_

**2. Location**

street & number CR 869E 200S N/A  not for publication

city or town Portland  vicinity

state Indiana code IN county Jay code 075 zip code 47371

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 36CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Signature of certifying official/Title

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 for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the 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

Edson H. Beall

3/15/00

Haines, James, Farm

Jay IN

Name of Property

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)

- private, public-local, public-State, public-Federal

- building, district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: 9, 3, 0, 0, 0, 0, 9, 5.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC: Single Dwelling, DOMESTIC: Secondary Structure, AGRICULTURE/SUBSIST Agricultural Outbuilding

DOMESTIC: Single Dwelling, DOMESTIC: Secondary Structure

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

LATE VICTORIAN: Italianate, NO STYLE

foundation: STONE: Limestone, walls: BRICK, WOOD: Weatherboard, roof: METAL: Tin, other: BRICK, ASPHALT

Narrative Description

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

**8. Statement of Significance**

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**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1880-1949

**Significant Dates**

1884

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository: \_\_\_\_\_

Haines, James, Farm  
Name of Property

Jay IN  
County and State

### 10. Geographical Data

Acreege of Property 7

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6	6	7	3	4	1	0	4	4	7	3	3	0	0
Zone		Easting						Northing						

3 

Zone		Easting						Northing						

2 

Zone		Easting						Northing						

4 

Zone		Easting						Northing						

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 John Warner  
organization Weintraut and Nolan, Historians, Inc. date 1/1/99  
street & number 800 Sugarbush Ridge telephone 317-873-6692  
city or town Zionsville state IN zip code 46077

### 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 Pauline Borders  
street & number CR 869E 200S telephone 219-726-8029  
city or town Portland state IN zip code 47371

**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.

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**Continuation Sheet—Haines Farm, Jay County, IN**

Sections 7, 8, 9, and 10

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**Section 7 Description**

The Haines Farm, located in the NW ¼, Section 3, T23N, R14E which is approximately two miles south-southeast of Portland, Jay County, Indiana, consists of eight contributing and six non-contributing buildings and structures. The contributing buildings are: a brick Late Victorian residence, a summer kitchen building immediately behind the residence, a utility shed, a large stock barn, a long poultry house, a privy, a small stock barn, and a brooder house. The non-contributing buildings and structures are: two grain storage bins, a modern chicken house, a modern tool shed/garage, a hog house, and a small milk house located at the southeast corner of the large stock barn. The grain storage bins, the chicken house, the tool shed/garage, the hog house, and the milk house are non-contributing because they are less than 50 years of age.

**CONTRIBUTING**

*RESIDENCE*

The brick, two-story Italianate residence, built in 1884, is the centerpiece of a collection of historic buildings that exemplify a typical working Hoosier farm in the late nineteenth and early twentieth century.

The residence plan is basically cruciform with the long axis generally east west and the wings, the short axis, oriented generally north/south. The square north wing is slightly larger in scale than the south wing that features a five-sided, two-story bay. The east wing, that closest to the road, is flanked by one-story wooden porches that provided access to separate entrances on each side of the wing. Photographs 1 and 2 are "then and now" images of the main entrances to the residence. The historical image is probably from the turn-of-the-century. Some photographs used are from before the restoration of the exterior.

Constructed on a limestone block foundation, the brick exterior walls rise to join the narrow eaves of a standing-seam metal-clad, low pitch hip roof. Five brick chimneys are visible above the flat peak of the roof. The cavity wall configuration of the exterior surface provides a vertical air space that affords some climatic control for the interior of the house. The outer wythe is connected to the inner wythe through the use of heavy gauge, S-shaped wire ties.

The east façade (photos 1 and 2) contains the fenestration of the two smaller wings and the large east wing of the residence. Visible in the "L's" formed by the wings are the main entrances to the residence: two on the south side and one on the north. The tall, narrow door openings have limestone

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thresholds and lintels. The original wood paneled doors are topped with transom lights. The window openings have limestone sills and decorative pressed-tin, pediment crowns. Embossed in the tympanum of each pediment is a cherubic face with single wreath swags extending outward from each side of the head. The horizontal cornice of the pediments is supported by short, fluted brackets and is visually connected by a single spiral detail element resembling a rope. The windows are double hung and glazed one-over-one.

The window openings under the roofline of the porches have limestone lintels not decorative metal crowns. The reconstructed porches of this façade have wooden decks and a flat roof supported by wooden posts. Decorative corner brackets and smaller simple brackets (photo 3 - replicated detail) positioned along the frieze add classical stylistic detail to an otherwise simply constructed porch.

The north façade (photo 4) of the residence contains the fenestration for the north wing and the wings of the long axis of the building. The windows in the leftmost and center portions of the façade are identical in size, shape, and decorative crowns as those in the east façade. Typical of the period, these rear windows and openings in the west portion of the façade are less decorative. Not visible from the front entrances, these window treatments can be ordinary without detracting from the overall visual image of a higher style desired by the owner. The tall, narrow windows have limestone sills and segmental arch, brick lintels. These like other windows in the residence are double hung with one-over-one glazing

The west façade (photo 4) at one time included a shed roof, wooden addition that was probably built in the early twentieth century. The original façade contained a window and a door opening, once a window, that provided access directly into the addition from the kitchen area. The original window openings are restored. The outline of the old shed addition to the rear of the residence is visible in the lower right corner of the photograph. The renovation closely approximates the original visual image with the exception that a modern cement block bulkhead is partially visible above ground. The bulkhead and extensive below grade work stabilized the limestone block foundation for this section of the building.

The south façade (photos 5 and 6) is significantly different from other facades of the residence. This view contains the fenestration of the austere west façade on the left and the more elaborate detailing of the south and east wings. Dominated by a two-story, five-sided bay, the façade offers a view of Boundary Pike, the county road from the south that enters Portland from the southeast. The bay has five ranks of tall, narrow window openings. The window crowns are

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the same pressed tin, pediment type that appear on the east and north wings. Photo 6 also shows restoration of a doorway into the kitchen (at one time a closed opening) and the frieze board and brackets replicated at the roof-wall junction.

### *RESIDENCE INTERIOR*

The interior of the residence, as with any continually occupied building of its age, experienced some interior modifications for the comfort of its occupants. The ceilings were “dropped” using a conventional metal grid and acoustic tile application; a partial bath was added to a first floor space; and two non-structural walls partitioned second floor bedrooms.

As part of the renovation/restoration process, major interior modifications, with the exception of one partition wall in the northwest bedroom, have been removed. Plaster walls and ceilings are restored and ceiling height throughout the house reflects original dimensions. The toilet and lavatory that once graced a portion of the entry hall (photo 7) has been removed and the space returned to nearly original spatial arrangement. However, the original through passage directly into the kitchen remains closed by a wall (photo 8) that accommodates modern electrical and plumbing upgrades.

The basic integrity of the interior spaces, most architectural details, and hardware is retained. For example, original window casings, baseboards, and newel posts and balustrade (photos 8 and 9) throughout the parlor, hall, and bedrooms are present and in excellent condition. The bulls-eye blocks at the corners of the window and door casings (photo 10) in the parlor differ in style from other rooms throughout the house; each major room has its own minor decorative individuality. Transoms above the interior and exterior doors function again. Window and door hardware (photos 11, 12, and 13) remain in use throughout the house. The ceramic doorknob (photo 11) is typically found on the exterior doors; the plain metal on the interior doors.

The kitchen area required major functional renovation but original architectural details such as full height ceilings, original windows, and the entryways were restored to retain their historical value.

### *SUMMER KITCHEN*

Directly behind the residence is a wooden summer kitchen (photo 14) once used to prepare meals for the family during the hot months of the year. The wooden addition to the rear of the building, now removed, was connected to the summer kitchen by a small covered breezeway. The summer kitchen is in a

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deteriorated condition but basic integrity remains. At present, only stabilization has occurred to preclude further damage to the structure.

The building is a simple four-sided, gable end building with one side open for easy access. The exterior walls are vertical board siding. The roof is finished in composition shingle and is cantilevered over the open end to provide shelter for the interior. The interior framing is hand-hewn beams and the floors are compacted dirt.

### *UTILITY SHED*

The utility shed (photo 15) is located south of the rear of the residence and served as a vehicle garage at one time. The single story building, which probably dates from the 1920s, is a 14' X 20' wooden structure and has a gable end roof finished with corrugated metal sheets. The foundation is concrete. The exterior walls are vertical board siding. The east and west ends of the building have two, hinged outward-opening doors of vertical board siding. A single personnel door is located in the northeast corner of the building.

### *LARGE STOCK BARN*

The large stock barn (photos 16 and 17), built early in the twentieth century, is located behind (west) of the residence. The two-story barn is "T" shaped in plan. The foundation is a combination of limestone blocks with concrete in places around the perimeter of the building. The exterior walls are vertical board siding and the roof is finished with corrugated metal sheets. A small shed addition is attached to the north wing of the "T". A non-contributing milk house, left limit of photograph 16, constructed of cement blocks on a cement pad abuts the southeast corner of the barn. The interior framework of the barn is timber framed with pegged structural members (photo 18).

### *LONG POULTRY HOUSE*

The long poultry house (photo 19) is located adjacent to the northeast corner of the large stock barn and extends towards the rear of the residence. The poultry house was probably constructed in the late 1910s or early 1920s. The exterior walls of this 12' X 39' building are vertical board siding. The shed roof is finished with corrugated metal sheets. The south wall of the building has a series of evenly distributed windows for ventilation and doors for access to the interior.



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*PRIVY*

The privy (photo 20) is located behind (north) of the long poultry house. The small building has exterior walls of vertical board siding and a gable end roof finished with metal roofing. No longer in use since interior plumbing was installed in the residence, the privy remains as a historical reminder of the rigors of life in the rural sector of our society.

*SMALL STOCK BARN*

The small stock barn (photo 21) is a 20' X 20' wood, framed structure located north of the residence near the north limit of the farmstead. Resting on a stone foundation, the barn has exterior walls of vertical board siding and a gable end roof finished in metal sheets. The building has personnel/stock doors in the north and south ends.

*BROODER HOUSE*

The brooder house (photo 22) is located north of the residence near the small stock barn. Originally used to raise (brood) young chickens, the small 10' X 11' building has exterior walls of horizontal board siding and a shed roof finished in metal sheets. The south side has two doorways for interior access.

**NON-CONTRIBUTING**

*HOG HOUSE*

The hog house, located immediately south of the utility shed, was constructed in the early 1960s. The 12' X 34' building has a concrete foundation and floor, horizontal wood siding and a shed roof finished with metal sheets.

*MILK HOUSE*

The milk house is located adjacent to the southeast corner of the large stock barn. Built in the early 1950s, the 14'X14' concrete block building has a slab concrete foundation and a composition shingle roof.

*GRAIN STORAGE BINS*

The round grain storage bins are located west of the hog house and southeast of the large stock barn. The large metal bin was built in the mid-1970s; the smaller bin was once a wire crib but was later modified by enclosing the exterior.

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*CHICKEN HOUSE*

The chicken house, located across the drive from the residence, was built in 1964. The 42'X142' building has metal sheet exterior walls and a low pitch corrugated metal roof.

*TOOL SHED/GARAGE*

This 40'X60' building, located west of the residence, was built in 1987. The building's exterior walls are metal sheets and the flat roof is constructed of the same material. Large south-facing sliding doors provide access to the interior.

**Section 8 Statement of Significance**

**Haines Farm, Pike Township, Jay County, Indiana**

The Haines Farm, specifically the residence, is eligible for listing in the National Register of Historic Places under Criterion C for its distinctive architectural characteristics of a type, period, or method of construction to wit: the Italianate residence of the 1880s. In the Indiana Historic Sites and Structures Inventory Interim Report for Jay County, the Haines Farm residence was rated "outstanding." It is one of only six Italianate residences in Jay County given this rating.

The Miami and Potawatomie Indians ceded the territory, from which Jay County was formed, to the United States in 1818. The two treaties signed by the tribal chiefs and U.S. Commissioners opened the large fertile region to white settlement. White settlement began in 1821 with the arrival of Peter and Mary Studabaker near New Corydon in Wabash Township. Permanent settlement occurred two years later when the Brooks Family, John, Mary and daughter Nancy, located near the Miami Indian village of Francois Godfrey on the Salamonie River. A few years later they removed to a site in Knox Township.

Significant future settlement was slow for the next two decades because of the lack of adequate transportation, dense forests, and limited communication between the county's isolated communities. The Quaker and Godfrey Traces, little more than game trails, afforded some inter-community contact but until the railroad arrived in the 1870s, Jay County remained a collection of scattered pockets of settlement.

Portland, the county seat, is, and has been for many decades, the center of the economic, industrial, and agricultural production of the county. Slow growth affected the development of Portland as it did other communities in the

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county because of a lack of transportation routes and means. An abortive attempt to build a railroad in the county in the early 1850s indicated a will without a way to spur growth. Called the Cincinnati, Union, & Ft. Wayne Railroad, the line was to connect Union City, Indiana with Portland and continue on to Decatur, Indiana. Although local subscriptions raised nearly \$150,000, the amount was insufficient to complete the project, and it was abandoned. Portland would not enjoy the benefits of regular railroad transportation until 1871 when the Cincinnati, Richmond & Fort Wayne Railroad was completed through the city.

Improved transportation capabilities in the form of railroads positively affected many aspects of life in the county. Manufacturers with the ability to receive raw materials and to ship finished goods to distant markets greatly expanded their facilities. In the late 1870s, the Haynes Milling Company and Joseph Lay, a maker of industrial brooms, took advantage of rail access to ship their products nation-wide. In the next decade, the Portland Foundry and Machine Shop, a producer of stoves, plows, ventilators, gas pipes, and brass fittings and the Creamery Package Manufacturing Company, a maker of spruce and ash butter tubs, joined the increasing number of Portland businesses transporting their products to distant markets via rail. Other local businesses included manufacturers of barrels, window sashes and blinds, wagons and carriages, garments, and a lumber mill.

Growth in the manufacturing sector of Jay County's economy was not the only outcome of rail transportation's arrival in the 1870s. After clearing the dense forests that covered most of the county and draining the lowlands, Jay County farmers looked forward to increasing their annual agricultural surplus to sell in local and distant markets. Crops produced in recently drained lands included corn, oats, wheat, Irish potatoes, hay, clover, and even tobacco. Hogs, sheep, and milk cows dotted the fields; cheese, butter, and wool added to the financial largess the farmers received for their labors. Railroad cars carried many of these products around the state and to larger markets such as Cincinnati, and Chicago.

Continued improvements in transportation and in farming methods provided financial incentives for farmers to expand their production and motivated some individuals to move into the region to take advantage of growth in the county. Population for the county increased steadily from the early 1870s; by 1880 the county had 19,281 citizens, up from 15,000 in 1870.

In the remaining decades of the nineteenth century, Portland and Jay County continued to flourish. The discovery of natural gas in the county in 1886 boosted Portland's fortunes even more than had the arrival of the railroad. Although this period of accelerated economic growth did not last, manufacturing interests in the county increased in number and variety during the next twenty

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years. Portland Tile and Hollow Building Block Works, later Portland Tile Company, opened its doors in 1903 and operated seven kilns. The Portland Silo Company, maker of concrete stave silos, shipped its product to eight states in the mid- and far west.

Many of the aforementioned companies whose birth and maturation paralleled railroad and highway growth continued to prosper into the twentieth century; the product demand may have changed but the companies adapted and succeeded. Portland industry eventually included such varied products as automotive spare parts, composition steering wheels, and garments to mention a few. Portland, whose native son Elwood Haynes was a pioneer in the automobile industry, moved into the twentieth century firmly established as a regional center of commerce.

Agriculture, which in Portland's early years was crucial to economic viability, provided a steady stream of profit to sustain the local farmers and businesses directly dependent upon them. Some vestiges of this earlier period remain in the county and are visually prominent in today's landscape. Round and octagonal barns stand as reminders of the farms that covered the county.

James Haines and his wife could not have known what the future would bring when they left their Clinton County, Ohio, farm in 1865 and moved to their new farm near the Little Salamonie River. Originally 120 acres and later expanded to approximately 400 acres, the Haines Farm, located southeast of Portland, proved to be a successful venture for the family. Seven children once climbed the stairs and raced around the halls of the main house. Built in 1884, the Haines' "fine substantial brick residence", reportedly containing 75,000 bricks, was touted at the time to be "among the largest and best constructed farm-houses in this part of the State." The same source mentioned that Mr. Haines made the bricks, probably on-site, for the house.

Substantial in construction and appearance, the residence projects an aura of permanence and style that epitomizes Italianate architecture of the mid-1880s. From the tall, delicately detailed turned posts and brackets of the porch to the pressed-tin hoods over the narrow windows, the residence combines style with attention to detail. The simple bracket /frieze board combination at the moderate eaves are examples of signature elements of the Italianate style prominent in commercial and residential buildings of the period. In terms of integrity, most of the interior, including the plaster and lath walls, window treatments, floors, stairs and balustrades, and door hardware remain today in excellent condition. The Haines Farm residence is an outstanding example of Italianate architecture that reflects the Late Victorian sense of elegance.

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**Section 9 Bibliography**

*Biographical and Historical Record of Jay and Blackford Counties, Indiana.* (Chicago, Ill.: The Lewis Publishing Company, 1887).

Harris, Cyril M. *Illustrated Dictionary of Historic Architecture.* (New York: Dover Publications, Inc., 1977).

*Jay County Indiana Atlas.* (Chicago, Ill.: H.H. Hardesty Company, 1881).

Jay County Historical Society. *Jay County Indiana.* (Ohio: Hubbard Publishing Company, 1982).

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses.* (New York: Alfred A. Knopf, 1989).

Montgomery, M. W. *History of Jay County, Indiana.* (Chicago, Ill.: Church, Goodman, and Cushing, 1864).

**Section 10 Geographical Data**

**Boundary Description**

From a start point at the intersection of Boundary Pike and the farm drive proceed southeast for approximately 62 yards along the ditch that borders Boundary Pike; turn west/northwest and proceed approximately 125 yards along the fence line south of the stock barn; turn northwest and proceed approximately 10 yards at the rear gate; turn north/northeast and 100 yards along the fence line that borders the Little Salamonie River; turn east and proceed along the fence line for approximately 35 yards; turn southeast and proceed along the ditch that borders Boundary Pike for approximately 95 yards and close on the start point.

**Boundary Justification**

The boundary of the Haines Farm, the National Register-eligible property, encompasses the residence and farm buildings and circumscribes an area of approximately seven acres. The original Haines Farm, circa 1870, totaled 400 acres, but through a process of subdivision to family members and sales to other parties, the current farm, including tillable acres, has been reduced to a total of

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57 acres. The remaining acres and buildings within the historical boundary capture the essence of the significant physical aspects of the farm.

# HAINES FARM

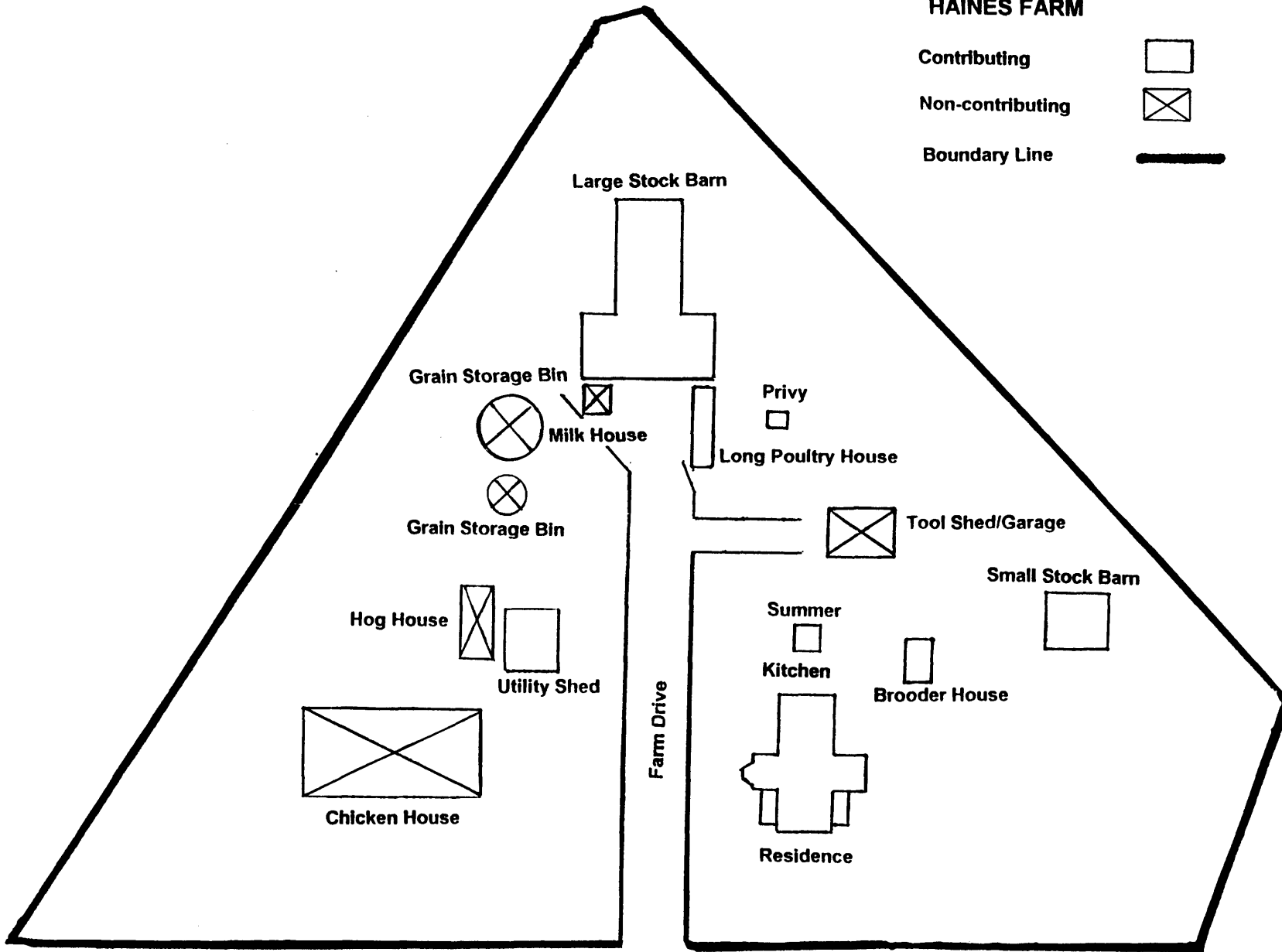
Contributing



Non-contributing



Boundary Line



Boundary Pike

# HAINES FARM

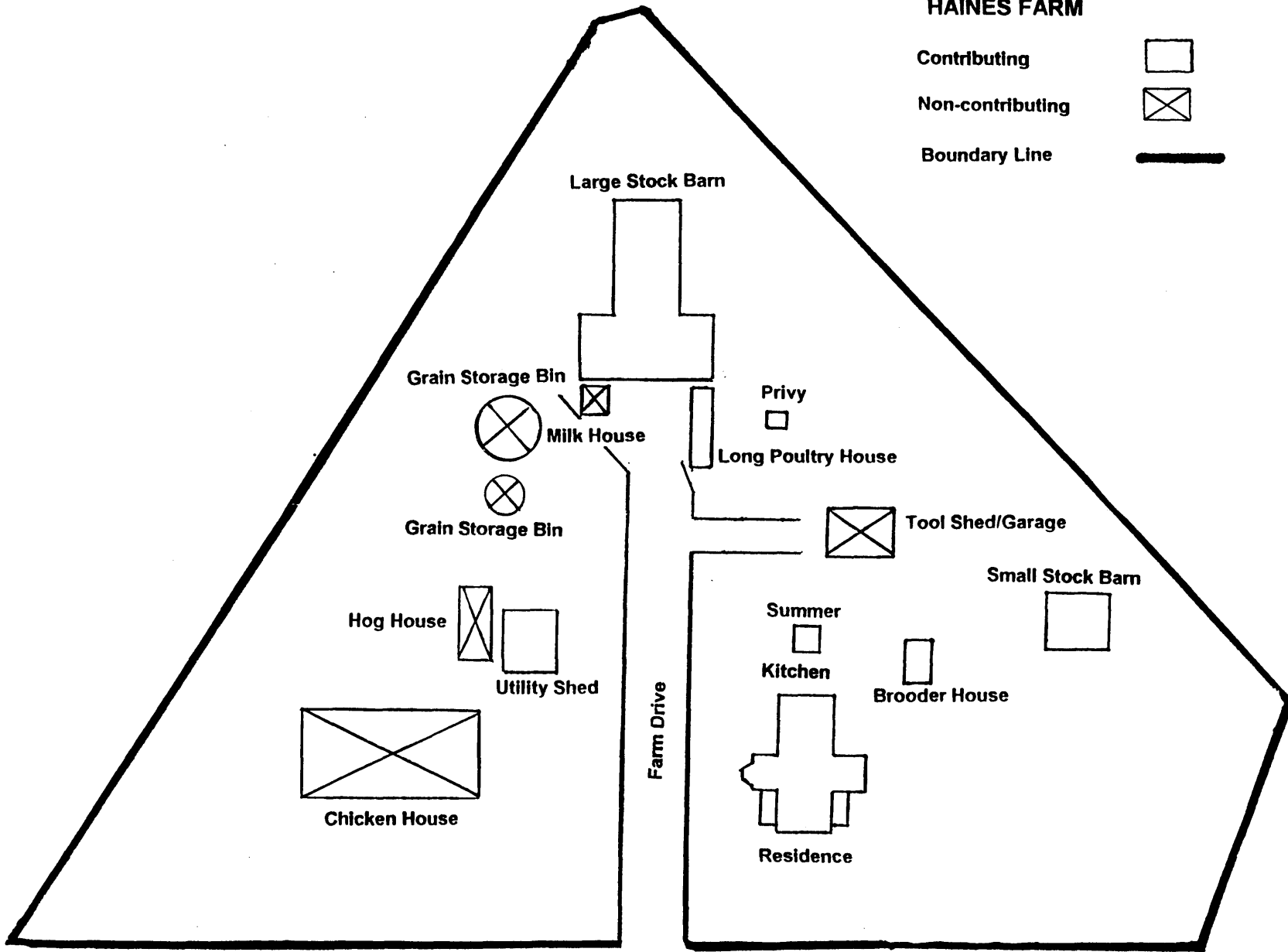
Contributing



Non-contributing



Boundary Line



Boundary Pike