

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 **Nicholson, Andrew, Farmstead**

other names/site number _____ 083-675-35021

2. Location

street & number 12095 East SR 550 N/A not for publication

city or town Wheatland vicinity

state Indiana code IN county Knox code 083 zip code 48597

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

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

Nicholson, Andrew, Farmstead
Name of Property

Knox IN
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
- landscape

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3	0	buildings
0	0	sites
1	1	structures
0	0	objects
4	1	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

DOMESTIC: Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSIST Storage

DOMESTIC: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th c.: Greek Revival

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

roof ASPHALT

other WOOD

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)

AGRICULTURE

ARCHITECTURE

Period of Significance

c.1863-1937

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Starner & Heidicher (builders)

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:

Nicholson, Andrew, Farmstead
Name of Property

Knox IN
County and State

10. Geographical Data

Acreage of Property 6.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1	16	472400	4279980	3	16	472460	4279800
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	472520	4279840	4	16	472320	4279900

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 Tom & Sherry Burnett
organization _____ date 02-19-2004
street & number 12095 E. SR 550 telephone 812/321-5041
city or town Wheatland state IN zip code 47597

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 Same
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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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Nicholson, Andrew Farmstead Knox County, IN

Section 7 - Description

The Andrew Nicholson farm occupies a site along State Road 550 in central Steen Township located ¼ mile west of the small town of Wheatland in Knox County Indiana. The farm is surrounded by the gently rolling farm land typical of Southern Indiana.

The three acre boundary area of the farm includes five contributing resources, the house, an English style barn and silo, a drive thru corn crib, a detached garage, and the brick ruins of what once were a smoke house, fruit house and milk house and one non contributing resource, the scale house.

The house is located just west of the farm buildings with the front of the house facing north -- northeast. The barn, corncrib, scale house and garage are located east of the house and can be viewed from the eastern side of the house. The brick ruins are located directly behind the house on the south side.

HOUSE EXTERIOR

The brick two story Greek Revival I-House is the most significant building on the farm. Records, oral history, and the home's day book are all contributing sources for dating the house 1863 with a 1909 addition. The early Nicholson family left a phenomenal amount of information in a hand written ledger called "The Andrew Nicholson Day Book". Many entries recorded by Andrew and Caroline Nicholson between 1859 and 1874 pertain directly to the building of the house and the brick outbuildings. Not only is this our source as to the identities of the builders and individual contractors, but much of the materials and the costs are a contributing factor in the ledger. Reference continuation page "Table I".

The northeast front elevation (Reference Photo 1) has three brick thick common bond walls resting on a solid brick foundation. At ground level there are four evenly spaced foundation vents with grill openings located directly below each front window bay.

The front main level, located on the northeast front of the house, consists of five bays. A square pillared front porch with gabled end and open returns, has a concrete foundation, a tongue and grove board ceiling and is painted white. This porch is a later replacement for an earlier porch. The earlier porch styles were of flat roof construction, causing the porches to deteriorate quickly. The present gable porches were built in the early 20th century. The pitched roofs allowed for better water run off, therefore making the porches last much longer (Reference Historical Photo # 27). The front porch in the 1898 historical photo is also a replacement for the original front porch. We believe the side porch is possibly an original porch in this photo, (note the poor condition and different style of this side porch compared to the larger front porch in the photo). The original porches were built by William Gobel between September and December, 1864. Gobel was also responsible for other construction projects on the house. Reference continuation page Additional Items "Table I".

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A centrally located original four-paneled front door is painted white and adorned with Greek Revival three pane side light windows on each side and four pane transom above. A six-over-six white storm door was installed in 2003 by the current owners. It replaced an aluminum storm door which was in poor order and provided no insulating or protective value.

Original six-over-six double hung wood windows with wood sills are evenly spaced along the front with two windows on each side of the front entry. Each window is painted white and accented with brick segmental arched openings. Segmental window and door arches are typically formed with a single course of header brick. Window sash are rectangular but arched wood header fill pieces fit the sash to the arches. Original wood shutters with green paint trim out the arched windows. The original wood shutters had been removed from the house and stored in the corn crib in 1960. In 2003, the current home owners had the shutters restored and returned to the exterior of the house.

The northeast front second story features a pair of slightly shorter six-over-six, double hung wood windows with brick segmental arched lintels. They are centrally located above the front porch roof. These windows are a later replacement for an upper balcony door which had to be removed when the pitched roof gabled porches were built in the early 20th century. Original six-over-six double hung wood windows with wood and brick arched lintels are evenly spaced along the front with two windows located on each side of the shorter center windows. These windows are painted white and have original green painted shutters.

The northwest gabled end of the house (Reference Photo 2) is void of decoration with the exception of one six-over-six double hung wood window painted white with green shutters. This window is located on the main level and to the right side of the central brick chimney. This northwest gabled end has an entablature with open returns which is a repeated feature on all gabled ends of the house. The home also has a black asphalt shingle roof and white storm windows. The white storm windows were installed by the current homeowners in 2003. The present storm windows replace gray aluminum stationary storm windows on the main level which were a distraction to the historical integrity of the house. There were never any previous storm windows on the upper level of the home. The new storm windows were chosen to provide protection, ventilation and insulation without sacrificing historical integrity.

The main level of the northwest side of the "rear wing" has been altered due to the 1909 and the enclosed porch addition. The second floor is original with two original evenly spaced six-over-six double hung wood windows with wood and brick segmental arch openings. The lower level has an enclosed porch with shed type roof on a concrete foundation, wood walls and four one-over-one double hung vinyl windows that are evenly spaced. The back porch was built around 1909, (the interior brick floor seems to indicate about that period). The porch had updates around the 1930's, possibly allowing for modern laundry facilities. Vinyl windows are replacements for the earlier windows which were installed by previous owners probably around the 1970's. The southwest "back side" of the main façade joins the

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above mentioned "rear wing" in an "L" plan fashion. The southwest upper level has three original evenly spaced six-over-six double hung wood windows with wood and brick arched lintels that are painted white.

Situated below the 1863 back portion of the house is a 1909 one story addition with shed roof. The 1909 addition is two brick thick construction with original 1 over 1 double hung wood window with wood and brick arched lintel. The window is painted white and centrally located on the southwest side. The northwest side of this addition has one original one-over-one double hung wood window with wood arch infill and brick segmental arches and is painted white. Wood shutters were never intended for the 1909 windows.

The southeast side of the house (Reference Photos 3 & 4) consists of a gabled end with a joining "rear wing", all part of the 1863 construction, making the 1863 part of the house form a large "L" shape. The southeast main level, gabled end of the house has a brick and concrete foundation porch with entry and is an early 20th century replacement for an earlier flat roof side entry porch. The porch has tapered wood pillars, gabled roof, and white tongue and groove board ceiling. A wood door with a single glaze window and double panel bottom, is centrally located under the porch, and has a three light transom above. A six-over-six white storm door was installed by the current owners in 2003 and replaced an inferior storm door. To the right of the porch is an original six-over-six double hung wood window with wood arch infill and brick segmental arches and original green painted shutters. Directly below this window bay is a grilled foundation vent.

The main level of the "rear wing" has four evenly spaced 6 over 6 double hung wood windows located to the left of the side porch entry. All windows have wood and brick arched lintels, are painted white and have original green painted shutters. In the early 20th century, (probably in the 1920's) the two windows located to the farthest left on this level were shortened from their original size, possibly to accommodate for what was then modern kitchen cabinetry and appliances.

The exterior cellar door is centrally located along the "rear wing" portion of the house. This door is constructed of cedar wood with green paint. There are two original cellar windows located at ground level, each being evenly spaced on each side of the cellar entry door. Each window is wood frame with a single glazed pane and painted white. Concrete steps descend to a door entering into a two room brick wall cellar. The first room is used as a utility area for gas hot water heater and hot water heating furnace. The second room was once used for food storage. A narrow crawl space exists throughout the remaining area under the house.

The second story level on the southeast gabled end of the house has two evenly spaced original 6 over 6 double hung wood windows with wood and brick arched lintels. A centrally located brick chimney runs between the two windows, although it is not visible on the exterior.

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There are four original six-over-six double hung wood windows with wood and brick arched lintels evenly spaced on the upper level of the "rear wing" of the house. All windows are painted white with original green painted wood shutters.

The Southwest gabled end of the "rear wing" (reference photo 5) is void of any windows and features only an entablature with open returns and a centrally located brick chimney. The exterior door for the enclosed back porch faces to the southwest and has a double hung vinyl window to each side of the door. A small exterior stoop porch is attached to the rear of the enclosed porch. This small stoop has painted white metal porch posts and an asphalt shingle roof.

House Interior

Front Hall (reference photo 6): The front hall measures 10' wide by 18' deep with a centrally located entry door. The hall has plaster walls and ceilings, narrow plank oak wood floors and a cast iron radiator. A walnut staircase is located on the right. A flat bull's-eye newel post and turned balusters decorate the staircase which has its original finish and acquired patina.

On the back wall of the hall is an original four panel exterior wood door with two pane transom. It has the original hardware and porcelain knobs which are a repeated feature throughout the house. To the right of the back door is a four paneled wood door which opens to a closet beneath the staircase. This closet has plastered walls and original horizontal garment boards which have large iron square nails evenly spaced. Just inside the front hall are two four panel wood doors – one on the right and one on the left. Both lead into separate parlors.

RIGHT FRONT PARLOR (Reference Photo 7): The right front parlor measures 16'x 18' and has an original four panel wood door. The interior walls are three-brick-thick, a construction feature found throughout the interior of the house. Upon entering this parlor a pull chain mounted to the ceiling operates a circa 1920's brass central ceiling candelabra light fixture. Installed by the current homeowners, this light replaced a modern ceiling fan. The room has plastered walls and ceilings with narrow oak plank flooring, wide board plain wood trim and deep set window sills. Directly ahead on the gabled end of the parlor is a centrally located wood burning fireplace which was restored to working condition by the current homeowners in 2003 and 2004. Decorative alterations and inferior repairs by previous homeowners had rendered the fireplace useless. It now has its original brick work revealed with early period style painted mantel complete with fluted posts and decorative wreath and swag motif. On the right side of the parlor are two original evenly spaced windows with deep wood sills and splayed plastered sides, a feature which can be found throughout the 1863 portion of the home. Located between the windows is an ornate cast iron radiator, a functioning part of the hot water heating system. Like radiators can be found throughout the house. To the left of the fireplace is one original window. On the left side of this parlor a four panel wood door leads to the 1909 room addition.

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LEFT FRONT PARLOR (Reference Photo 8): The left front parlor, with the exception of a side porch entry door located at the gabled end, matches in size and form to the right parlor. To the left of the entry door is an original walnut mantled fireplace with working gas log. A pull chain mounted to the ceiling and located near the entry door operates an original central ceiling light fixture and is reminiscent of the introduction of early 20th century electrical lighting. One window is located just to the left of the fireplace. Two evenly spaced windows are located on the left front wall of the parlor. This parlor has plastered walls covered with deep blue Damask wallpaper, acoustic tile ceiling and narrow plank oak floors. On the right wall on the far end of the parlor there is a four panel wood door leading to the dining room and to the “rear wing” of the house.

DINING ROOM (Reference Photo 9): Upon entering the 16' x 15' dining room there are two evenly spaced windows to the left. The room has plastered walls, narrow oak plank flooring and acoustic tile ceiling. On the right wall of the dining room a four paneled wood door leads into the back hall of the 1909 addition. Also on the right side is a large built in cupboard with two single pane glass doors at the top and two lower doors each having two raised vertical panels. This cupboard is an addition from the early 20th century and has hardware from this period. Directly ahead a four paneled wood door leads to the kitchen. Another example of early 20th century pull chain light switch is located near this door. To the right of the kitchen entry door is a large built in painted poplar cupboard with two chamfered doors at the top and vertical wainscoting boards at the bottom, reflecting early cabinetry in the home.

KITCHEN (Reference Photo 10): The 16' x 15' kitchen is accessed through a four panel wood door leading from the dining room. To the right is a four panel door leading to the back staircase. This room has two evenly spaced windows on the left side. A “U” shaped kitchen counter with lower cabinets runs along the wall and partially along the back wall. These cabinets were a 1950's addition and were recently repaired and painted by the current homeowners in 2003. On the “rear wing” gabled wall of the kitchen is a large centrally located brick wood burning fireplace. This fireplace is in working condition but the original mantel had been removed when the fireplace was re-bricked in the 1950's. A wide board poplar mantel was custom built and installed by the current homeowners in 2003. This room has wood plank floors, plastered walls and acoustic tile ceiling. On the right wall of the room is an exterior door leading to an enclosed back porch. Just to the right of this door is a built in two door cupboard.

BACK PORCH (Reference Photo 11): The enclosed back porch has a brick floor and two vertical double hung vinyl windows located on the left side. An exterior door is located between the two. Directly ahead are three vertical double hung vinyl windows on the left and one horizontal double hung vinyl window on the right. A large one over one double hung wood window is to the left and a single glaze pane door located on the right leads to the back hall portion of the home.

BACK HALL (Reference Photo 12): The back hall is part of the 1909 addition and measures 14' x 10'. Entering the back hall and facing northeast, a four panel wood door located to the left leads to the main bathroom (photo 25). To the right is an original four panel door leading back into the 1863 “rear

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wing" dining room area. Directly ahead and to the right is a built in bead-board corner cupboard, an original feature of the 1909 addition. To the left of the corner cupboard is an original four panel exterior door with two light transom. This passage was the original front hall rear exit door. To the left of this door is a short passage hall with broom closet located to the left. This short hall opens into the 1st bedroom.

1ST BEDROOM MAIN LEVEL (Reference Photo 13): The main level bedroom measures 16 ½" x 13". It is now being used as a family room. A single pane double hung wood window is located on the northwest wall. On the left side is one single pane double hung wood window facing South West. Plastered walls and ceilings, a painted pine floor and large plain woodwork are throughout this room. An original ceiling light fixture is centrally located. On the right side is a four panel wood door leading into the 1863 front right parlor.

UPPER HALL (Reference Photo 14): The walnut and poplar staircase leads to the upper front hall located on the second level. This hall measures 10' wide x 18' deep. A 6 over 6 double hung wood window is located to the left of the top of the stairs. Along the front wall of the house there are two six-over-six double hung wood windows set close together. To the left of the windows an original two panel door leads to the 2nd bedroom. Another two panel door to the right leads to the 3rd bedroom. Located on each side of the 3rd bedroom door is a narrow horizontal garment board with large iron square nails evenly spaced along the board. The board is an original feature of the house and was used to hang clothing, hats and etc. Located to the left is a walnut banister with turned balusters and cannonball corner posts overlooking the main staircase. The notable features of the upper hall are the plastered walls and ceilings, original wide plank poplar wood floors and large plain wood trim. A centrally located bell shaped, milk glass ceiling light fixture with pull chain at the light is a repeated feature throughout the second level.

2ND BEDROOM (Reference Photo 15): The second bedroom measures 16' x 18' and has an original two panel wood door, plastered walls and ceilings, original wide plank poplar wood floor and plain wide board wood trim. To the right there are two six-over-six double hung wood windows evenly spaced and on the left side of the room are two six-over-six double hung wood windows evenly spaced, providing for cross ventilation. At the far end of the room and on the gable side are two presses (closets). The interiors of the presses are constructed from wide poplar wood boards. Each press has matching four panel wood doors that are evenly spaced along the wall and divided by the brick chimney. The press on the left has large wide poplar board shelves and was used for folded garments. The press on the right has a wooden horizontal board with large iron square nails evenly spaced and was used for hanging clothing. The lighting in this room is a single central ceiling light with pull chain at the light. Four heavy iron hooks are mounted from the ceiling and are an original feature used for hanging a quilting frame. This room was once used by Caroline Nicholson as a quilting room.

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3RD BEDROOM (Reference Photo 16): The third bedroom also measures 16' x 18' and has the original two panel wood door. Located to the left are two 6 over 6 double hung wood windows evenly spaced. On the gable end, and to the center of the wall is the brick chimney with two six-over-six double hung wood windows evenly spaced on each side. To the far right is a closet with wood panel door. On the immediate right is a four panel wood door leading to the 4th bedroom. This room has plastered walls and ceilings, painted wide plank poplar wood floor and a centrally located ceiling light with pull chain.

4TH BEDROOM (Reference Photo 17): There are two 6 over 6 double hung wood windows evenly spaced on the left wall of the 4th bedroom. To the left of the windows, and on the interior wall there is a closet with a wood door. This room measures 13' x 13', has plastered walls, original wide plank poplar wood floor, acoustic tile ceiling and a centrally located ceiling light fixture. To the right and centrally located along this wall is an entrance to a second bathroom (photo 26). This bathroom measures 3' x 11 ½' and appears to be a 1940's addition. To the left of the bathroom door is small four panel wood door. This small closet once served as a utility closet for an earlier heating system. The attic entrance is located in the ceiling of this bedroom. Directly ahead, a two panel wood door leads to the 5th bedroom.

5TH BEDROOM (Reference Photo 18): The 5th bedroom measures 14' x 15 ½' and is presently being used as a home office and sales business area. Two 6 over 6 double hung wood windows are evenly spaced along the left wall. Along the gable end wall is a centrally located brick chimney. To the right of the chimney is built-in book case with lower cabinets which are an addition from the 1950's. This cabinet was restyled to replicate an earlier period style cabinet. One 6 over 6 double hung wood window is centrally located on the right wall. To the right of this window is an enclosed L-shaped staircase leading to the kitchen directly below. This room has plastered walls, original wide plank poplar wood floors, acoustic tile ceiling and an early 20th century central ceiling light with pull chain.

ENGLISH BARN contributing (Reference Photos 19 & 20): The 1905 English barn is located southeast of the main house and is of heavy timber post and beam construction. The barn measures 52' x 78' with three original sliding door entries located on the northwest side, two large sliding doors on the northeast side, one large and one small sliding door on the southeast side and one large sliding door on the southwest side. The exterior of the barn is covered with wide vertical weather board. A part of the southwest side is covered with corrugated sheet steel. On the northwest end centered above the three evenly spaced sliding doors is a large opening to the hay loft. There is also a large opening in the center of the southeast side loft area.

The interior of the barn is divided into four areas. One aisle is the length of the barn on the southwest side, and two shorter aisles are across the northwest end. One large area is located in the center of the barn and extends to the northwest and southeast and is split by two corn cribs, one larger than the other. The interior also has a "step up" or two-level loft. About the 1920's the concrete stave, iron hoop silo was added to the east end of the barn. The barn has a corrugated sheet steel roof.

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CORN CRIB contributing (Reference Photo 21): Built in 1937, the 24' x 26' wood frame drive through corn crib is located northwest of the barn. The crib has a gabled roof with metal roofing, horizontal wood siding around both crib areas and wide board vertical siding over the top of the drive through aisle. The cribs raised heavy timber mainframe rests on large concrete filled glazed clay tiles.

SCALEHOUSE non-contributing (Reference Photo 22): Located north of the corncrib and west of the barn is the scale house. Constructed in the 1920's, the 16' x 20' scale house has a gabled roof with metal roofing and horizontal wood siding. The main entrance door is located on the northwest end of the building with a small fixed 6 pane window to the left. On the northeast and southeast sides of the building are sliding doors to allow livestock to enter and leave the scales. Scales are still intact. The scale house was moved to the property in the 1960's. It was originally the scale house for the old Wheatland stockyards.

DETACHED GARAGE contributing (Reference Photo 23): Located north - northwest of the other outbuilding and just southeast of the house, is the detached 1 ½ car garage. Built in the 1920's, this wood frame 20' x 20' structure has a gabled roof with open eaves, horizontal wood siding and asphalt shingle roof. On the northeast end are two shed type doors with one bay being larger the other. The main entry door is located on the northwest side and also has two four pane wood windows. The southwest side is void of decoration. On the southeast side there are two four pane wood fixed windows. The garage has a concrete and block foundation.

MILK HOUSE, FRUIT HOUSE AND SMOKEHOUSE RUINS: contributing (Reference Photo 24): Located southwest of the house, the milk house, fruit house and smokehouse were built in 1863. The walls were triple brick common bond construction. The milk house and fruit house (20'6" x 16') is one building with a brick wall dividing the milk house from the fruit house. The smokehouse measures 18' x 16' was divided from the milk house / fruit house by a breeze way. The three functions were contained under one roof. It is presently a ruin.

Section 8 - Statement of Significance

The Andrew Nicholson Farm meets National Register Criteria A and C in the areas of agriculture and architecture. The Nicholson family is closely linked with the settlement of Steen Township on this farm, however, no buildings remain from the settlement era. The circa 1863 home with farm type surroundings and outbuildings are the most significant representatives of agricultural life in 19th century Steen Township. The large two story brick Greek Revival I- house and outbuildings reflect an example of vernacular construction once consistently found in rural Indiana. The period of significance is 1863 – 1937 (the date of the last building on the farmstead, hence, the dates of the farm's development).

Early settlers and agriculture were an important part of pioneering the vast rich soils of what would eventually become Knox County, Indiana. The Indiana Territory was established from the Old Northwest Territory in the year 1800. There were three Indiana counties formed by 1808, the first being Knox

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Nicholson, Andrew Farmstead Knox County, IN

County formed in 1790 which included nearly the whole area that is now the state of Indiana. Clark County was formed in 1801 and Dearborn County in 1803. Throughout the early 1800's other counties were formed from the large area called Knox. In 1816 Indiana was admitted as a state and the county that is now known as Knox County, Indiana was formed around the area of the city of Vincennes.

In 1812 there were only two main roads in the Indiana Territory, one from Louisville to Vincennes the other from Vincennes to Kaskaskia, (Illinois). The Louisville to Vincennes road (also known as The Old Louisville Turnpike) was only traveled by foot and horseback during the early days. By the 1830's the roads were partially paved with wood planks allowing them to be passable with horse drawn wagons. The road improvements brought more trade to the area and the Old Louisville Turnpike became a major stagecoach route. Travelers on the route could pass through the center of Knox County and what would later become Steen Township and the town of Wheatland, Indiana. Part of the Old Louisville Turnpike passes in front of the Andrew Nicholson House and is part of what is now known as State Road 550.

Pioneers searching for a better way of life came to this area and took advantage of the rich farm land which was capable of producing corn, wheat and other crops, as well as being well suited for the production of livestock. Farm products were shipped on flat boats down the rivers to Memphis and New Orleans. Merchandise was brought in from Louisville, Evansville and other cities.

In 1851 as the population of the area grew Steen Township was created from a portion of Palmyra Township. The area continued to grow and develop. In 1856 the Ohio and Mississippi Railroad was completed from St. Louis to Cincinnati. The addition of the railroad gave farmers access to growing markets. Following the coming of the railroad, the town of Wheatland was established in 1858. Wheatland (so named due to its bumper wheat crops) became a major shipping point for the area farmers well into the 20th century.

The land where the Andrew Nicholson House now stands (Donation 106) was once owned by Nicholas Chapare in 1783. Four hundred acres was sold to Francis Vigo which was received by James Abbott in 1822. That same year, Simon Nicholson, an Irish immigrant, and his wife Ruth Coulter Nicholson came to Knox County, Indiana. The Nicholsons moved to Knox County from German Township in Fayette County, Pennsylvania and were among the earliest settlers in the area. On April 7th, 1825, James Abbott sold three hundred acres to Simon Nicholson for \$375.00. The other 100 acres was sold to James Steen.

Between 1825 and 1835 Simon Nicholson made improvements to the western half of the property and built a log home along what was once known as "The Old Louisville Turnpike". Simon and Ruth had 11 children. The farm continued despite the death of Simon Nicholson on October 1st, 1846. After his death a large portion of the farmstead was left to his eldest surviving son, Andrew Nicholson. Andrew lived in the log cabin on the property, which was located between the now existing house and barn.

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Nicholson, Andrew Farmstead Knox County, IN

Working the farm would have been very demanding of Andrew Nicholson's time and carried a heavy load of responsibility. Andrew along with his brother Simon Jr., were providing not only for their younger siblings, but Andrew also provided for and served as head of the household for his widowed sister Harriett and her children as well.

By 1850 the Nicholson farm was beginning to grow. With 100 acres of improved land and 100 acres of unimproved land Andrew's property now totaled 200 acres with a value of \$1000.00. The farm was producing valuable agricultural products. A variety of livestock was being raised on the farm, 115 hogs, 17 head of cattle, 3 milch (milk cheese) cows and 19 sheep were raised for both consumption and sale. Six horses were used to work the farm and provide transportation. In 1850, 100 pounds of butter was being produced and 50 bushel of Irish potatoes was grown to ensure food through the long harsh winter. Fifty bushel of wheat was harvested and was sold or milled into flour. Other crops grown on the farm were important sources of production. Production included 1,000 bushels of corn, 10 tons of hay and 110 pounds of wool.

On December 28th, 1854, Andrew Nicholson (age 42) married Caroline Boyd (age 29). For the first eight years of their marriage Andrew and Caroline continued to live in the log cabin and work the farm. By 1860, Andrew had a property value of \$4, 500.00. He now owned 225 acres of improved land and 225 acres of unimproved land totaling 450 acres. By 1860, three years before the family built the 2 story brick house and outbuildings, it was becoming evident the Nicholson Farm was showing signs of progress. Livestock on the farm at the time was comprised of 150 sheep, 31 cattle, 60 hogs and 11 milk cows. Six horses and 3 mules were also a contributing factor to the farm. Two thousand bushels of corn were harvested in 1860, as well as 400 bushels of wheat, 50 bushels of oats and 300 pounds of wool. Ten bushels of sweet potatoes were grown and homemade manufactured products were also being produced.

Life on the Andrew Nicholson farm was not only recorded in public records but private records as well. The Andrew Nicholson Day Book reflects much of the day to day life on the Nicholson Farm. Each entry in this book is dated and involves items that were purchased or sold as well as the cost or value of the items. Much of the book contains documentation of work being done on the farm, such as which fields were being planted or harvested and what crop was being planted, hauled or sold. Many names of local citizens working for the Nicholsons are recorded in the book including the amount of wages paid. Often, wages were paid out in farm products. The amount of how many days worked and which chores were done could not only bring a monetary wage but the worker could also be paid in gallons of molasses, pounds of butter, milk, flour, pickle pork, grains, eggs, mutton, potatoes, pumpkins, bacon, soap, lard or any other product that was in ample supply on the farm at the time. Goods could be purchased at Niblack's store, (Niblack's was a local general store). Items would be purchased for the employee if they so desired and the cost of the item was deducted from the pay owed to the individual. These items consisted of twist tobacco, coffee, clothing materials, shoes, boots, gloves, knives, hats, socks, coats and other items. Although rare, occasionally a gallon of whisky was the request and clothing was sometimes

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made for the employee. At the end of a good work week a farm hand could take home a considerable variety of food and other items.

The Nicholson Day Book provides us with abundant information about life on the mid 19th century farm. But by the early 1860's many changes had begun to take place on the Nicholson Farm and the surrounding community. The railroad was now complete, and the town of Wheatland was established in 1858. Business and civic functions were improving. Churches were being established and Andrew and Caroline were founding members of the First Methodist Church of Wheatland. Meetings of this early church were held in the Smyrna Church and in 1861 the First Methodist Church was built.

In 1863, now with a growing family, Andrew Nicholson began the construction of the existing 2 story brick Greek Revival house along with milk house, fruit house and smoke house. Andrew commissioned Starnier & Heidicher (or Hidecker) of Freelandville, Indiana to build the home. Bricks were made and fired across the road on the Nicholson property. The house would take two years to complete.

By 1870, the Andrew Nicholson Farmstead reflected the ambition and hard work put forth by its occupants. Now with the Civil War behind them and the benefit of having the large two story brick house with brick smokehouse, fruit house, and milk house, Andrew's property had grown substantially. The Nicholson property was now valued at \$15,935.00. Andrew owned 200 acres of improved land, 297 acres of unimproved land and 50 acres of woodland. With \$500.00 worth of farm implements, Andrew reported 1093 bushels of wheat, 500 bushels of corn, 100 bushels of oats, 100 bushels of Irish potatoes and 20 tons of hay were grown in the previous year. Five hundred pounds of butter was produced as well as \$110.00 worth of homemade manufactured products. One hundred pounds of wool was sheared and the farm now had 10 horses and 3 mules to aid in the work. Livestock on the farm was 10 milk cows, 40 head of cattle, 40 head of sheep and 45 hogs totaling to a value of \$2470.00 worth of existing livestock. An additional \$1393.00 worth of live stock had recently been sold or slaughtered. A young apple orchard was now included as part of the farm and reportedly yielded \$50.00 worth of orchard products.

Following Andrew's death on August 25th, 1876 (age 64), Caroline Nicholson continued to have control of the farm. As instructed in Andrew Nicholson's will, his eldest son, William E. Nicholson was to inherit the farm, with Caroline having all control and the right to live on the farm as long as she so desired. Caroline ran the farm along with the aid of her children, hired hands and an in-home servant named Maude Sechrest. Maude lived with Caroline for many years. A nine year old orphan girl named Anna Myers also lived in the home in 1880.

In 1880 the heirs of the Andrew Nicholson farm had 277 acres of improved tillable land and 249 acres of improved pasture ground with a property value of \$21,000.00. The value of the livestock on the farm was \$2415.00 with \$500.00 worth of farm implements. One hundred weeks were reported as weeks of hired labor, \$500.00 was paid out as wages for hired help and \$3,300.00 worth of farm products were either sold or consumed. Livestock on the farm in 1880 was reported as 100 sheep, 60 hogs, 40 head of

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cattle and 10 milk cows. Sixty-six laying chickens and 24 barnyard chickens were kept, and produced 200 dozen eggs and chicken for eating. Land crops grown yielded 2000 bushels of wheat, 1000 bushels of corn and 200 bushels of potatoes. The now maturing orchard was comprised of a 14 acre, 300 tree apple orchard and \$150.00 worth of apples were sold or consumed.

In 1881, a famous military and political figure visited the Nicholson home. When the monument dedication for the late Governor James D. "Blue Jeans" Williams was held, William E. Nicholson (age 13) was working part time at the local livery stable. William E. along with Jacob Coomer (the livery stable owner) escorted Benjamin Harrison from the Wheatland train depot to the dedication ceremony. Mr. Harrison was a guest speaker at the event. Following the dedication, Mr. Harrison was escorted to the Nicholson home where he freshened up and then treated young William E. to a saucer of ice cream at the local drug store. In 1889, Benjamin Harrison became the 23rd President of the United States.

William E. Nicholson inherited the farm and married Mary E. Coomer on September 26th, 1894. Mary E. Coomer was the daughter of Jacob Coomer. William E. and Mary E. had 4 children. In 1905 the original barn burnt and the now existing English style barn was built before the onset of winter. William E. Nicholson died in 1906, at the age of 38, leaving the house and the farm with his wife and mother until his son William C. Nicholson came of age to inherit the farm. Caroline Nicholson continued to live on the farm until her death on February 27th, 1913 at the age of 88 years.

William C. Nicholson married Lois McKinley in 1926 and he continued the operation of the farm. In 1937 a drive through corn crib was built. During the 1960's a circa 1920's scale house was moved from the old Wheatland stock yard to the Nicholson farm to assist with the farms livestock operation. William C. died in 1975 leaving the house and farm to Lois McKinley Nicholson. It remained in the Nicholson family until it was first sold in the fall of 2002. The current owners purchased the property in the spring of 2003.

Architectural Significance and Comparable Properties

The Andrew Nicholson Farm represents the vernacular building traditions brought to the Midwest by early settlers. The house is a locally significant example of the I-house vernacular tradition. Cultural geographer Fred Kniffen is most often associated with the origins of the term "I-house." In his pioneering work in the 30s and 40s, Kniffen documented this house type, its variations, and its sources in Chesapeake Bay region, and its spread west across Pennsylvania and the upland south, and hence to Middle West. Salient features of the classic I-house include its two-story high and one room deep massing, symmetry, odd number of bays across the front, with five being most common, and center hall interior. Noble describes the proportions of the I-house as "sixteen to twenty-four feet deep by twenty-eight to forty-eight wide by twenty to twenty-four feet tall. (p.52)" Kniffen reported in 1965 that the type seemed to thrive in Indiana, Iowa, and Illinois, and with its tall shape, hence the name, I-house (Kniffen). Log, frame, brick, and stone construction served builders of this housing form equally well. Cultural

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geographers often associate the I-house with agricultural self-sufficiency, very often it was the first permanent house form in both rural and town settlements. According to Noble, the I-house was the perhaps the most persistent vernacular housing form in the United States, from its colonial origins to late examples in the early 20th century (p. 55).

Sources confirm the Anglo-American origins of the I-house, as it evolved from the hall and parlor forms of earlier centuries. Interestingly, the owner of the Nicholson House had strong German-American roots. The cultural ancestry of the contractors is not known, however, the fact that a contracting firm was designing and building vernacular housing reflects the widespread popularity of the type. Evidently, by the 1860s, the I-house had long since crossed cultural lines and appealed to successful farmers from many different backgrounds.

As with the Nicholson House, builders of the I-house often incorporated popular architectural forms into the details of the house's form. Greek Revival moldings, Italianate brackets or porches and other features made individual I-houses a product of their particular time and place. The 1863 brick Greek Revival I-house on the Nicholson farmstead is an excellent example and received an outstanding rating in the Indiana Historic Sites and Structures Inventory, Knox County Interim report and was recently accepted and recognized by The Indiana Register of Historic Sites and Structures.

The English barn was brought to New England and Chesapeake Bay area by the English settlers. This style of barn was a popular choice with Midwest settlers. The English barn has a center double door main entry located on the barns long side. It is timber framed and rectangular. Commonly separated into three bays with thrashing area and grain storage, this style of barn had few windows and vertical siding. The Nicholson example is late in date (1905) but illustrates the persistence of vernacular barn types into the 20th century.

Together, the Greek Revival I-house along with the English style barn and other agricultural outbuildings combine a number of vernacular traditions reminiscent of the strong agricultural roots of Knox County and the Midwest. The Nicholson Farm is one of few Steen Township examples of a typical middle class farm. The array of buildings helps to illustrate an evolving farmstead. Census and Nicholson family records confirm what the buildings themselves illustrate: most middle class farmers of area had diversified operations in several grains and types of cattle, and profited from sales of surplus goods. Those farms with access to good roads and nearby rail shipping points, like the Nicholsons, had a clear advantage over others.

Only one other home having an outstanding rating in the Knox County Interim Report exists in Steen Township. The Jacob Coomer house, located on North Railroad St. in the town of Wheatland, is a one story Gabled-ell wood frame home built in 1863. Jacob Coomer was the owner of a local livery stable. The Coomer House is much smaller in size than the Nicholson house. It is wood frame construction and is in fair condition but in need of extensive repairs. It has no agricultural outbuildings.

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The Simon A. Nicholson House, located on SE 700 S. in Steen Township, is a two story, wood frame Greek Revival I-House built in 1855. Simon A. was a younger brother to Andrew Nicholson. This house received a notable rating in the Knox County Interim Report, but has had extensive modern exterior updates since that time. The brick chimneys, once located on the gable ends of the house, have been removed and light gray vinyl siding now covers the exterior of the house. Burgundy colored vinyl shutters accent the vinyl replacement windows. The one story rear wing has two pane vertical vinyl windows on the northeast side and a modern sliding glass entry door located on the southwest side. The interior of this house was totally remodeled with wall to wall carpet, modern woodwork, and etc. Modern agricultural outbuildings now exist on this property.

Few early homes with outstanding ratings remain in existence in the immediate rural area. Many local historical homes have fallen into unappreciative hands and either succumb to neglect or are torn down in favor of modern advancement. Some homes have been modernized beyond historical recognition destroying all or most of the historical significance. Some typically become "one more acre of corn", the John Steen house being a prime example. The Steen House, an 1839, two story brick Federal Style home was located just east of the town of Wheatland. It was torn down a few years before the Knox County Interim Report was done. It would have certainly received an outstanding rating and was reportedly in very livable and restorable condition. The Steen family was also active in the early settlement of the community. Individuals made offers to purchase the Steen home but requests were denied and the owner opted to demolish the home and all outbuildings making way for a few more acres of tillable ground.

A few comparable homes still exist in the neighboring Palmyra Township. Located several miles away, is the William Henry Root Farm. The Root Farm is located SE 150 S. and is an 1860 and 1870, two story wood frame gable front Greek Revival home. This home is located back a long private lane and difficult to view from the county road, but appears to be in fair condition. The Root House is similar in style and age to the Nicholson House with the wood frame construction, gabled front main entry and centrally located chimney, being the most apparent differences. The property includes farm type surroundings and outbuildings. Also located near the old turnpike is the Robert McCord House. This wood frame, Greek Revival I-House once received an outstanding rating in the Knox County Interim Report but has recently suffered modern exterior updates. Once reported as a home with three historical dates, 1836, 1863 and 1912, the 1836 and the 1912 portions of the home have been demolished. The 1863 front portion of the house has received major modern exterior repairs and a large modern addition has been added to the back of the home.

Also in Palmyra Township, located along the turnpike near the city of Vincennes is The George Martin Patterson Farm also known as "Rose Hill". Rose Hill is an 1827, two story white painted brick, Federal Style home with rear wing. Currently the interior is being used as office space. Once having a three portal barn and outbuildings the farm has recently suffered demolition of its barn and some of the outbuildings. Rose Hill is presently listed on the National Register of Historic Places.

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Nicholson, Andrew Farmstead Knox County, IN

The Andrew Nicholson Farmstead has been, and is still being maintained with conscious efforts to preserve its historical integrity, both on the exterior and the interior of the home. The house, the barn and the standing outbuildings reflect mid 19th and early 20th century life in the rural areas of the Midwest. Important steps are being exercised to preserve and ensure its existence so it may be enjoyed by future generations.

The prosperity of this farmstead not only reflects the hard work, strong wills and enduring hardships of its occupants, but also represents the way in which our country was built. Through the early Midwest pioneering days, into a time of civil war turmoil and twice celebrating the turn of a new century. We would like to continue this tradition. It is for this reason The Andrew Nicholson Farmstead is deserving of recognition with a listing on the National Register of Historic Places.

Section 9 – Bibliography

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Knox County Early Marriage Records

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U.S. Census of Population Records, Fayette County, Ger. Twp., Pennsylvania, 1810

Section 10- Verbal Boundary Description

An L-shaped parcel located in the northeast section of donation 106, Township 3 north, range 8 west in Knox County, Indiana. The starting point begins at a line projecting 88 feet off the north corner of the house at the intersection with State Road 550. Proceed 480 feet southeast along the right of way for State Road 550 and turn 260 feet southwest. Then turn northwest and proceed 235 feet to a point and turn northeast. Proceed 75 feet and turn northwest for 237 feet. Turn northeast for 160 feet and return to the point of origin. Boundary is further defined by the sketch map included with the nomination.

Boundary Justification

The area of the boundary includes the Greek Revival I- House, the milk house, fruit house and smoke house ruins, the English Style barn, the garage, the corn crib and the scale house. Although, only a small portion of the original early farm settlement, it was the center of agricultural activity of the farm and continues to represent mid-19th and early 20th century agriculture and architecture.

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Additional Item

Table I

Date	Materials	Cost	Service	Contractor
8/1861	3222 ft. of Lumber	\$32.22	Lumber & Delivery	Robert & William Wallace
3/1864	5000 Bricks	\$40.00		Robert Wallace
3/7/1864	7101 yards of Plaster for House 102 yards of Plaster for Milk House	18 cents a yard 10 cents a yard (Total \$217.14)		Robert Wallace
1864	Interior Doors			M. Tyler and Son Vincennes, Indiana
8/1864		\$1260.00	Paid for Work On House	Starner & Hidecker
8/1864		\$326.00	Construction of Smokehouse	Starner & Hidecker
8/1/1864	7900 Walnut Wood Shingles	\$4.00 per 1000 (\$31.60)		William Shoemaker
9/1864		\$100.00	Build 2 Porches	William Gobel
to		\$8.00 ea.	26 Windows	William Gobel
12/1864		.50 ea	Window Catches	William Gobel
		\$6.00 ea.	Transoms	William Gobel
		\$4.00 ea.	Exterior Doors	William Gobel
		\$16.00 ea.	2 Upstairs Presses	William Gobel
		\$15.00	Downstairs Press	William Gobel

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Additional Item

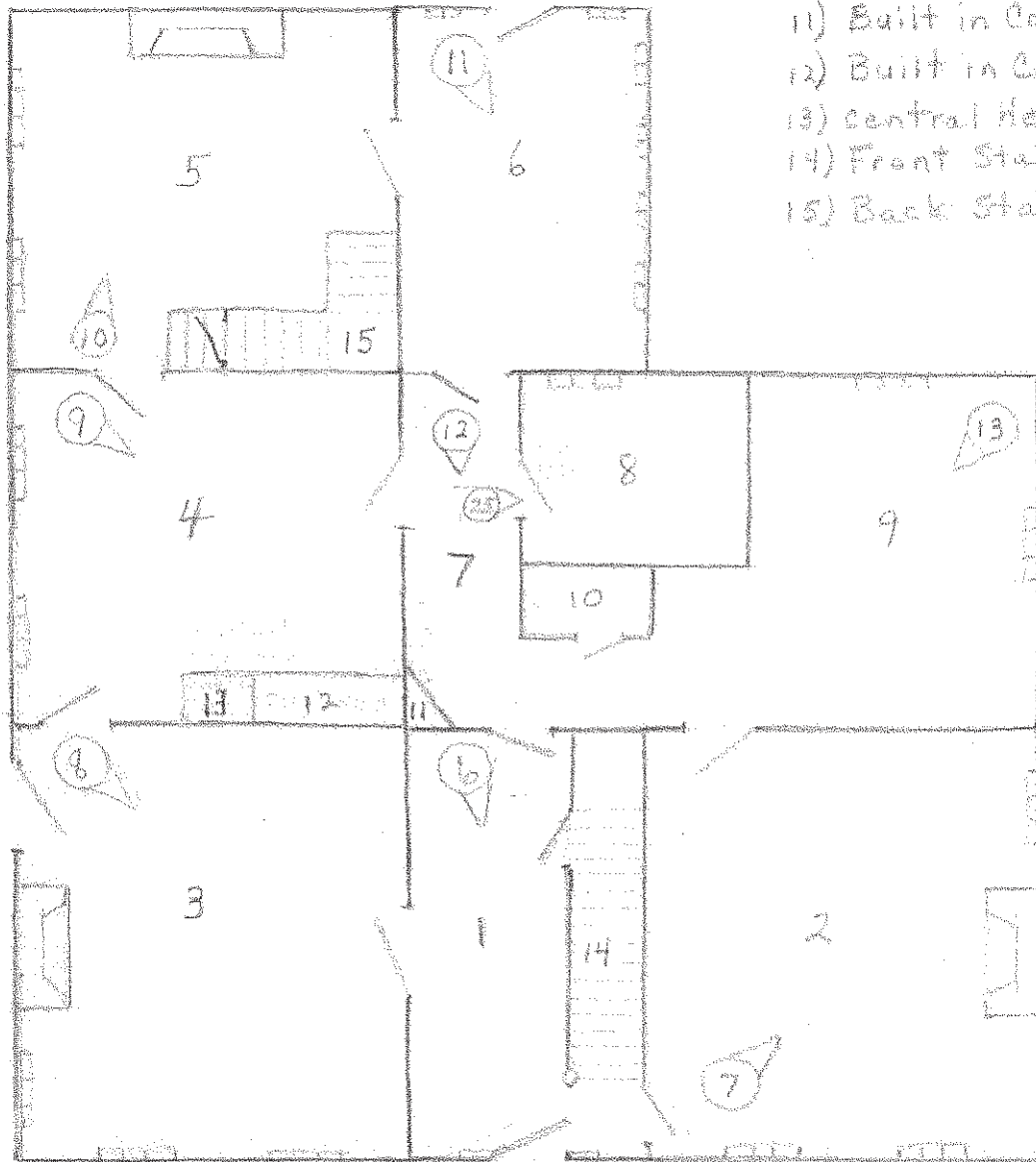
Table I cont...


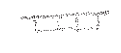


9/1864 to 12/1864		\$4.00	Build Flour Chest	William Gobel
9/1864 to 3/1865		\$210.00	Painting	George More
10/1864	Lumber & Brick	\$252.42	Plastering	Robert Wallace
10/1864	7800 Walnut Wood Shingles	\$5.00 per 1000		George Stanfield

Nicholson, Andrew Farmstead
House Main Level Interior

Key:

- 1) Front Hall
- 2) Right Front Parlor
- 3) Left Front Parlor
- 4) Dining Room
- 5) Kitchen
- 6) Back Porch
- 7) Back Hall
- 8) Main Bathroom
- 9) 1st Bedroom
- 10) Closet
- 11) Built in Corner Cupboard
- 12) Built in Cupboard
- 13) central Heating chimney
- 14) Front Stair case w/closet under stair
- 15) Back Stair case



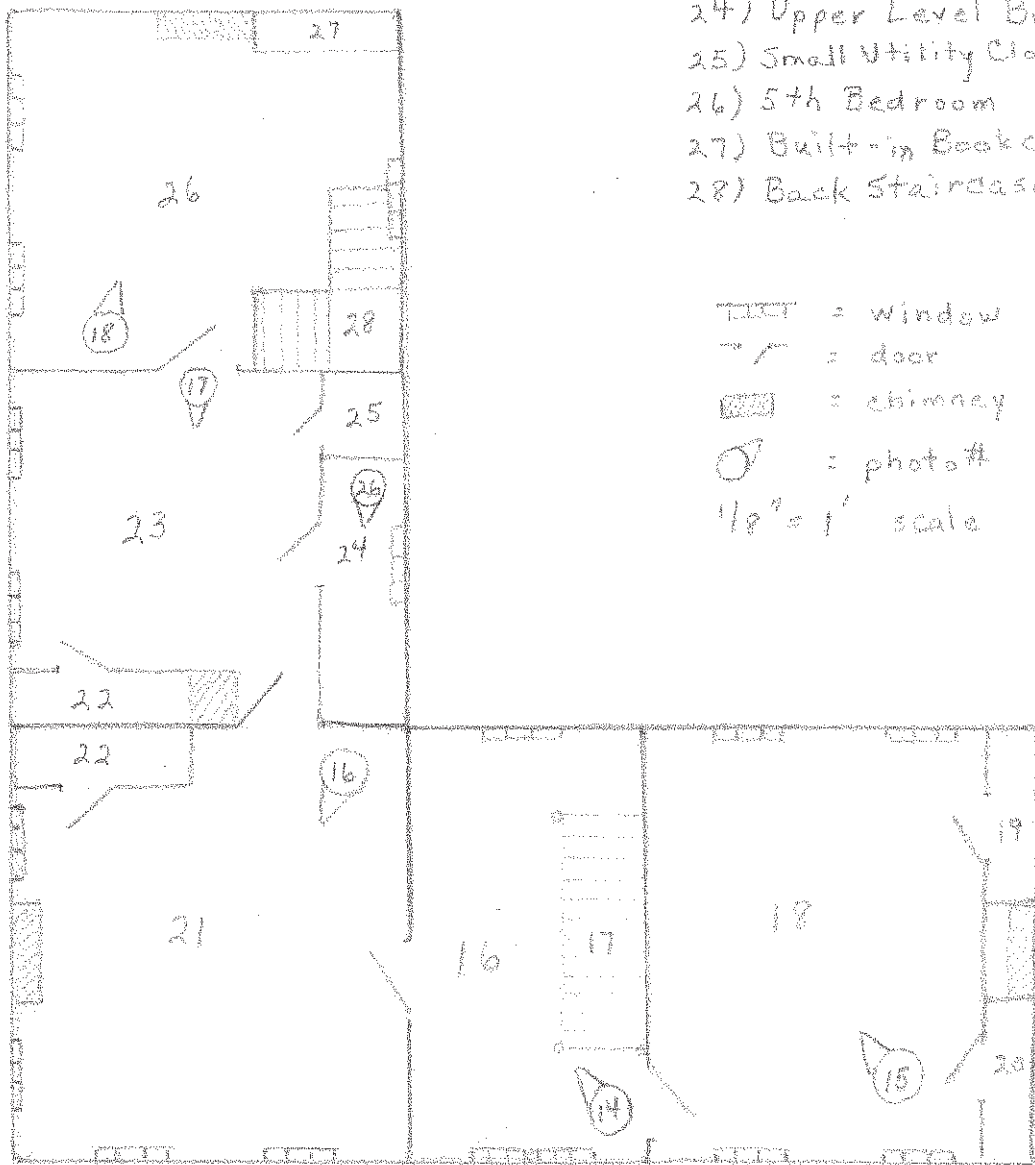
-  = fireplace
-  = window
-  = door
-  = photo #
- $\frac{1}{8}'' = 1'$ scale

M ←

↓
N

Nicholson, Andrew Farmstead House Upper Level Interior

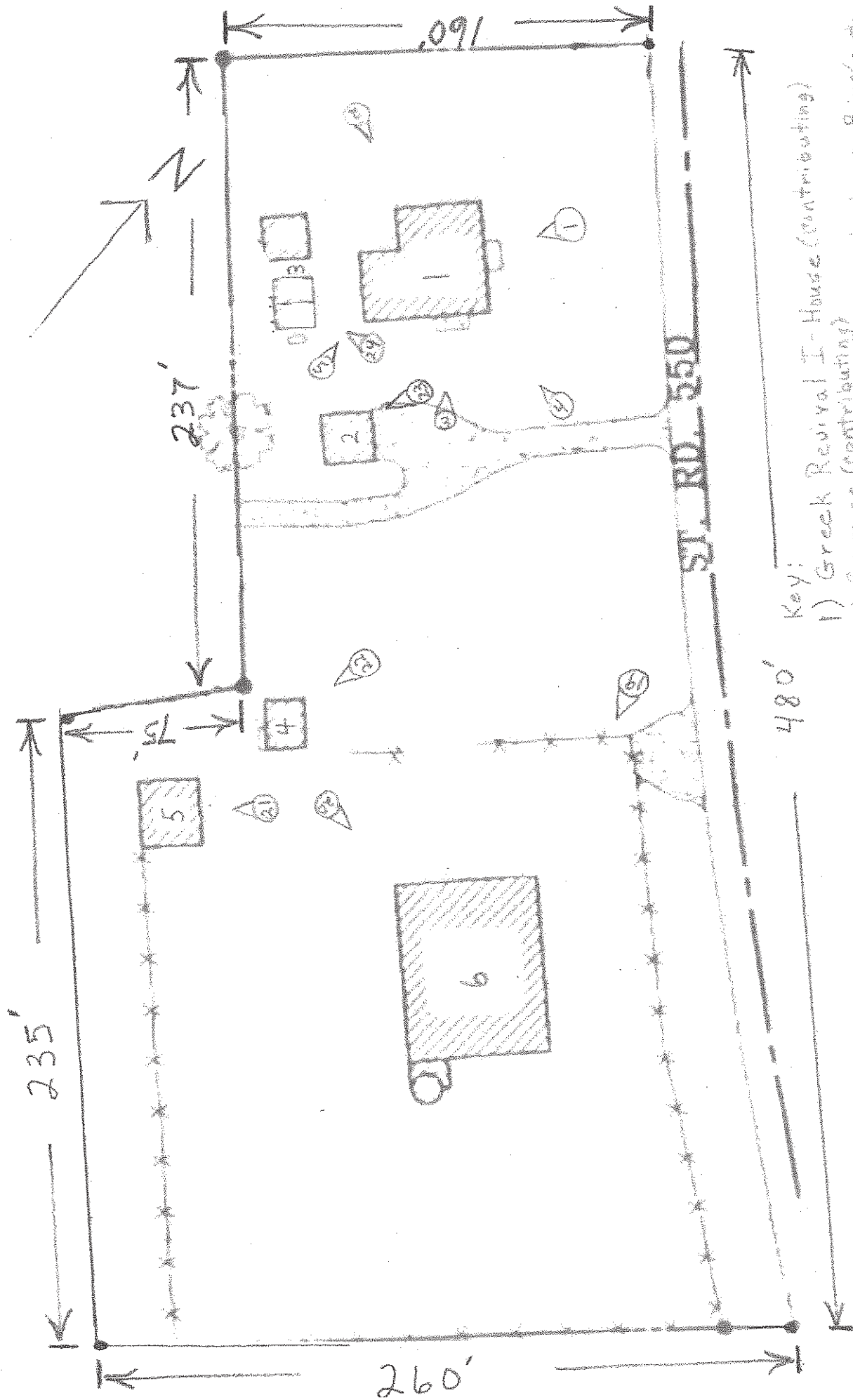
- 16) Upper Hall
- 17) Staircase leading to Main Level
- 18) 2nd Bedroom
- 19) Original built-in Press
- 20) Original built-in Press
- 21) 3rd Bedroom
- 22) closets
- 23) 4th Bedroom
- 24) Upper Level Bathroom
- 25) Small Utility Closet
- 26) 5th Bedroom
- 27) Built-in Bookcase
- 28) Back Staircase leading to Main Level



- = window
- ↗ = door
- ▨ = chimney
- ⊙ = photo #
- 1/8" = 1' scale



Nicholson, Andrew Farmstead



- Key:
- 1) Greek Revival I- House (contributing)
 - 2) Garage (contributing)
 - 3) Milkhouse, Fruit house, Smokehouse, Ruins (cont)
 - 4) Scale house (non-contributing)
 - 5) Corn Crib (contributing)
 - 6) English Style Barn (contributing)
- 📷 Photos

1 inch = 50 feet



ANDREW NICHOLSON
 FARMSTEAD
 WHEATLAND, DUBOIS
 CO, INDIANA

110 472400 4279980
 116 472500 4279840
 116 472460 4279880
 116 472320 4279900

420000
 FEET
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FRITCHTON 4.1 MI.

VINCENNES (CIVIC C)
 FRITCHTON 8.5 MI.