

FINAL

**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 name Franklin Landers-Black & Adams Farm
other names/site number Mt. Aetna Stock Farm 109-428-25019

2. Location

street & number 2430 S. Old SR 67 N/A not for publication
city or town Brooklyn N/A vicinity
state Indiana code IN county Morgan code 109 zip code 46158

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

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5	0	buildings
0	0	sites
2	0	structures
1	0	objects
8	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSIST Storage

AGRICULTURE/SUBSIST Animal Facility

AGRICULTURE/SUBSIST Agricultural Outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

WORK IN PROGRESS Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

OTHER: dairy barn

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

STONE: Sandstone

roof ASPHALT

other CONCRETE

Narrative Description

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

8. Statement of Significance

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
AGRICULTURE
COMMUNITY PLANNING &

Period of Significance

1862-1943

Significant Dates

1862, 1901, 1907, 1943

Significant Person

(Complete if Criterion B is marked above)

Landers, Franklin

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:

Franklin Landers-Black & Adams Farm
Name of Property

Morgan IN
County and State

10. Geographical Data

Acreage of Property 6.225 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

16	553870	4376420
Zone	Easting	Northing

3

Zone	Easting	Northing

2

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4

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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 Joanne Raetz Stuttgart

organization _____ date 2/14/00

street & number 759 E. Washington St. telephone 765-349-1537

city or town Martinsville state In. zip code 46151

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 Steve and Donna Holloway

street & number 2430 S. Old SR 67 telephone _____

city or town Mooresville state In. zip code 46158

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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Morgan County, IN

ARCHITECTURAL DESCRIPTION

Franklin Landers House

Exterior

The 1862 Franklin Landers House (site #109-428-26019), rated Notable in the *Morgan County Interim Report*, is a two-story, brick rectangular mass house with rear ell built over a full basement. Painted white since about 1930, it features a c.1920 one-story wrap-around veranda constructed of molded, segmented concrete columns, a cobblestone-like wall below the concrete deck, and concrete blocks alternating to form a balustrade.

The cross-hipped roof is covered with brown asphalt shingles. Three brick chimneys emerge from the roof at the center of the house; a fourth chimney is found inside the south wall of the ell. Beneath the projecting roof and porch eaves are decorative wood brackets. The gutters are boxed.

The main elevation faces south. It exhibits a symmetrical facade with a slightly projecting central pavilion with gable pediment; the pavilion is pierced on the first floor by an entrance surrounded by bold Italianate brackets made of wood. Originally, the door was solid paneled wood, but about 1910, the middle panel was replaced by leaded glass, long since stolen and replaced by a solid piece of glass. The semi-circular stained glass transom dates to c.1910. The central mass is pierced by four pairs of six-over-six double hung sash windows with semi-circular three-light transoms. Above the entrance is found an attenuated pair of arched windows; once clear glass, they have been filled with stained glass since c.1910. The bottom stained glass lights were stolen years ago and replaced with clear glass. Between these windows is a limestone block inscribed BUILT BY F L.

The secondary elevation faces east; because it faces Old State Road 67, it is commonly perceived and used today as the front of the house. The east wall of the central mass projects from the east wall of the ell. Entrances are found in the north wall of the main mass and the east wall of the ell. The door in the main mass is paneled wood with a single large window and rectangular, two-light transom. The door in the ell is solid paneled wood topped by a rectangular two-light transom. Unlike the arched windows in the central mass, the windows in the ell are rectangular, six-over-six, double hung sash with limestone sills and brick lintel courses overhead. The concrete veranda

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wraps around the east elevation from the south. The ell features a second story veranda of wood posts, Italianate-inspired spandrels and a wood post balustrade. It is original to the house.

The north elevation is undistinguished, with the north wall of the ell pierced by two rectangular six-over-six double hung sash windows, and the north wall of the main mass altered by the replacement of a single entrance (the limestone sill remains) with a bank of three double-hung leaded glass windows dating to c.1910.

The west elevation of the ell is pierced by three rectangular windows on the second story and a solid wood paneled door and two windows on the first story. The door features a two-light rectangular transom. The west wall of the main mass originally was pierced with three pairs of symmetrically placed arched windows, one window directly above one below. About 1910, however, the northernmost first floor window was replaced by a bank of three rectangular, double-hung leaded glass windows. Just above ground level are three basement openings: two two-light fixed windows flanking a solid wood paneled door with rectangular transom.

Interior

Basement

The basement and two above-ground floors have identical plans (see drawings 1, 2, 3); each floor has seven original rooms. The basement walls—both interior and exterior—are constructed of brick. Windows are rectangular with a slightly arched top; those that have not been infilled with brick have two lights. After the porch was added to the house about 1910, many of the basement windows were obscured and neglected; they were filled in the late 1980s.

A significant feature of the basement is a refrigeration system consisting of a brick flue that drew in cold air from the outside and ran it through channels under the dirt floor, helping to keep cold ice-packed foodstuffs stored in a basement room during summer and winter.

The basement is accessed through an exterior door on the west side of the house, as well as from the secondary foyer off the kitchen.

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First Floor

The first floor consists of a secondary and primary foyer and seven rooms—two parlors, a dining room, sun room, library/farm office, a bath and a kitchen. Ceilings throughout are at a height of twelve feet. The following architectural description begins with the secondary foyer, now the commonly used entrance to the house, and moves roughly counterclockwise through the first floor.

The **secondary foyer** is found on the east side of the house. The exterior paneled door is solid wood. The painted molding is poplar. A paneled wood door leads to the basement; two other doors lead to the kitchen and dining room. The staircase is utilitarian, with square, painted poplar spindles and an oak banister. On the landing between floors, the tapered newel post is hand-shaped poplar.

The **kitchen** is believed to originally have been an informal dining room. It features a new, unpainted, molded tin ceiling and custom built cabinets that echo the original door and window moldings and paneled doors. New paneled doors conceal a pressed closet to the left of the chimney. An exterior door with a large, rectangular, three-light transom is found in the west wall. Off the kitchen's southwest corner is found a **bath**, believed to have originally been a pantry tucked under the secondary stairs. The interior paneled door is original. Two rectangular windows are six-over-six double hung with triangular hood moldings with decorative crowns similar to those found over the doors.

Moving south through the secondary foyer, one enters the **dining room** and the formal part of the first floor. The windows are double hung six-over-six light with Italianate arched hoods with molded spandrels. Wood crown and high floor moldings contribute to the formality of the room. The flooring is maple parquet. A painted brick mantle dates to the 1930s or 1940s; to the left is a shallow press closet with paneled wood door. A two-inch gas pipe runs along the right side of the chimney. On the south wall is found a paneled door to a closet underneath the main staircase and three other doors: one leading into the west parlor, one into the east parlor, and one into the primary foyer. About 1910, the original west wall of the dining room was removed to provide access to what became at that time the sun room.

Originally, the **sun room** was a separate room, with an exterior entrance in the north wall, a window in the west wall, and a door to the west parlor in the south wall. About 1910, this room

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was altered by boxing in the west (exterior) wall to create useable space in which plumbing and electric wires could be fed from the basement to the upper story. The single west window and north door were converted into two banks of three leaded glass, double hung sash windows. Today, reports a glass specialist, the glass is clouded from years of coal smoke.

South of the sun room is the **west parlor**. It features an original Italian marble mantle, an aesthetic plaster ceiling medallion of acanthus leaves and grapes, and plaster crown molding. The two arched six-over-six double hung sash windows in the south wall are walkouts; the two windows in the west wall are not. All window trim features molded spandrels. Doors to the sunroom and main foyer are painted, solid paneled wood. The floor is maple. Plaster walls are covered with new paper.

The **main foyer** is centrally located on the south side of the house and features a staircase with American black walnut newel post, oak banister and oak spindles. The walls are painted plaster (the historic wallpapers have been removed). The floor and door moldings are painted poplar; the original faux grain can be detected beneath layers of later paint. The exterior and interior doors are paneled poplar. The single pane window in the exterior door replaces a c.1910 leaded glass window like that found in the east parlor; it is believed to have been stolen. The semi-circular stained glass transom also dates to c.1910.

Through a door in the southeast corner of the main foyer is the **east parlor**. It is similar to the west parlor, featuring a plaster ceiling medallion with pears and other fruit and plaster crown molding and two arched six-over-six double sash hung walkout windows with molded spandrels on the south wall; the east wall is pierced by one other window, with an exterior door used to maintain symmetry. Beautifying the paneled wood door are a window made from hand cut and polished one-half-inch glass prisms held by lead and a semi-circular overhead stained glass transom, both added about 1910, beautify the paneled wood door. A cast iron Italianate mantle is not original to the house; the original mantel—presumed to have been marble like that in the west parlor—was stolen.

North of the east parlor is Franklin Landers's **library and farm office**. One arched window with molded spandrels pierces the east wall, and an exterior door leads outside to the porch. The door is unlike any other in the house with simple panels, one large window, and a two-light rectangular transom. The library/office projects a feeling of functionalism and lacks the ornamentation of the other first floor rooms.

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Second floor

The original second floor plan is identical to that of the first floor. About 1910, however, the single large room in the ell was subdivided with the addition of two perpendicular plaster and lath walls (see drawing 3). The current owners, Steve and Donna Holloway, will remove these walls and restore the size of the original room.

The following description of the second floor begins with the altered south chamber and proceeds south to the main staircase. The second floor rooms exhibit less ornamentation than those on the first floor, lacking molded spandrels over the windows, for example, and having simpler floor moldings and wood mantels instead of marble. The mantels lack fireplaces but instead were decorative accompaniments to wood stoves. The rooms are also not as elaborately redecorated with new wallpapers and paints. The flooring throughout is maple. Ceilings are at a height of ten feet.

The **south chamber** is currently subdivided into three separate areas. Remnants of a c.1910 bath are found in the west partition, and the east partition is a small chamber; each is lit by one rectangular six-over-six double hung sash window. A plaster and lath wall running the width of the ell divides the original secondary upper foyer in two.

The **secondary upper foyer**, also located in the ell, features a staircase with oak banister and simple poplar newel post and square balusters. A solid paneled wood door leads to the second story veranda.

The **main upper foyer**, located in the central mass, consists of a large T-shaped room, with the top of the T anchored by a new period **bath** (formerly a chamber) on the west and a small **chamber** on the east. Each chamber is lit by an arched six-over-six double-hung sash window. The foyer extends to the south wall, with the staircase ascending along an east wall shared by another chamber. The foyer is lit on the south by a pair of attenuated arched windows. The arched transom and two upper lights are filled with stained glass; the lower six lights, once also stained glass but since stolen, are plain glass.

There are two large chambers located on either side of the foyer. The **west chamber** features a molded wood mantle with a press closet with solid wood paneled door to its left. Four arched

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six-over-six double hung sash windows with two-light semi-circular transoms, two each in the west and south walls, light the room. The **east chamber** has similar features with the exception of a mantel; a press closet is found in the west wall and two arched six-over-six double hung sash windows in the east wall.

Black and Adams Livestock Barn

Built between 1907-1908 by John Black and Howard Adams, the immense dairy barn is described in the February 24, 1909, issue of *The Jersey Bulletin*, Vol. XXVII, No. 8, as follows. A current description of the barn can be found after the historic description.

“Size of barn: Barn is built in the form of a Maltese cross, 106x96x30, and stalls 80 head of cattle in main part. Has a two-story feed house attached to south side, 86x18; upper floor being used for mill feed and grinding machinery. Basement of feed house has a capacity of 25 head of calves, or yearlings, and several box stalls for cows about to freshen. Have also a twelve-horse-power gasoline engine in basement for utilizing to grind corn,, oats, etc.

“Construction of main building: Barn is built of brick with a 13-inch hollow wall, and has a mansard roof, giving a tremendous loft capacity. Roof is self-supporting, and there is not a timber in the loft to interfere when filling barn with hay. Capacity of loft is 200 tons; equipped with a double track, with switch, making it possible to put hay in at both north and east doors. It required 80,000 shingles to cover main part of barn.

“Ventilation: The King system of ventilation is used, and each animal has 600 cubic feet of fresh air when the barn is closed up tight. Barn is equipped also with 30 windows, 7 ½ x2 ½ , giving about 540 square feet of window space. Sash equipped with cords and weight, giving ample opportunity to ventilate by means of windows if necessary. The coldest days of the present winter have never sent the thermometer below 48 degrees, and as a rule it keeps about 55 degrees, insuring a comfortable temperature for the cattle notwithstanding weather conditions outside. No artificial heat is used, but the animal heat and perfect system of ventilation insure a reasonably comfortable temperature at all times.

“Stalls are 54 inches in length for medium size cows, and in cases of large cows racks are place in group behind cows, insuring comfort when lying down. All stalls are three feet six inches in width

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and are separated by iron partitions. . . . Cows are confined in stanchions and chained when in winter quarters.

“The entire interior of the barn is cement construction and is absolutely sanitary in every detail. The floors are underlaid with sewers and a bucket of water emptied at any point in the barn will find outlet at some of the various bell traps to sewer. All liquid manure goes out through sewers in groups. Cows are fed out of long cement trough, twelve inches wide by six deep, and feed alley between cows is seven feet in width, all cows standing facing each other.

“After feeding ensilage and grain, cows are watered in same trough by means of 50-foot hose from hydrant in center of barn. When cows have drunk their fill, a centre plug is taken out of trough and waste water goes to field through sewers. Water is supplied from a 200-barrel tank in loft of barn, and tank is supplied by two sources. A windmill at house pumps water to tank, and in the event of lack of wind, a rotary pump at the milk house run by the separator enforces water to supply tank. During a long continued drought, when our neighbor farmers were hauling water for miles, we had a constant supply of fresh, wholesome water to furnish unlimited quantities twice a day to our cattle.

“Have four semi-box stalls in main barn for herd bulls, and they are fed and watered the same as milk cows. Connected with the barn on the west end of same are two cement silos with a capacity of 450 tons of silage. They are separated by a cement floor eight feet in width, and silage is thrown directly into feed car from silo and run into barn and to feed alley between cows ready to use.

“*Handling of manure:* Barn is equipped with a complete track running clean around, and after the litter carrier is filled with manure it is run to east doors and dumped in spreader. If weather conditions are favorable, it is taken directly to field and spread. If ground is muddy or too soft to admit of going to the field, manure is taken to manure pit and thrown out until conditions are favorable for spreading on field. . . .

“The barn is also equipped with guttering and down spouts; all down spouts have their ground exit to sewers. All the water falling on the roof goes through the sewers and flushes them thoroughly, so there is no danger of sewer tile clogging or filling up. . . .”

Current description:

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The barn retains its cruciform plan. Its brick walls are intact. The two-story feed house is believed to have been destroyed in a 1913 fire and replaced with a similar structure that still exists. It has long since been made into a single-family, five-bedroom residential rental unit. The self-supporting roof remains unaltered, suspended by cast iron rods tied diagonally from the exterior walls into the floor joists.

The roof is now covered with worn brown asphalt shingles added in the 1970s. The hay track has been removed.

The original wood frame four-over-four double hung sash windows remain. In the 1970s, the hayloft was converted into a church and the first floor into apartments. The stalls were removed and the floor raised and the sewer, hydrant, feed and watering trough, manure track and feed tracks removed or obscured. In recent months, the first floor has been completely gutted in preparation for conversion into six apartments.

The silos and connecting floor remain. One silo will become a staircase between the first and second floor lobbies made of the connecting floor; the other silo will be used for storage and eventually will become an elevator shaft.

The hayloft will be converted into four apartments.

The two-story feed building will become two one-bedroom apartments.

The architectural and construction drawings are being prepared by Jeff Schroeder, AIA, of Halstead Architects, Indianapolis.

Additional Resources

For the purpose of this nomination, the total resource count is eight. Included are three additional contributing buildings: 1) a square tile brick **auto garage** with hipped asphalt roof near the house; 2) a mansard roofed **calf barn** constructed of cement block covered with a sandstone facade. The calf barn is now a single family house not owned by Steve and Donna Holloway; and 3) a concrete block **auto garage** now used for storage. Also included in the resource count is one contributing object--a **sidewalk** of limestone slabs that ascends the east hill to the house--and two contributing structures--a cement-lined **ice house** built into the south hill and an **acetylene pit**

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found in the west hill. According to an undated [about 1971] *Mooreville Times* newspaper clipping, it is marked "Concrete Pit, February 16, 1909, The Jenne Acetylene Gas Machine Co., Serial No. 1760, Indianapolis, Indiana".

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STATEMENT OF SIGNIFICANCE

Located just west of the Brooklyn town limits on Old State Road 67 in Clay Township, central Morgan County, Indiana, the Franklin Landers-Black and Adams Farm (#109-429-26019) includes an Italianate house built in 1862 and a brick livestock barn built about 1907, plus six other contributing resources: two garages, a calf barn, an ice house, an acetylene pit, and a limestone slab sidewalk.

The extensive property, rated Notable in the *Morgan County Interim Report*, is eligible for the National Register of Historic Places under Criteria C, B, and A. The Franklin Landers House embodies the distinctive characteristics of the Italianate style of architecture. The entire property is associated with Franklin Landers, founder of Brooklyn, Indiana, and a prominent Indiana politician and merchant, as well as John Black, a noteworthy Indiana stained glass artist, his son James R. Black and son-in-law Howard E. Adams, all successful breeders of Jersey cattle. Lastly, the property represents the transition between formative development and industrial maturity of a typical central Indiana village, as well as the Golden Age of agriculture in Indiana. Its period of significance is 1862-1950.

The settlement of Brooklyn began as early as 1819, when Benjamin Cuthbert constructed a mill on the east bank of White Lick Creek. Soon after, a distillery, store, tannery and sawmill were established, and the community developed into a pork-packing center. In 1854, Franklin Landers platted the town of Brooklyn. The coming of the Indianapolis and Vincennes Railroad line ushered in a period of prosperity for the little village, and the town boomed with the construction of numerous residential and commercial properties.

The Franklin Landers House is the most significant property from the town's formative years and one of two exceptional examples of the Italianate style of architecture in Clay Township. The other property, the Griggs House, is located just one and one-half miles to the south on Bottom Road. Built 1864-1865, the Griggs House resembles the Franklin Landers House in its front facade and interior plan. According to the late Mary Lou Holmes, a Griggs descendant and owner/occupant of the Griggs House, both houses were built by "the Griggs brothers" [Solomon and Abraham], the 1862 Landers House being used as the pattern for the later and smaller Griggs House.

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The Italianate style of architecture dominated American houses constructed between 1850 and 1880. In *A Field Guide to American Houses*, Virginia and Lee McAlester write that the style was part of the Picturesque movement, a reaction to formal classical ideals in art and architecture. In America, the Italianate style generally followed informal rural rules, and identifying features included an overall boxy form two or three stories in height; a low-pitched roof with wide, overhanging eaves supported by decorative brackets; and tall, narrow, windows usually arched or curved above (212). All of these features are retained with high integrity in the Franklin Landers House.

The establishment of the Franklin Landers farm is a success story of one of Morgan County's early pioneers. Franklin Landers was born in Morgan County in 1825. At the age of 21, in 1846, he opened a country store in nearby Waverly. The store and Landers prospered, and in 1853-54, Landers bought a full section of land to the south and platted the town of Brooklyn on White Lick Creek. He again engaged in the mercantile business, at the same time taking up diversified farming and raising cattle, mules, and hogs, and soon became one of the largest and wealthiest property owners in Morgan County. Through Landers's philanthropy, Brooklyn developed as a thriving village, and it was due to his efforts that a rail line was secured, connecting the village and his farm to the county seat of Martinsville to the south and Indianapolis to the north.

Franklin Landers entered politics in 1860 when he was elected Indiana state senator on the Democratic ticket for the district of Morgan and Johnson Counties. In 1864, he was presidential elector from Indiana on the McLellan ticket. In 1874, he was elected to the United States Congress, representing the First District of Indiana. As a congressman, he "was noted for his persistent advocacy of the greenback as full legal tender for all public dues and for the remonetization of silver," wrote the *Indianapolis Star* upon his death in 1901; consequently, Landers, in 1875-76, was the nomination of the National Greenback party for Indiana governor. In 1880, he was the Democratic candidate for governor of Indiana but was defeated in the general election.

Upon the death of his first wife, Mary Shufflebarger Landers, in 1864, Franklin Landers moved to Indianapolis where he engaged in the wholesale dry-goods business as a member of the firm Webb, Patterson and Landers. At the same time he established a pork-packing business, Landers and Company, which for many years was "one of the important concerns in this line of enterprise

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and one of the important factors in the industrial and commercial activities in [Indianapolis]" (xeroxed source unknown). All the while, and until 1897 when the pork-packing business was sold to W. J. Quick, Landers continued to devote much care and concern to his Morgan County farm and the enterprise of raising and dealing in livestock. One day after Landers's death on September 11, 1901, the Brooklyn farm was deeded to John Black, a Scottish immigrant and stained glass artisan and, from 1887-1900, proprietor of Indianapolis Art Stained Glass Works, which specialized in ecclesiastical and residential art glass.

Descendants of John Black believe that he was responsible for the windows in many Indianapolis churches, but, unfortunately, no documentary evidence exists to support family lore. During the next 40 years, Black, his wife, Sarah; son James R. Black; and son-in-law Howard E. Adams, bred and raised award-winning Jersey cattle brought from the Isle of Jersey. They expanded and enlarged the farm operations, building about 1907 a model brick dairy barn and other farm-related buildings east of the rail line, with residential buildings for family members and employees east of the rail line. The Black and Adams Farm, also known as the Mt. Aetna Stock Farm, and its annual cattle auctions was regularly featured in the national publication, *The Jersey Bulletin*, published in Indianapolis.

The demise of the Black and Adams Farm occurred about 1935-1940 with the deaths of both John Black, Sr., and John Black, Jr. With no males to carry on the family business, the farm was discontinued and the property sold. It exchanged hands three times between 1943 and the early 1970s, when nine families came to Brooklyn from California, led by a prophesy that told them to go to Indiana, where within seven days they would find a place to build a church. They would recognize the location by a house on a hill, with the letters F L, a stove on the porch, outbuildings and barns, and a siren whistle nearby. These modern seekers found the Franklin Landers-Black and Adams Farm, converted the livestock barn into a church and residential units, and lived in the house. They called their place "The Church God is Building." The mission failed, and in 1987, the house was purchased by Steve and Donna Holloway, who are nearing the completion of its restoration. The Holloways acquired the Black and Adams livestock barn in 1999 and have begun an ambitious plan to convert it into apartments.

The Franklin Landers-Black and Adams Farm represents the transition from formative development to modern industrial maturity of a typical central Indiana village. Erected in 1862, just eight years after the founding of nearby Brooklyn and anchoring what was originally a 2,100 acre farm, the Franklin Landers House is an imposing artifact of the first wave of permanent

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settlement and the life of a prominent individual. Through Landers's philanthropy and business and political success, the town of Brooklyn thrived, receiving a rail line that, in fact, ran through the Landers farm.

In 1901, the Franklin Landers House and farm entered its second historical period with its purchase by John Black. The Black and Adams/Mt. Aetna Stock Farm, operated by Black, his son James R. Black and son-in-law Howard E. Adams, thrived through the mid-1930s, becoming nationally-known as a breeding farm of champion Jersey cattle. Howard E. Adams and his mother-in-law, Sarah Black, traveled frequently to the Isle of Jersey to select cattle to bring to America. To accommodate their success, Black and Adams built a model brick dairy barn about 1907. It was featured in the February 24, 1909, issue of *The Jersey Bulletin* as a "modern high-scoring dairy barn." No information has been found about its designer or contractor.

Oral lore relates the story of a huge late-night fire that destroyed the barn and led to the death of the cattle; Mr. Black or Mr. Adams, afraid that stampeding cattle would injure the assembled crowd of fire fighters and onlookers, walked into the barn with a handgun and shot all of the cows. A brief mention of the fire is made in the April 14, 1915, issue of *The Jersey Bulletin*: "Two years ago the dairy barn was reduced to ruins by fire and the entire herd dispersed." It is assumed that the fire occurred in 1913, but no mention of it appears in the local newspapers. Scrutiny of historic photographs and maps, as well as of the existing building, seems to indicate that it was not the brick dairy barn that was destroyed. It may have been the two-story feed building--the existing building does not match that depicted in a 1909 photograph--or it may have been any of several frame barns that stood elsewhere on the property and appear on the 1908 Sanborn fire map.

The success of the Black and Adams/Mt. Aetna Stock Farm during the first decades of the twentieth-century is consistent with the growth of agriculture statewide. Jane R. Nolan, researcher and author of a context study of agriculture in Indiana, notes that the period 1900-1920, saw farming move from "a way of life to a business." Improvements in transportation and research by the state land grant colleges, especially Purdue University, led to advancements in machinery, buildings, and the breeding of cattle, all of which contributed to the Golden Age of agriculture. Decline followed World War I and continued throughout the Great Depression and up to World War II. In the case of the Black and Adams/Mt. Aetna Stock Farm, rapid decline also was due to the loss by death of the men in the family, notably James in 1935 and John a year later. The property was sold out of the Black-Adams family in 1943.

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Steve and Donna Holloway, the current owners of the Franklin Landers House and the Black and Adams/Mt. Aetna livestock barn desire National Register listing for the properties because of their notable historic and architectural significance. They also intend to pursue rehabilitation tax credits in connection with the conversion of the barn to apartments.

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U. S. Federal Census, 1900 Marion County, Indiana; 1910 Morgan County, Indiana; 1920,
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VERBAL BOUNDARY DESCRIPTION

This property includes five different parcels totaling 11 acres, more or less, as described below:

- 1-2) [Lots 015 and 016] A part of the Northwest Quarter of Section 25, Township 13 North, Range 1 East, Clay Township, Morgan County, Indiana, being more particularly described as follows to-wit: Commencing in the centerline of Old State Road No. 67 and its intersection with the north line of the northwest quarter of said Section 25; thence southerly and southwesterly on and along the centerline of Old State Road No. 67, 1835.12 feet to the point of beginning of this description; thence West parallel to the north line of the northwest quarter of said Section 25, 249.02 feet; thence deflect left 87 degrees 41 minutes 22 seconds 282.75 feet; thence deflect left 65 degrees 00 minutes 00 seconds 131.70 feet to a point in the centerline of Old State Road No. 67; thence Northeasterly on an along said centerline and a curve with a radius of 1765.95 feet, 372.40 feet to the point of beginning, containing 1.42 acres, more or less, however, the Morgan County Auditors Office shows said real estate to contain 1.405 acres, more or less.
- 2) [Lot 019] A part of the West Half of Section 25, Township 13 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, being more particularly described as follows, to-wit: Commencing in the centerline of Old State Road #67 and its intersection with the North line of the Northwest Quarter of Section 25; thence Southerly and Southwesterly, on and along the centerline of Old State Road #67, 1835.12 feet; thence West parallel to the North line of the Northwest Quarter of said Section 25, 773.00 feet; thence deflect left 88 degrees 49 minutes, 399.27 feet to the Point of beginning; thence continue along last described line 250.33 feet; thence deflect left 62 degrees 22 minutes, 291.85 feet to a point on the centerline of Old State Road #67; thence in a Northeasterly direction on and along said centerline 520.51 feet; thence West parallel to the North line of the Northwest quarter of said Section 25, 591.32 feet to the Point of Beginning. Containing 3.55 acres, more or less.
- 4-5) [Lots 013 and 014] A part of the West half of Section 25, Township 13 North, Range 1 East of the Second Principal Meridian in Morgan County, Indiana, being more particularly described as follows:

Beginning on the center line of Old State Road #67 at its intersection with the North line

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of the Northwest Quarter of said Section 25, thence Southerly and Southwesterly on and along the center line of Old State Road #67, 1835.12 feet to the point of beginning of this description; Running thence West and parallel to the North line of the Northwest Quarter of said Section 25, 773 feet to a point; thence deflecting 88 degrees 49 minutes to the left in a Southerly direction, 649.6 feet to a point; thence deflecting 62 degrees 22 minutes to the left in a Southeasterly direction, 291.85 feet to a point on the center line of Old State Road #67; thence in a Northeasterly direction on and along the center line of Old State Road #67, 966.85 feet to the point of beginning. Containing 10.00 acres, more or less.

ALSO: A Part of the west half of Section 25, Township 13 North, Range 1 East of the Second Principal Meridian in Morgan County, Indiana, being more particularly described as follows, to-wit:

From the intersection of the center line of Old State Road #67 and the North line of the Northwest quarter of said Section 25, traverse thence Southerly and Southwesterly on and along the center line of Old S. R. #67, 1835.12 feet; thence traverse West and parallel to the North line of the Northwest quarter of Section 25, 773.0 feet to the point of beginning of this description; continuing thence West and parallel to said North line of Section 25, 905.5 feet to a line whose assumed bearing is North 90 degrees 00 minutes West; thence Traverse South 0 degrees 08 minutes west, 889.9 feet to the North line of Observatory Road; thence following along said North line South 82 degrees 52 minutes East, 276.0 feet; thence continuing along the said North line, South 55 degrees 56 minutes East, 111.5 feet to the right-of-way of Old S. R. #67; thence following on and along said right-of-way of Old S. R. #67 South 76 degrees 12 minutes East, 67.5 feet; thence continuing Northeasterly along said right-of-way of Old A. R. #67; 718.1 feet; thence traverse North 61 degrees 07 minutes West, 235.2 feet; thence North 1 degree 11 minutes East 649.6 feet to the point of beginning. Containing 20 acres, more or less.

ALSO: A part of the Northwest quarter of Section 25, Township 13 North, Range 1 East, Clay Township, Morgan County, Indiana, being more particularly described as follows, to-wit:

Commencing in the centerline of Old State Road No. 67 and its intersection with North line of the Northwest quarter of said Section 25; thence Southerly and Southwesterly on and along the centerline of Old State Road No. 67, 1835.12 feet; thence West parallel to

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the North line of the Northwest quarter of said Section 25, 249.02 feet; thence deflect left 87 degrees 41 minutes 22 seconds, 248.69 feet to the Point of Beginning of this description; thence continue on last described course 34.06 feet; thence deflect right 115 degrees 00 minutes 00 seconds, 13.30 feet; thence deflect right 87 degrees 58 minutes 00 seconds, 30.89 feet to the Point of Beginning. Containing 0.005 acre, more or less.

EXCEPT THE FOLLOWING LEGAL DESCRIPTION:

A part of the North half of Section 25, Township 13 North, Range 1 East, Clay Township, Morgan County, Indiana, more particularly described as follows to wit: From the intersection of the Con-Rail Railroad tract and East Street in Brooklyn traverse North 84 degrees 00 minutes West 313.18 feet to the centerline of Old State Road 67; thence traverse 95.9 feet on and along a curve to the left that has a radius of 1,762.95 feet to the Point of Beginning; thence continue on and along said curve 125.00 feet; thence deflect left 90 degrees 00 minutes to the curve at the aforementioned point and traverse on and along the radius of the curve, 145.00 feet; thence deflect left 87 degrees 58 minutes and traverse 114.69 feet; thence deflect left 87 degrees 58 minutes and traverse 145.00 feet to the point of beginning. Containing 0.40 acres, more or less.

A part of the West half of Section 25, Township 13 North, Range 1 East, of the Second Principal Meridian in Morgan County, Indiana, more particularly described as follows: From the Southwest corner of the Northwest quarter of said Section; thence North 89 degrees 00 minutes 14 seconds East 162.00 feet to a railroad spike in the centerline of the Brooklyn and Monrovia Highway (now Observatory Road) as per plat of Bethany Park as recorded in the Office of the Recorder of Morgan County; thence continue on and along the centerline of said road, South 85 degrees 42 minutes 20 seconds East 439.72 feet to the Point of Beginning for this description; thence traverse North 00 degrees 08 minutes East 410.00 feet to an iron pin (set); thence traverse South 89 degrees 51 minutes East 210.0 feet; thence traverse South 00 degrees 08 minutes West 431.87 feet to the centerline of the aforementioned road; thence traverse North 83 degrees 53 minutes west on and along said road 213.14 feet back to the point of beginning, containing 2.04 acres, more or less.

A part of the West half of Section 25, Township 13 North, Range 1 East, of the Second Principal Meridian in Morgan County, Indiana, more particularly described as follows, to-

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wit: From the Southwest corner of the Northwest quarter of said Section; thence North 89 degrees 00 minutes 14 seconds East 162.00 feet to a railroad spike in the centerline of the Brooklyn and Monrovia Highway (now Observatory Road) as per plat of Bethany Park as recorder in the office of the recorder of Morgan County, thence continue on and along the centerline of said road South 85 degrees 42 minutes 20 seconds East 439.72 feet; thence traverse North 00 degrees 08 minutes East 410.00 feet to the POINT OF BEGINNING for this description: thence continue North 00 degrees 08 minutes East 504.76 feet; thence traverse North 90 degrees 00 minutes East 100.00 feet; thence traverse South 29 degrees 18 minutes East 579.92 feet; thence traverse South 06 degrees 28 minutes East 509.47 feet to a concrete highway right of way marker; thence traverse South 04 degrees 30 minutes East 50.0 feet; thence traverse North 54 degrees 12 minutes West 91.78 feet on and along the centerline of Observatory Road; thence continue on and along said centerline North 51 degrees 47 minutes West 100.71 feet; thence continue on and along said centerline North 83 degrees 58 minutes West, 82.21 feet; thence traverse North 00 degrees 08 minutes West 431.87 feet; thence traverse North 89 degrees 51 minutes West 210.00 feet back to the point of beginning, containing 5.01 acres, more or less.

A part of the West half of Section 25, Township 13 North, Range 1 West, of the Second Principal Meridian in Morgan County, Indiana, more particularly described as follows, to-wit: From the Southwest corner of the Northwest quarter of said Section; thence North 89 degrees 00 minutes 14 seconds East 162.20 feet to a railroad spike in the centerline of the Brooklyn and Monrovia highway (now Observatory Road) as per plat of Bethany Park as recorded in the Office of the Recorder of Morgan County; thence continue on and along the centerline of said road, South 85 degrees 42 minutes 20 seconds East, 439.72 feet; thence traverse North 00 degrees 08 minutes East, 914.76 feet to the point of beginning for this description; thence continue North 90 degrees 00 minutes East 200.00 feet; thence traverse South 24 degrees 00 minutes East 710.89 feet; thence traverse South 61 degrees 43 minutes East 243.60 feet to the right of way for Old State Road No. 67; thence traverse South 36 degrees 14 minutes East 50.00 feet to the centerline of said Road; thence traverse along a curve to the right with a long chord of South 64 degrees 53 minutes West 512.84 feet; thence traverse North 14 degrees 44 minutes West 1057.56 feet back to the point of beginning. Containing 6.73 acres, more or less.

A part of the West half of Section 25, Township 13 North, Range 1 East, of the Second Principal Meridian in Morgan County, Indiana, more particularly described as follows, to-

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wit: From the Southwest corner of the Northwest quarter of said Section; thence North 89 degrees 00 minutes 14 seconds East 162.20 feet to a railroad spike in the centerline of the Brooklyn and Monrovia Highway (now Observatory Road) as per plat of Bethany Park as recorded in the Office of the Recorder of Morgan County, thence continue on and along centerline of said road, South 85 degrees 42 minutes 20 seconds East 439.72 feet; thence traverse North 00 degrees 08 minutes East 914.76 feet; thence traverse North 90 degrees 00 minutes East 100.0 feet to the POINT OF BEGINNING for this description; thence continue North 90 degrees 00 minutes East 303.00 feet; thence traverse South 14 degrees 44 minutes East 1057.56 feet to the centerline of Old State Road No. 67; thence traverse on and along a curve to the right with a long chord of South 80 degrees 15 minutes West 280.00 feet thence traverse North 04 degrees 30 minutes West 50.00 feet to a concrete highway right of way marker; thence traverse North 06 degrees 28 minutes West 509.47 feet; thence traverse North 29 degrees 18 minutes West 579.92 feet back tot he point of beginning. Containing 5.01 acres, more or less.

A part of the Northwest quarter of Section 25, Township 13 North, Range 1 East, Clay Township, Morgan County, Indiana, being more particularly described as follows, to-wit: Commencing in the centerline of Old State Road No. 67 and its intersection with the North line of the Northwest quarter of said Section 25; thence Southerly and Southwesterly on and along the centerline of Old State Road No. 67, 1835.12 feet to the Point of Beginning of this description; thence West parallel to the North line of the Northwest quarter of said Section 25, 249.02 feet; thence deflect left 87 degrees 41 minutes 22 seconds, 248.69 feet; thence deflect 157 degrees 02 minutes 00 seconds, 83.80 feet; thence deflect right 87 degrees 58 minutes 00 seconds, 145.00 feet to a point in the centerline of Old State Road No. 67 and on a curve to the left, said curve having a radius of 1765.95 feet; thence on and along said centerline and curve 247.40 feet to the Point of Beginning. Containing 1.01 acres, more or less.

A part of the West Half of Section 25, Township 13 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, being more particularly described as follows, to wit: Commencing in the centerline of Old State Road #67 and its intersection with the North line of the Northwest Quarter of Section 25; thence Southerly and Southwesterly, on and along the centerline of Old State Road #67, 1835.12 feet; thence West parallel to the North line of the Northwest Quarter of said Section 25, 773.00 feet; thence deflect left 88 degrees 49 minutes, 399.27 feet to the Point of Beginning; thence continue along last

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described line 250.33 feet; thence deflect left 62 degrees 22 minutes, 291.85 feet to a point on the centerline of Old State Road #67; thence in a Northeasterly direction on and along said centerline 520.51 feet; thence West parallel to the North line of the Northwest Quarter of said Section 25, 591.32 feet to the Point of Beginning. Containing 3.55 acres, more or less.

CONTAINING AFTER SAID EXCEPTIONS 6.255 ACRES, MORE OR LESS.

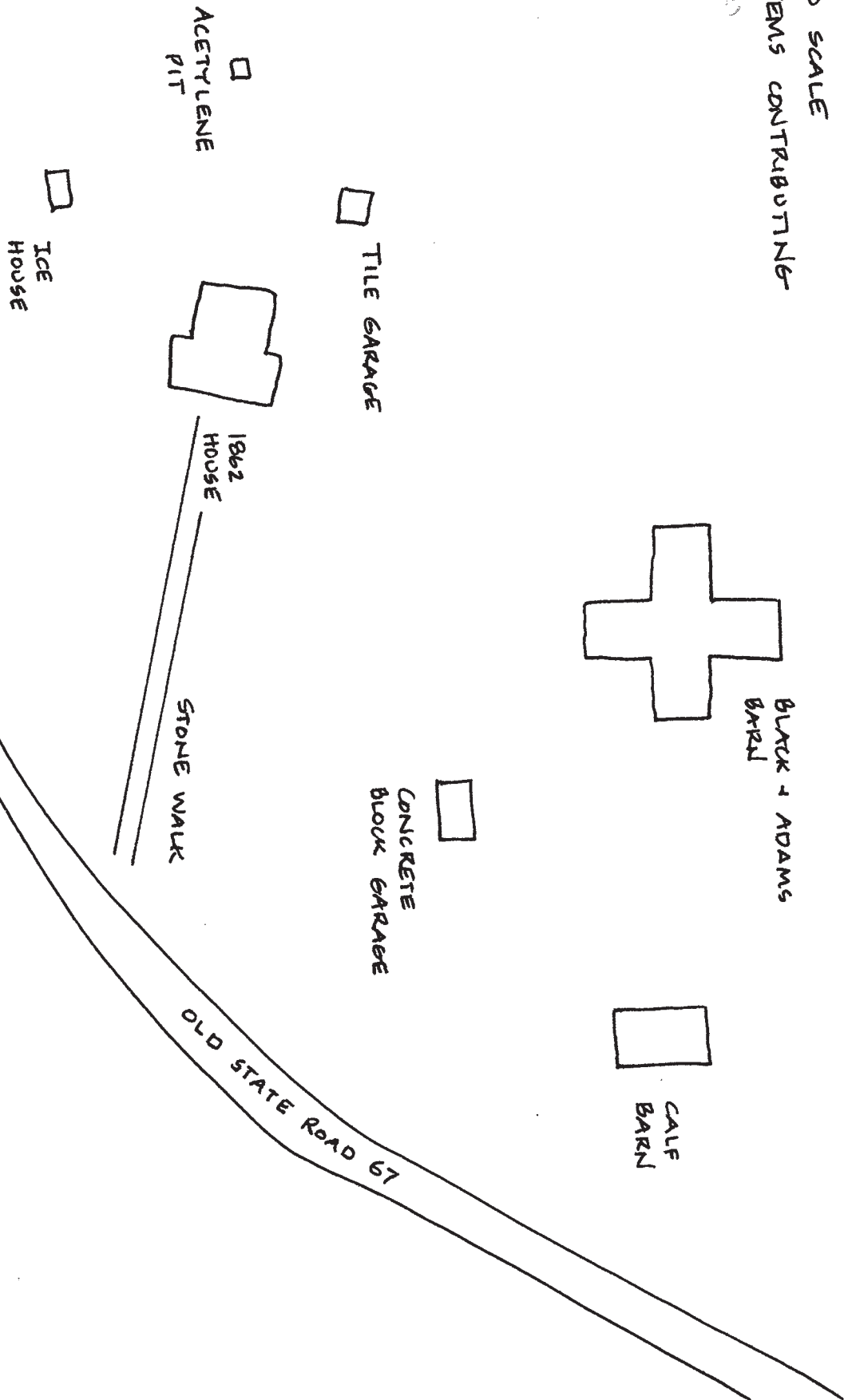
Boundary Justification

This is the property description on file in the Office of the Recorder of Morgan County.

LANDERS/BLACK + ADAMS FARM
MORRIS CO., IN

NOT TO SCALE
ALL ITEMS CONTRIBUTING

5/1/80





4376
32°30'
PARAGON 16 MI. CENTERTON 21 MI.

Franklin Landers-
Black & Adams Farm
MORRIS CO. N. N. UTM:
16553870 4376420

4375