

United States Department of the Interior
National Park Service

FINAL

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 Atkinson, Josephus, Farm

other names/site number Wellington, Charles D., Farm/017-124-45011

2. Location

street & number 4474 W. County Road 400 South

N/A not for publication

city or town Clymers

vicinity

state Indiana code IN county Cass

code 017 zip code 46947

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 36 CFR 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.)

James C. [Signature]
Signature of certifying official/Title

5/5/2010
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:

Signature of the Keeper

Date of Action

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:)

Atkinson, Josephus, Farm
Name of Property

Cass County, 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(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
6	0	buildings
0	0	sites
0	0	structures
0	0	objects
6	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/SUBSISTENCE: Animal Facility
AGRICULTURE/SUBSISTENCE: Animal Facility
AGRICULTURE/SUBSISTENCE: Storage
DOMESTIC: Secondary structure
DOMESTIC: Storage Shed

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling
AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding
AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding
AGRICULTURE/SUBSISTENCE: Storage
DOMESTIC: Secondary structure
DOMESTIC: Storage Shed

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation STONE: Limestone
walls BRICK
roof ASPHALT
other

Narrative Description

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

Atkinson, Josephus, Farm
Name of Property

Cass County, IN
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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, 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 significant within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical 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 if 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 # _____

Areas of significance

(Enter categories from instructions)

Architecture

Period of Significance

1865-1910

Significant Dates

c. 1865

c. 1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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**National Register of Historic Places
Continuation Sheet**

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Atkinson, Josephus, Farm
Cass County, Indiana

Narrative Description

The Josephus Atkinson Farm is located along County Road 400 South, approximately 700 ft. west of State Road 25 near Clymers in Clinton Township, Cass County, Indiana. Situated on a slight knoll, the farmstead consists primarily of an Italianate house built circa 1865, two large barns and corn crib constructed circa 1910. In addition, the property includes a circa 1920 garage and storage shed. The farmstead, encompassing approximately 80 acres, is nestled among woods, pasture and cornfields that help it retain a rural, agrarian setting.

The asymmetrical two-story brick Italianate house dominates the view of the farm and when observed from the south along State Road 25 it strikes an imposing presence across pasture land. The house consists primarily of a hipped roof main block with a three bay façade. Secondary to the main block, at the rear of its west elevation, is a square, two-story, two-bay flat-roofed recessed wing. At the rear of the main block is a one-and-one-half story gabled ell. The main block, west wing and gabled ell appear to have been originally constructed together, as evidenced by the same building and foundation materials. At the rear of the east elevation is a one-story, shed-roofed rusticated concrete block bathroom addition constructed circa 1910 extending from the gabled-ell. Excepting the concrete block addition, the house is constructed of a three-course 14" thick common bond brick pattern and rests on a dressed limestone foundation with a limestone water table.

Windows across all elevations, excluding the bathroom addition and a wood six-over-six double-hung sash on the gabled-ell's second story, are wood one-over-one double-hung sash with rectangular limestone lintels and slightly projecting rectangular limestone sills. Aluminum storm windows cover all the openings. Rectangular basement casement windows are interspersed along the foundation. According to the current property owners, the windows are thought to have been replaced circa 1910 by Charles Wellington¹.

A molded cornice and frieze featuring paired scrolled brackets trims the entire perimeter of the primary and recessed block. The frieze pattern is defined by a raised square panel between each bracket in the pair. Centered between the bracketed pairs are two rectangular raised panels. This frieze pattern is also replicated on the underside of the eave. At the top of the roof is a rectangular wood railing balustrade, often referred to as a widow's walk.

¹ Elizabeth Justice and Jonathon Justice. Personal Communication. June 26, 2008.

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Cass County, Indiana

At the west bay of the main block's façade is located the principal entrance to the house. The entrance is accessed by limestone steps leading to a square limestone porch. Covering the porch is a bracketed corniced wood portico, topped with a plain wood railing balustrade, supported by columns topped with square capitals. The entrance includes two wood double-leaf storm doors with a four pane transom above added circa 1910. The storm doors open to interior paneled wood doors thought to be original. Above the double-wood doors is an original etched glass transom. The two remaining bays on the main block's ground floor each consist of a window. On the second story are three regularly spaced windows.

On the recessed wing is another entrance located near the junction with the main block. This entrance is accessed by a stepped limestone porch and covered by a plain wood portico topped with a wood balustrade. The interior wood door is protected by an aluminum storm door. The exterior transom is covered by a wood board. A window punctuates the recessed wing's other first story bay. The second story of the wing includes two regularly spaced windows. The porch columns and balustrade are replacements and are less decorative than the main block's portico.

The first story of the main block's east elevation contains two windows at its north bays. Another set of windows are located on the second-story directly above their ground floor counterparts. At the south end of the elevation, closest to the façade, is an elongated "S" plate for a metal tie rod that extends through the house's first and second floors to the exterior of the west elevation. On the north end of this elevation is the one-story shed-roofed rusticated concrete block bathroom addition built circa 1910. The concrete block addition is almost entirely obscured by vegetation and is not readily visible from the front of the property.

The rear elevation is defined prominently by a one-and-one-half story gabled ell, with a square brick chimney that penetrates through the gable peak. A molded wood cornice with returning eaves and plain board trim adorn the gable ell. The first story of the ell contains two windows spaced slightly off-center of the gable peak. A single, smaller window is located above the first story east bay window. A basement entrance is accessed via concrete steps descending along the rear ell's exterior foundation. According to the current owners, the basement was expanded and stairs were constructed circa 1910 by Charles Wellington.² Above the rear ell, at the junction of the main block and west wing, is a six-over-six double-hung sash wood window that is believed to be the house's lone original window.

² Ibid.

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West of the gabled-ell at the rear of the recessed wing is an enclosed porch resting on a limestone foundation and accessed by limestone steps. The limestone foundation offers evidence that the rear porch was likely part of the original house design. As conveyed by the property owners, a tornado in 1962 destroyed the original porch, after which it was enclosed by their father.³ The enclosure consists of wood siding, with a door flanked by a single window on the side closest to the gabled-ell and a set of four windows on the opposite side of the door.

The west elevation of the recessed wing maintains a symmetrical window fenestration with two regularly spaced openings on each floor. Two of the windows, at the north side of the first floor and the south side of the second floor are blocked by closed wood louvered shutters. Along with the lintel and sill, the shutters provide the illusion of window openings. However, the property owners clarified that although the shutters themselves are not original they were part of the historic design as these openings have always been closed.⁴ Accordingly, there is no apparent evidence of window openings in the corresponding locations in the interior.

Continuing along to the main block's west elevation, a single door is located on each floor, vertically aligned, at the junction with the west wing. Both doors have enclosed transoms and limestone lintels. The first floor door is accessed by the porch shared with the west wing's primary entrance. The second story door opens to the balustrade parapet above the porch. At the south end of the elevation on the main block is an elongated "S" plate for a metal tie rod that extends through the house's first and second floors to the exterior of the east elevation. Although replaced in the 1970s due to water damage, the cornice and frieze details mimic that of the primary block. No windows are located on this elevation of the main block.

The primary entrance into the house is through the front doors of the main block's facade. The front door entrance opens into a hallway. At the hallway's left is a stairway that leads upstairs to the bedrooms and a bathroom, while at the right a door provides access to the front parlor. From this point, the hallway leads to the central interior room. The rectangular central room, measuring 24' x 14', was the original dining room and is the largest room in the house (Photo 13). From this central room, the front parlor, the west wing's dining room, and kitchen and utility room in the rear ell can be accessed (Photo 17). The recessed wing, accessed from the central room, consists of a dining room, which was the original ladies parlor according to the property owners. From the northwest corner of the dining room, winder stairs lead upstairs to a second floor bedroom. Another door from the central room leads to the kitchen in the rear ell, while still another door opens to the utility

³ Ibid.

⁴ Ibid.

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room. From the utility room, the concrete block bathroom addition can be accessed. In the utility room, corner winder stairs ascend to the one-room former servant quarters at the top-half story of the rear ell above the kitchen.

Distinguishing interior finishes include 8 ft. tall windows with wood paneled sills underneath. Interior doors are detailed with trimmed rectangular panels. Molded pine baseboards extend throughout the house, with molded trim surrounding the doors and windows. Crown molding, added in the 1970s, has been installed in most of the rooms. Downstairs much of the woodwork is stained, including the stair rail. Upstairs, the doors, moldings and trim are painted white. The primary stairway with oak stair treads features an oak spindle balustrade with applied ornamental stair string brackets. The kitchen includes plain trim and has been updated with new cabinetry. Flooring in the house consists of oak wood flooring downstairs and poplar wood upstairs.

The basic plan of the interior illustrates a clear allocation of public and private space. The living and entertaining rooms are found in the front portion of the house while the kitchen, utility room, and bathroom are located at the rear. Private spaces, consisting of bedrooms, are all located on the second story. The public and private dichotomy is also apparent in the application of less formal details and materials in the second story bedrooms.

A gravel lane extending from CR 400S, west of the house, provides admittance onto the property grounds and to the barns and pasture. A small gravel area adjacent to the lane provides parking for the house's occupants. The historic entrance appears to have been directly from the county road. A concrete walkway, accessed by several steps, leads directly to the house from the road. A concrete retaining wall runs parallel to the roadway and helps define the house's domestic space. Large spreading evergreen bushes and other perennials cover the ground along the retaining wall. Other bushes extend across the façade and continue around to house's east elevation. A mature residential landscape consisting of Norway and Sugar maples, evergreens and other deciduous shrubs and plants complete the domestic grounds visible from the roadway.

Behind the house was once a chicken yard, but today it is very much a domestic space with a interspersed variety of tree species including dogwoods, maples, oaks and magnolia providing canopy over the yard. The property owners recalled that their father planted the trees after 1952.⁵ A storage shed is located west of the house adjacent to the farm lane and a garage is north of the yard, but is largely obscured from the house by trees. Closer to the house is a modern brick patio that surrounds much of the rear of the house.

⁵ Ibid.

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West of the primary domestic space, on the other side of the farm lane, is a depressed, heavily wooded area that was once a fruit orchard. Further north down the gravel drive, northwest of the house, is the large cattle barn and former pasture. A large portion of the rear pasture has been planted with a dense collection of walnut trees. Immediately east of the house is a pasture that was once a deer lot for the raising of English deer in the early twentieth century. Further east of this pasture is an expansive corn field extending to SR 25.

The viewshed from the house, looking south across the county road, includes a large pasture with rolling terrain. Although the traffic traveling along SR 25 is visible, the intervening pasture helps block the audible and visual intrusion. The rumbling and whistles of trains are heard from the two railroad lines just south of SR 25. However, the train tracks are intertwined with the history of the farm and region, and these sounds would not be unlike those heard by the property's occupants during its historic period.

Overall, the property retains a high degree of integrity. The Italianate dwelling's historic design is evident, along with much of the original materials and workmanship, as evidenced by the bracketed cornice, window surrounds, limestone foundation and fenestration patterns. The changes that have been implemented including the window replacements and concrete block addition were completed within the historic period. The replacement in-kind of the bracketed cornice on the main block's west elevation replicates the original design and is imperceptible. The enclosed rear porch although not in-keeping with the rest of the house, is relatively small and is not seen from the façade.

Proceeding from the house to the fields and pasture, the following are the contributing structures to the property.

Storage Shed

Nearest the house is a small front-gabled rectangular frame shed, built circa 1910, primarily used for storage. The shed has been covered in replacement vinyl siding and its door and windows are modern vinyl materials.

Garage

Across from the cattle barn on the other side of the farm lane and north of the house is a small front gable one car garage, built circa 1920. The garage has been sheathed in modern vinyl siding.

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According to the property owners, the original exterior wall was covered in stucco. The interior consists of a concrete floor and plaster walls.

Cattle Barn

Northwest of the house and down the farm lane is a large barn with a metal sheathed gambrel roof, its walls covered by vertical board siding, built circa 1910. A sliding door pedestrian entrance faces the gravel lane and is located on a shed-roof extension attached to the north elevation. Regularly spaced fixed four-light windows and two-part swinging Dutch doors extend around the exterior of the barn. The barn's roof ridge is decorated by a square cupola, while at the east gable end a projecting hood houses a hay hook. The barn was used for cattle in the early twentieth century and had been enlarged from an older structure as evidenced by a section of hand-hewn timbers in the central section of the interior. The interior consists of multiple stalls with concrete flooring. The second story is an open loft used primarily for hay storage. Currently, the barn is largely empty, except for a few farm implements.

Hog Barn

Northeast from the cattle barn is the front-gabled hog barn built circa 1910 for Charlie Wellington's Poland China Hogs. Sheathed in vertical board siding, the barn's roof is covered with asphalt shingles and punctuated by a square cupola. The exterior has fixed multi-light windows. A shed-roof extension is attached at the north elevation. The interior is divided into concrete floored stalls running the length of the south wall. Larger stalls and bins are opposite the corridor.

Corn Crib

Situated northeast of the house amidst a corn field is a drive-thru corn crib built circa 1910. The vertical wood sided corn crib is covered by a metal roof punctuated with a square cupola. The gable peak is covered with horizontal wood boards. On the interior, bins line the sides, with the middle aisle open for access by farm equipment.

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Narrative Statement of Significance

The Josephus Atkinson Farm meets National Register Criterion C for its architectural significance as an important collection of late 19th and early 20th century residential and farm buildings. Most notable is the dwelling built circa 1865, an excellent example of the Italianate style. Along with the Italianate dwelling, significant buildings on the property include two large barns and a drive-through corn crib. As a collection, the house and farm buildings retain a high degree of integrity that provides a largely intact representative example of a rural Indiana agricultural complex from the late 19th and early 20th century.

Situated approximately six miles southwest of Logansport and a quarter-mile west of the small town of Clymers, the extant Josephus Atkinson Farm has been primarily shaped by two eras of ownership. Josephus Atkinson, a Cass County businessman, established the farm at this location and had the Italianate house constructed circa 1865. The next owner to implement major changes on the property was Charles D. Wellington, who purchased the farm in 1905. He was responsible for much of the existing agricultural buildings and landscape. The building campaigns initiated by both Atkinson and Wellington embody the architectural styles of their day within the context of rural Cass County.

Like many other early Cass County settlers, Josephus Atkinson had migrated from the neighboring state of Ohio. He arrived in Cass County at least by 1860, as his name appears for the first time in Cass County census data for that year.¹ The property's current owners, the Justice family, researched county marriage records and discovered that Josephus's wife was Mary Kuns belonging to a local German farming family from Delphi in Carroll County.² In the 1860 census, Atkinson's age was given as 31 and his occupation is listed as farmer with real estate holdings valued at \$4,800.00.³ It is not definitely known if Atkinson was living at this location in 1860, but the current owners consider 1865 as the approximate date of construction for the Italianate house. Although it is unclear exactly why Atkinson settled in Cass County, the Wabash and Erie Canal, rapid railroad expansion, improved local transportation routes, fertile agricultural lands and the burgeoning development of Logansport were surely motivating factors.

¹ Eighth Census of the United States. *1860 United States Federal Census*. Cass County, Clinton Township. 1860.

² Elizabeth Justice. Personal Communication via email. January 29, 2010.

³ Eighth Census of the United States. *1860 United States Federal Census*. Cass County, Clinton Township. 1860.

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Cass County, Indiana

It was during this period in the mid-nineteenth century that Cass County, established as early as 1829, was experiencing rapid growth due primarily to new modes of transportation that helped generate economic activity. The town of Logansport, situated where the Eel River empties into the Wabash River, was already strategically important. With the construction of the Wabash and Erie Canal in 1843, a considerable export trade developed, with docks, warehouses and elevators springing up seemingly overnight in Logansport sparking its growth and that of the surrounding countryside.⁴

The canal system was shortly eclipsed however with the arrival of the railroad. The first railroad to reach Logansport was the Newcastle & Richmond in 1855, hailed as the inauguration of a new era in the history of Cass County in general and Logansport in particular.⁵ Soon afterward, the Lake Erie, Wabash & St. Louis railroad extended through Logansport conducting immense passenger and freight business.⁶ Eventually, Logansport became a hub of regional railroad activity with five lines of the Pennsylvania Railroad and three lines of the Vandalia Railroad extending out of the city.⁷ Beyond Logansport, railroads spurred development along its stops to and from the city, providing the impetus for the growth of rural towns and allowing for enterprising farmers and businessmen to expand their markets.

Sustained settlement of the county's rural areas continued with increased road improvement. After 1859, the township trustees were given more authority, and a great advancement in road building had begun. Cass County Historian Jehu Powell described the road improvements as such:

The old, diagonal Indian trail roads have nearly all been straightened, and placed on section lines, new roads laid out, until today roads cross each other on nearly every section line in the county and on many half-section lines, so that nearly every farmer has a public road running in front of his house.⁸

These new and straightened roads allowed new settlers such as Mr. Atkinson convenient opportunities for establishing permanent residency.

⁴ Logan Esarey. *A History of Indiana*. (Indianapolis: B.F. Bowen & Company, 1918), 438.

⁵ Thomas Helm. *History of Cass County, Indiana*. (Chicago: Brant and Fuller, 1886), 285.

⁶ *Ibid*, 285.

⁷ Jehu Powell, ed. *Historic of Cass County, Indiana*. (Chicago and New York: The Lewis Publishing Company, 1913), 202.

⁸ *Ibid*, 193.

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Specifically, Clymers (also referred to as Clymer's Station) at the junction of two railroads, six miles south of the growing city of Logansport, must have been an attractive location for Mr. Atkinson. Clymers had been established in 1856 after George Clymer began operating a sawmill. As ⁽ⁱⁿ⁾ interesting side note, the present owners of the Josephus Atkinson Farm, the Justice family, are descendents of George Clymer.⁹ It was also at this time, that the Wabash Railroad was extended through the small town. The Logansport, Crawfordsville & Southwestern Railroad came later and provided local farmers a shipping source for their products in Logansport. Still later came the interurban extending from Logansport to Lafayette.¹⁰ By 1913 the town was described as having cement sidewalks and a population of about 150.¹¹ Despite its central location among these shipping routes, Clymers never developed beyond a small hamlet.

Nevertheless, Josephus Atkinson evidently liked the area as this is where he established his farm just a quarter mile from Clymers. At some time after moving to the Clymer's vicinity he assumed ownership of George Clymer's sawmill.¹² Atkinson also became involved with other enterprises in nearby Logansport, including having a stake in ownership of J.R. Stevens Livery Stable, the Logan Wagon Manufacturing Company, the Peoples Bank, and the Eel River Railroad.¹³ Tax records from 1866 lists his occupation as "manufacturing."¹⁴ Moreover, throughout the 1860s and early 1870s, Atkinson purchased large tracts of land in Cass County. A survey of Atkinson's land holdings in the early 1870's indicates that he owned over 1,000 acres in Cass County.¹⁵ The *1878 Atlas of Cass County* confirms this acquisition, showing Atkinson with tremendous land ownings especially south of his farmstead.¹⁶ Some of his land holdings were more speculative, as he had laid out 144 lots on June 10, 1872 in Logansport.¹⁷

In addition to these pursuits, Atkinson oversaw an active farm. It was during his ownership of the property that Indiana experienced a tremendous growth in agricultural production. Between the

⁹ Elizabeth A. Justice. Personal Communication via email. January 29, 2010.

¹⁰ Jehu Powell, ed. *Historic of Cass County, Indiana*. (Chicago and New York: The Lewis Publishing Company, 1913), 539.

¹¹ *Ibid*, 539.

¹² *Ibid*, 539.

¹³ Elizabeth A. Justice. *Letter to U.S. Department of Transportation, Federal Highway Administration*. May 28, 2004.

¹⁴ 1866 United States Internal Revenue Service Tax Assessment Lists, 1862-1918.

¹⁵ Cass County General Deed Index. Indiana State Library. Indianapolis, IN.

¹⁶ *Combination Atlas Map of Cass County, Indiana*. (Chicago: Kingman Brothers, 1878. Reprinted 1976).

¹⁷ Thomas Helm. *History of Cass County, Indiana*. (Chicago: Brant and Fuller, 1886), 405.

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years 1850-1920, Indiana was among the top five states in corn and hog production.¹⁸ During these same years, vast expanses of forests were felled as farmers cleared, drained, plowed and pastured livestock on increasing numbers of acres. In fact, improved farmland expanded from five million acres in 1850 to more than 16 million acres by 1900.¹⁹

The Agricultural Census of 1860 indicates that Josephus Atkinson owned 60 acres of improved land and 119 acres of unimproved land with a cash value of \$4,800.00. He owned 3 horses, 6 milch cows, 11 cattle, 85 swine. His farm produced 225 bushels of wheat, 640 bushels of Indian corn, 75 bushels of potatoes, 250 pounds of butter, 6 tons of hay and 16 gallons of molasses.²⁰ By the 1870 census, Mr. Atkinson listed 80 acres of improved land and 20 acres of woods, with a land value of \$5,000. He owned 4 horses, 3 milch cows, 13 other cattle and 25 swine for a total value in stock of \$1,020. In addition, his farm produced 900 bushels of wheat, 200 bushels of Indian corn, 300 pounds of butter, and 10 tons of hay.²¹

In comparison to other recorded farms in Clinton Township in 1860 and 1870, Mr. Atkinson's farm was slightly above average in size and products. However, there were larger farms operating in Clinton Township, such as the Isaac Myers farm that in 1870 was listed at 325 acres with a value of \$34,000.00.²² There is not much evidence of the type and extent of agricultural structures present during Atkinson's ownership. It does seem likely though that there was at least one timber-frame barn, which was eventually enlarged in the early 20th century into the cattle barn extant today.

Although his farm did not represent the totality of Mr. Atkinson's pursuits, it was the lasting physical symbol of his perceived role and stature in Cass County. The primary artifact from Atkinson's tenure on the farm was the Italianate house that provides the façade of the property still today. The Italianate, as a style, was undoubtedly a conscious decision by Atkinson to reflect his financial and social status.

The Italianate style, based on Italian medieval architectural works, was one of the most popular building types in America in the mid-to-late nineteenth century. In the 1850s and 1860s, manuals and handbooks provided architects and builders many picturesque designs with could be christened

¹⁸ James H. Madison. *The Indiana Way*. (Bloomington, Indianapolis: Indiana University Press, 1986), 147.

¹⁹ *Ibid*, 148.

²⁰ United States Bureau of the Census. *Ninth Census of Agriculture, Indiana*. 1860.

²¹ United States Bureau of the Census. *Ninth Census of Agriculture, Indiana*. 1870.

²² *Ibid*.

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with symbolic names such as Tuscan Villa, Villa Farm House, Bracketed Villa, and so forth.²³ Although based on the European model, the basic form was less complex than the Italian Villa, which typically included a tower.²⁴ In the United States, the Italianate typically consists of massed plans, with rounded windows and cornice brackets. The style became so popular that even some Europeans regarded it as an American vernacular development.²⁵ Due to its popularity and distinctiveness of its decorative brackets, the Italianate was even referred to as the American Bracketed style.²⁶

The Italianate ideal meant to capture a particular image of a well-to-do land owner, but could be adapted in a variety of settings. Art historian Wilbur Peat described the style thusly:

The intention of the exponents of this new trend in architecture was to achieve comfort and livability along with informality and a degree of picturesqueness. The Italian medieval or Romanesque system of building lent itself admirably to these. It was informal without being bizarre; it could be stately without being ostentatious; it could adapt itself to American methods of living, in cities or country.²⁷

The Atkinson Farm house, although imposing in its height and dominance over the surrounding landscape, is restrained in its details. For example, it lacks a showy tower or ornate window hoods present on high-style Italianate dwellings. Instead, the house conveys a simple elegance at home in its rural setting. Indeed, the house was a product of its landscape. According to the Justice family, it was constructed using local materials, including clay for bricks and timber from the surrounding woods.²⁸

A common variant of the Italianate, with an asymmetrical plan and a combination of blocks or wings, there are many examples of this style across the state.²⁹ At least one nearly identical example

²³ Wilbur Peat. *Indiana Houses of the Nineteenth Century*. (Indianapolis: Indiana Historical Society, 1962), 117.

²⁴ John Milnes Baker. *American House Styles: A Concise Guide*. (New York and London: W.W. Norton & Company, 1994), 78.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Wilbur Peat. *Indiana Houses of the Nineteenth Century*. (Indianapolis: Indiana Historical Society, 1962), 118.

²⁸ Elizabeth A. Justice and Jonathon Justice. Personal Communication. June 26, 2008.

²⁹ Wilbur Peat. *Indiana Houses of the Nineteenth Century*. (Indianapolis: Indiana Historical Society, 1962), 121.

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was the Joseph Uhl House in downtown Logansport. As depicted in a photograph from the 1870s, the Joseph Uhl House exhibits much of the same characteristics as the Atkinson Italianate, including the combination of blocks, or wings, paired brackets, limestone lintels and sills, widow's walk, and portico³⁰. The Joseph Uhl House must have been such a well-known residence that it also appears as an artistic rendering in the *1878 Atlas of Cass County*.³¹ Although the Joseph Uhl House will continue to be represented in historic documents, the building itself is no longer extant, thereby limiting a direct comparison. Nevertheless, the Italianate style in all its variations is well-represented in Logansport, especially in the Riverside Historic District (Site #017-366-70001-1283) and the rural portions of Cass County.

Although the Italianate was widely popular, and its form is still evident in both rural and urban Cass County and across the state and country, by the end of the 19th century, the style was no longer applied to new dwellings. The decline of the Italianate style began with the financial panic of 1873 and the subsequent depression.³² By the end of the century, the Italianate went out of fashion as more ornate Victorian houses such as the Queen Anne became the popular style. The Italianate's fade also mirrors that of Josephus Atkinson's financial fortunes.

Despite his seeming wealth, by 1882 Atkinson was facing foreclosure, along with other investors, for lots owned in Logansport. Cass County Circuit Court records show that a debt of \$38,071.41 was owed to the Traveler's Insurance Company. Josephus Atkinson and his wife Mary were the lead defendants among a large group of investors.³³ Ultimately, by at least 1880, the Atkinsons were no longer living on the premises. In the 1880 Agricultural Census, Atkinson is not listed, offering further confirmation of his vacancy of the property at this time. It is not confirmed when Josephus Atkinson died or where he is buried. However, his wife Mary and her parents are buried in the Clymer's Cemetery just west of the farmstead on CR400S³⁴.

Not much is known about the intervening years between Atkinson's vacancy and the purchase of the property in 1905 by Charles Wellington, an insurance agent from Goodland, Indiana. As told by

³⁰Cornelius L'Dean and R.W. Julian. *Where Two Rivers Meet*. (Logansport: The Cass County Historical Society, 1978), Photo 281.

³¹ *Combination Atlas Map of Cass County, Indiana*. (Chicago: Kingman Brothers, 1878. Reprinted 1976).

³² Virginia and Lee MacAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1997), 214.

³³Elizabeth A. Justice. *Letter to U.S. Department of Transportation, Federal Highway Administration*. May 28, 2004.

³⁴ Elizabeth A. Justice. Personal Communication via email. January 29, 2010.

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the current owners, the Justice family who are the great nieces and nephews of Charles's wife Pearl Scott, the Wellingtons moved to the farm to be closer to Pearl's family.³⁵ Mr. Wellington took an arguably more active interest in farming activities than Josephus Atkinson. It is believed that Mr. Wellington was responsible for the construction of the two large barns and corn crib still extant on the property.

Wellington's farming ambitions were such that in circa 1905 A.V. Lock of Remington, Indiana prepared an artistic rendering of his proposed stock farm. Remarkably, the painting continues to be displayed in the residence today. The rendering shows the enlarged barn northwest of the house and a new barn to raise the Poland China hogs, and the deer lot and sheds east of the house. As described by the Justice family, the artistic rendering may have taken a few creative liberties or at least reflected Wellington's plans that were never realized. For instance, one barn depicted on the painting is not known to have been completed. Moreover, the painting depicts concrete sidewalks lining CR 400S. There is no evidence that sidewalks were ever constructed adjacent to the property. Regardless, the rendering clearly illustrates the general farmstead layout and spatial relationship seen today.

The evolution of the farm during Wellington's ownership is indicative of the widespread modernization of farms in the Midwest in the early twentieth century. Factors influencing the modernization trends included new framing systems and other innovative techniques for rehabbing old timber barns, new construction materials such as concrete, increased influence of the United States Department of Agriculture (USDA), state agricultural offices and the Extension Service, and professional and popular agricultural journals, pattern books, mail-order catalogs and other manufacturer and dealer promotions.³⁶

In particular, a critical aspect of agricultural expansion in the early decades of the twentieth century was the growing field of animal husbandry. In Indiana, this trend is evidenced by the work of the Purdue Extension Office. In fact, the Purdue Extension Office operated a livestock improvement train that ran from the Pennsylvania lines at Logansport to Richmond and from Hartford City to Logansport from September 30 to October 5, 1912. The train stopped 27 times, with hour and half lectures.

³⁵ Elizabeth A. Justice and Jonathon Justice. Personal communication. June 26, 2008.

³⁶ Allen Noble and Hubert G.H. Wilhelm, eds. *Barns of the Midwest*. (Athens: Ohio University Press, 1995), 215.

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As described in the Purdue Annual Report:

Approximately four thousand people attended these lectures. The train consisted of three lecture coaches fitted with charts, a baggage car carrying feeder steers of different types, and a private coach for the lectures. A staff of thirteen lecturers accompanied the train. "Management of the Brood Sow and Her Litter" and "Cattle Feeding" were the lectures given at each stop.³⁷

Additional extension work also included Farmer's Short Courses covering variety of animal husbandry topics. Most important to Charles Wellington might have been the training offered for the Poland-China Sow.³⁸

Surely, this outreach and growing interest in animal husbandry in Indiana influenced Mr. Wellington, and his efforts were seemingly successful. He enjoyed considerable results with his Poland-China Hogs, as his boar, "Giant Buster" was the Grand Champion Boar at the Indiana State Fair of 1916.³⁹ Three years later, Mr. Wellington and two partners sold 54 hogs sired by Giant Buster and 10 sows mated to him in an auction advertised as "Giant Buster Day." The auction netted approximately \$54,000.00.⁴⁰ In addition to his hogs, Wellington also owned Jersey Cows, Norman Horses and English Deer.⁴¹

As a result of these widespread modernizations, farms of this period expanded in size and variety of operations. In Indiana, the average farm increased from 102 acres in 1910 to 106 acres in 1920. Cass County was remarkably on average for farm size across the state, with an average of 95 acres in 1910 and 104 acres by 1920.⁴² Wellington's farm was approximately 80 acres, ranked a bit below average. Nevertheless, Wellington's building campaign on the farm was reflective of the most modern agricultural practices of the period.

³⁷ *Twenty-Sixth Annual Report of the Purdue University Agricultural Experiment Station for the Year Ending June 30, 1913.* (LaFayette, Indiana: Press of Brent-Haywood Co., 1914), 23.

³⁸ *Ibid.*, 23.

³⁹ Elizabeth A. Justice. *Letter to Indiana Division, Federal Highway Administration.* October 30, 2002.

⁴⁰ *Ibid.*

⁴¹ Elizabeth A. Justice and Jonathon Justice. Personal Communication. June 26, 2008.

⁴² United States Department of Agriculture, National Agricultural Statistics Service

(http://www.nass.usda.gov/Statistics_by_State/Indiana/Historical_Data/histcensus.asp, (accessed June 16, 2008))

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Primarily, Wellington enlarged the farm's timber-frame barn with plank-frame. In fact, the original central timber-frame is evidenced in the barn's interior by hand-hewn members, wooden pegs and mortise and tenon connections. The renovation of timber barns with plank framing was one of the most common improvements on farms in the early 20th century. More specifically, by 1910 there was a dramatic shift in barn design as prototypical barn had become a two-story, plank-frame structure built on concrete with a standardized interior.⁴³ Another element which Wellington adopted in his farm building campaign was the increased focus on sanitation. Due to its durability, easy on-site production, and fireproof and sanitary qualities, concrete had become the favored building material for barn foundations and floors by the end of the nineteenth century.⁴⁴ Charles Wellington was clearly influenced by these trends, as the two barns' stalls were floored with concrete. Further, the animals were provided concrete pads outside the bay's western bay.

Despite the improvements undertaken by Wellington, his agricultural endeavors were relatively brief. By the 1930 census, Mr. Wellington is listed as "not working anymore."⁴⁵ Mr. Wellington died that next year.⁴⁶ Charles Wellington's widow, Pearl Scott continued to live in the house until 1952 when she offered the house to her sister Ethel Scott Justice's son Robert S. Justice, a frequent guest at his aunt's house.⁴⁷ Subsequently, Pearl Scott built a ranch house along SR 25 with a direct view of the Atkinson Farm. Robert Justice took great care of the house. After the 1962 tornado, he was responsible for replacing portions of the cornice brackets with similar materials and landscaping the grounds. Today, three of Robert S. Justice's children own the Atkinson Farm and continue to care for the property and advocate for its preservation.

The Josephus Atkinson farm house retains an impressive amount of integrity with its form and materials intact. The most significant alteration has been the addition of the concrete block bathroom on the east elevation. However, the bathroom addition was constructed circa 1910 by the Wellingtons and is within the period of significance. Other alterations occurred as a result of the 1962 tornado which damaged the walls at the west wing and destroyed the back porch. The porch

⁴³ Allen Noble and Hubert G.H. Wilhelm, eds. *Barns of the Midwest*. (Athens: Ohio University Press, 1995), 214.

⁴⁴ *Ibid*, 220.

⁴⁵ Department of Commerce-Bureau of the Census. *Fifteenth Census of the United States: 1930*. Cass County, Clinton Township. 1930.

⁴⁶ Elizabeth A. Justice. *Letter to U.S. Department of Transportation, Federal Highway Administration*. May 28, 2004.

⁴⁷ Elizabeth A. Justice and Jonathon Justice. Personal Communication. June 26, 2008.

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was subsequently enclosed, but it is not readily visible from the front of the property and does not detract from the house's integrity. The brackets and porch supports at the west elevation of the main block were replaced in the 1970s, but were reconstructed to replicate the historic design.

The house's interior retains its original layout and much of its materials as when built for Josephus Atkinson. Although the rooms' functions have changed with evolving living patterns, the plan of the house is virtually unaltered, with its public and private space separated. The interior spatial arrangement is essentially how both the Atkinsons and Wellingtons lived in the house. Despite the change in room function, the house retains its public and private division. With the retention of its spaces, much of the domestic living patterns of the period of significance can be imparted. The minor additions of recessed lighting in the ceiling, crown molding and updated kitchen cabinetry are common alterations that do not detract from the integrity of the interior.

One of the most significant changes to the property overall was the construction of SR 25 through the southeastern corner of the farm in the 1930s. Road construction plans dated 1931 depict the road running through Charles and Pearl Wellington's pasture south of the house. Closer to CR 400S, the road is shown impacting a peach and apple orchard on the Wellington's property.⁴⁸ Nevertheless, the farm's general setting and feeling has been remarkably retained. SR 25 is visible from the farm, but the large pasture between the road and farm provides a spatial and audible separation. Moreover, the layout and function of the farm is readily apparent with no modern or unsympathetic physical intrusions. The barns retain their integrity, most importantly, their design, workmanship and materials. Their spatial association and connection to pasture and fields has been preserved and are indicative of the early twentieth century modernization of agricultural practices.

In contrast with the other extant farm complexes anchored by Italianate dwellings in Clinton Township, the Josephus Atkinson Farm ranks favorably. The Josiah Wolf Farm, built circa 1875, located on County Road 800W, was ranked Outstanding in the *Cass County Interim Report* of the *Indiana Historic Sites and Structures Inventory* (Site #017-084-45007).⁴⁹ This property contains a brick, two-story, front-gable Italianate with rounded windows, and a full complement of agricultural outbuildings, including a Sweitzer barn. Similar to the Atkinson Farm, this property retains much of its integrity.

⁴⁸ Indiana State Highway Commission. *Plan and Profile of Proposed State Highway. F. A Project No. 186 SEC. B, Delphi-Logansport Road.* November 23, 1931.

⁴⁹ *Cass County Interim Report: Indiana Historic Sites and Structures Inventory.* (Indianapolis:Historic Landmarks Foundation of Indiana, June 1984), 69.

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Other similar examples in Clinton Township do not compare as highly. Nearest the Atkinson Farm is another farmstead with an Italianate house, ranked as Contributing (Site #017-084-45010).⁵⁰ Although the farm retains some of its outbuildings and its rural setting and feeling, the brick, two-story Italianate house built circa 1881, has experienced substantial integrity loss including the construction of large modern additions on the façade and at the rear. Another Italianate farmstead is the Hines-Reed Farm, built circa 1870 ranked as Notable (Site #017-084-45006).⁵¹ The brick, two-story, front-gabled Italianate house maintains much of its integrity, but its associated farm buildings are no longer extant and are only evidenced by stone foundations.

Ultimately, the Josephus Atkinson Farm, with its Italianate dwelling and farm buildings, is an intact collection providing a good representative example of residential and agricultural architecture from the late 19th century and early 20th century. With much of its integrity intact, the Josephus Atkinson's Italianate house and farm buildings convey their significance in architecture under Criterion C.

⁵⁰ Ibid.

⁵¹ Ibid.

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Verbal Boundary Description

Please refer to sketch map for property boundaries.

Boundary Justification

The boundary includes the Italianate farmhouse and the land immediately surrounding the farm buildings. The boundary encompasses the collection of buildings and domestic, landscaped grounds that contribute to the architectural significance of the Josephus Atkinson Farm. The wood lot north of the farm buildings and the pasture south of CR 400 S are excluded because the Josephus Atkinson Farm has not been found to be historically significant for agriculture under Criterion A and the woodlot and pasture do not contribute to the architectural significance of the Josephus Atkinson Farm.

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Photographs:

All photographs are of the Josephus Atkinson Farm in Clinton Township, Cass County, Indiana. Photographs were taken by Patrick Carpenter on June 26, 2008. A copy of the CD of photographs in original digital format is in the possession of the Indiana Department of Transportation (INDOT), Office of Environmental Services, 100 N. Senate Avenue, Room 642, Indianapolis, IN 46204. The digital file names for each photograph are included below.

- Photo 1: South elevation, façade, looking across pasture towards house. Camera facing north.
"IN_CassCounty_JosephusAtkinsonFarm1.TIF"
- Photo 2: South elevation, façade. Camera facing north.
IN_CassCounty_JosephusAtkinsonFarm2.TIF
- Photo 3: South elevation, façade-west wing recessed block. Camera facing north.
IN_CassCounty_JosephusAtkinsonFarm3.TIF
- Photo 4: Southeast elevation. Camera facing northwest.
IN_CassCounty_JosephusAtkinsonFarm4.TIF
- Photo 5: East elevation, view from across cornfield on County Road 400S. Camera facing northwest.
IN_CassCounty_JosephusAtkinsonFarm5.TIF
- Photo 6: North elevation, rear of house, gabled-ell in foreground, concrete circa 1910 addition at left. Camera facing southwest.
IN_CassCounty_JosephusAtkinsonFarm6.TIF
- Photo 7: Northwest elevation, enclosed rear porch. Camera facing southeast.
IN_CassCounty_JosephusAtkinsonFarm7.TIF
- Photo 8: West elevation, west wing block. Camera facing east.
IN_CassCounty_JosephusAtkinsonFarm8.TIF
- Photo 9: West elevation, main block. Camera facing east.
IN_CassCounty_JosephusAtkinsonFarm9.TIF

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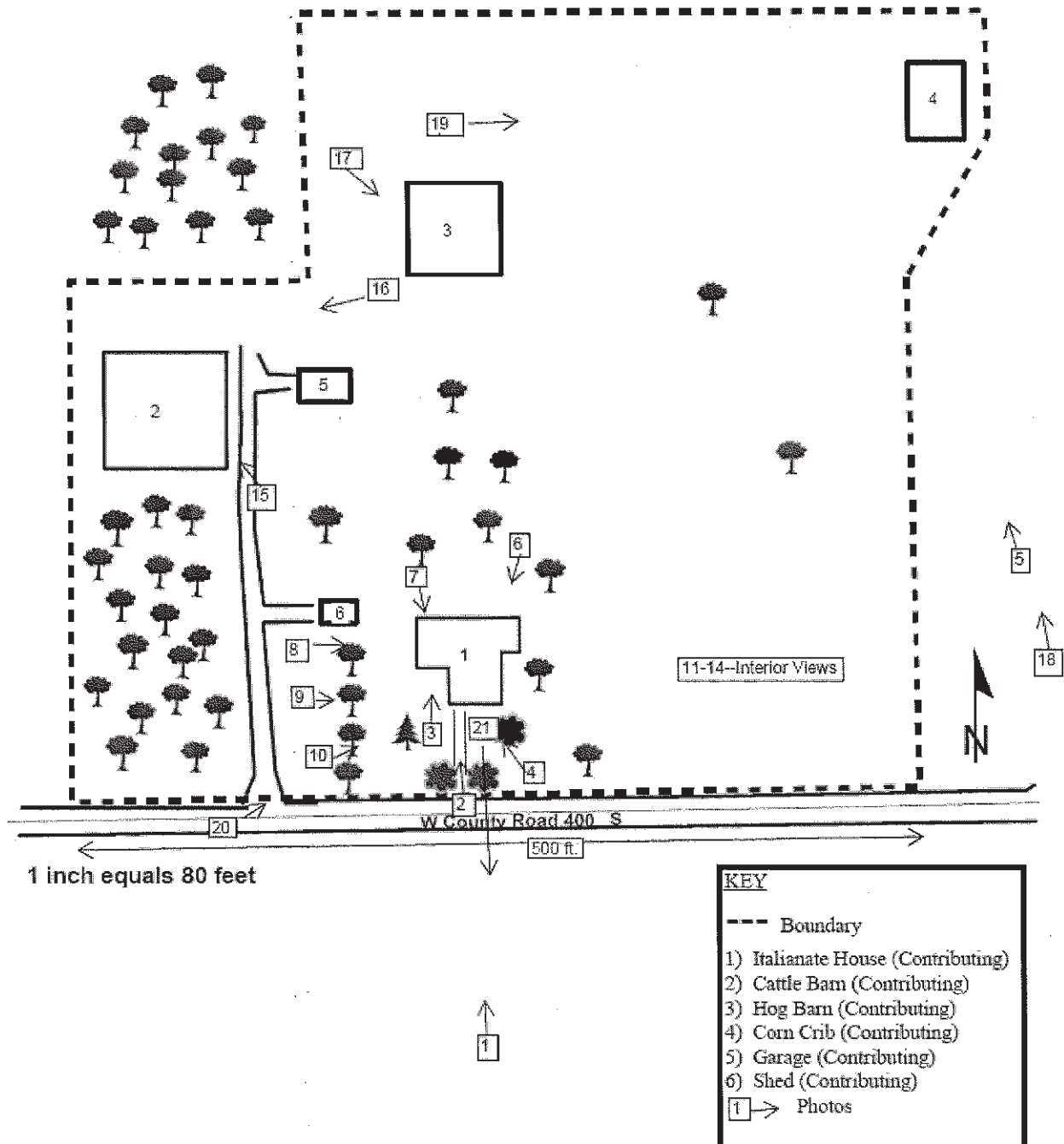
-
- Photo 10: Southwest elevation, west wing and main blocks. Camera facing northeast.
IN_CassCounty_JosephusAtkinsonFarm10.TIF
- Photo 11: Interior view, hallway from front entrance, stairway at left, door to front parlor at right. Camera facing north.
IN_CassCounty_JosephusAtkinsonFarm11.TIF
- Photo 12: Interior view, looking down stairway towards front entrance. Camera facing south.
IN_CassCounty_JosephusAtkinsonFarm12.TIF
- Photo 13: Interior view, central room (former dining room). Camera facing east.
IN_CassCounty_JosephusAtkinsonFarm13.TIF
- Photo 14: Interior view, looking down at winder stairs at northeast corner of house, rear gable ell. IN_CassCounty_JosephusAtkinsonFarm14.TIF
- Photo 15: South and east elevations, cattle barn from lane. Camera facing northwest.
IN_CassCounty_JosephusAtkinsonFarm15.TIF
- Photo 16: West elevation, cattle barn from hog barn. Camera facing southwest.
IN_CassCounty_JosephusAtkinsonFarm16.TIF
- Photo 17: North and west elevations, hog barn. Camera facing southeast.
IN_CassCounty_JosephusAtkinsonFarm17.TIF
- Photo 18: South elevation, corn crib, from County Road 400S. Camera facing northwest.
IN_CassCounty_JosephusAtkinsonFarm18.TIF
- Photo 19: West elevation, corn crib, from north side of hog barn. Camera facing east.
IN_CassCounty_JosephusAtkinsonFarm19.TIF
- Photo 20: House and grounds from County Road 400S, lane at left. Camera facing northeast.
IN_CassCounty_JosephusAtkinsonFarm20.TIF
- Photo 21: View across pasture from house. Camera facing south.
IN_CassCounty_JosephusAtkinsonFarm21.TIF

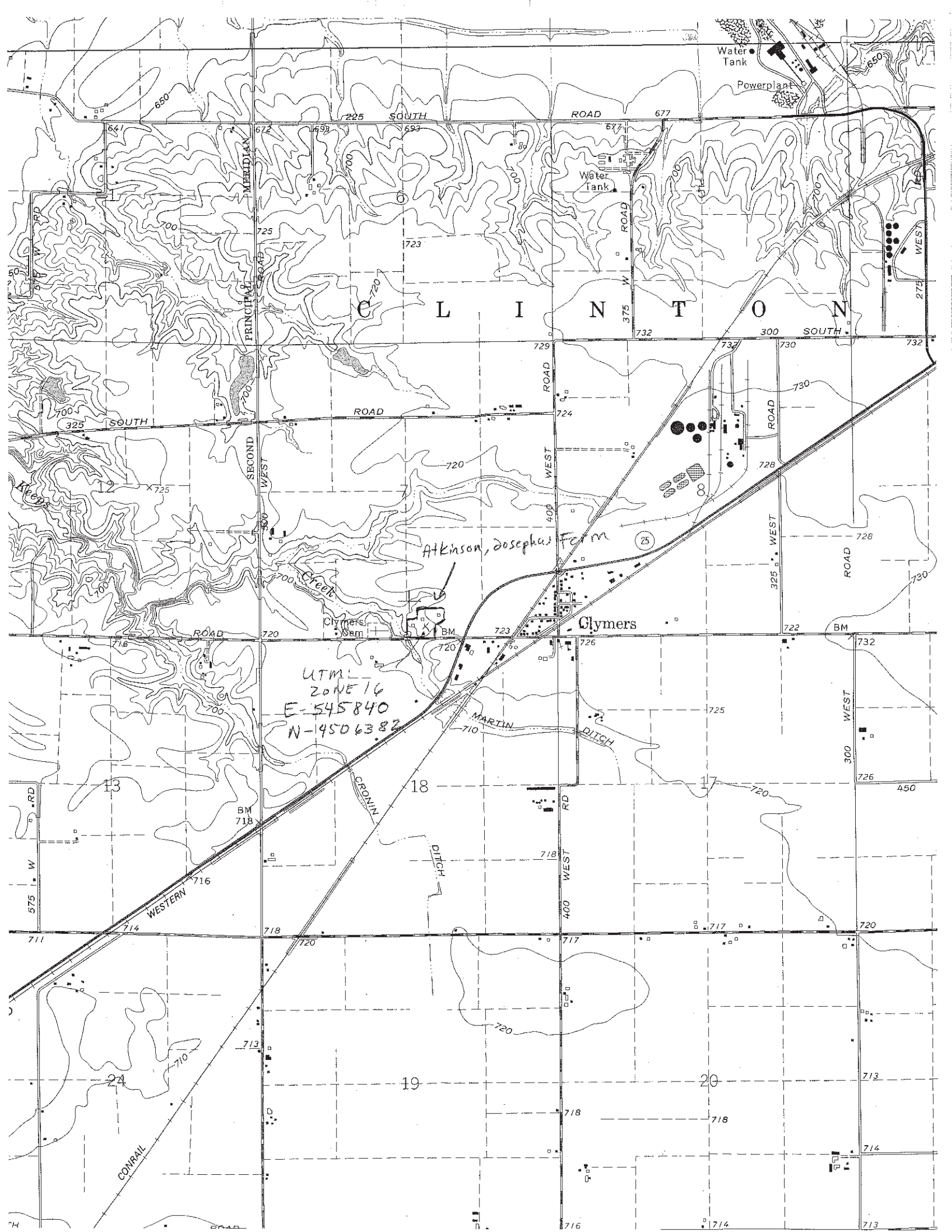
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UTM:
ZONE 16
E-545840
N-4506382

Atkinson, Josephus Farm

Glymers

WESTERN

CONRAIL