



MEMO

To: Nichole Martin, AICP
Planner II, City of Dublin

From: Christine Trebellas, AICP, Registered Architect, LEED Green Associate
Vivian C. Majtenyi, AIA, NCARB
Historic Preservation Consultants

Date: April 20, 2021

Re: 7298 Post Road / 7298 Hyland Croy Road

The approximately 44-acre property on the corner of Post and Hyland Croy roads consists of an older farm complex along Post Road as well as a ca. 1983 brick ranch house and a ca. 1977 brick and wood frame ranch house along Hyland Croy Road (Union County Auditor website). Originally located in Jerome Township of Union County, this old farmstead reflects the local agricultural history outside of historic Dublin. The City of Dublin's Historical and Cultural Assessment (HCA) lists this property as recommended individually-eligible for listing on the National Register of Historic Places (NRHP) as a distinctive local example of agriculture in the Dublin area. The farmstead property has changed little since 1859, except for a 1.76-acre piece separated from the main farm for the ca. 1977 ranch house at 7150 Hyland Croy Road and some property lost to road improvements.

The City of Dublin Planning Department contacted Preservation Designs LTD in April 2021 to conduct an independent analysis of the historic integrity of the farmstead complex to the supplement the 2016 HCA. A potential green-field development will impact the site, and the following report addresses the historic context, National-Register eligibility, and historic integrity of the farmstead site. These comments are based on the reviewers' understanding of the National Register Criteria for Evaluation as well as their professional experience and judgement regarding historic architecture and preservation projects. However, these comments do not (and cannot) identify every issue that may be of concern to the City of Dublin and the Planning Department. As always, the final determination of these issues lies with the City of Dublin.

DESCRIPTION

The oldest extant part of the farmstead complex lies off of Post Road and consists of a main house, a barn, and several agricultural outbuildings. The main house is a one-and-one-half-story wood-frame structure with a gabled-tee asphalt-shingle roof and a one-story hip-roof front porch facing the road. The center front gable of the roof contains two small windows with aluminum awnings. The front porch appears to be a later addition with its concrete slab floor. Wood posts support the porch roof while wood balusters, top, and bottom rails flush to the concrete compose the porch railing. White vinyl horizontal siding covers the exterior walls, but the original exterior horizontal wood siding can be seen in the rear wall of the enclosed rear porch. It is unclear when the fixed, four-light windows enclosed the rear porch off the kitchen. However, the other exterior windows—the one-over-one wood sash windows—may be original. The aluminum storm windows as well as the aluminum awnings are later additions. The main entry door, aligned with the left window in the dormer above, has 15 lights. The roof consists of flat, gray

asphalt shingles and horizontal vinyl siding under the eaves. The rear of the house containing a bedroom, kitchen, and back porch, was added later. The house originally lacked a basement and had a concrete foundation. According to family lore, the rear addition was later excavated with dynamite and hand tools to accommodate an oil burner; this is when the brick chimney was built.

Located directly behind the main house, the cellar is a half-submerged basement where canning and storing of goods would take place. Below grade, the walls and floor are of cast-in-place concrete with the front gable extended a couple of feet past its south wall. Above-grade, the building consists of a wood-frame rectangular structure with a front-gable asphalt shingle roof and novelty drop horizontal siding painted white. To the rear of the cellar is a wood-frame shed-roof lean-to with a vertical wood siding painted white to match the rest of the farm complex. The extension appears to be used to store tools and other equipment. There were originally a series of outbuildings to the north and west of the main house, including an outhouse, the chicken house, and another tool shed, that have since been demolished.

Extant agricultural outbuildings include a large barn, a granary, a milk parlor, a cow shed, a milk house, a steer shed, a tool shed, and a granary (see Figure 1). The largest building on the property, the three-bay barn is constructed primarily of heavy timber connected via pinned mortises and tenons. A seam-metal gambrel roof with a slight flare at the eaves covers the main portion of the barn. Vertical wood siding covers the sides of the barn and two small, rectangular gable vents provide ventilation. The walls are painted white on the exterior, but left natural in the interior. Double sliding barn doors on the north and south sides of the building provide entry to the central bay. A smaller, pedestrian Dutch door lies to the west of the north barn door, and a double door opens outward on the south side of the building by the barn door. Two small wood-frame windows provide natural light to the western portion of the building. The barn's foundation consists primarily of concrete at the exterior wall and support post locations. Constructed as a lean-to against the barn's east wall, the milking parlor consists of a wood-frame structure with vertical wood boards painted white on the outside and left exposed on the inside. The shed-roof is covered in aging asphalt shingles while the concrete foundation and floor have been damaged by groundhogs. Six-light wood frame windows provide light to the interior while the space is accessed by wood doors on the north and south sides of the building. The milking parlor was used for milking Holstein dairy cows. Although it is used for storage today, remnants of milking equipment can still be seen and the hole in the roof was probably for a ventilator. The wood-frame corrugated-metal gable-roof structure extending to the east of the milking parlor was the cow shed, which housed around 10 dairy cows during the winter months and inclement weather. While the structure appears newer than the main barn, it contains older, hand-hewn timbers as posts in some locations, probably salvaged from an earlier structure on the farm.

To the south of the barn sit several agricultural outbuildings, including the milk house. This north-facing rectangular structure has cinder block walls, a front-gable asphalt shingle roof, horizontal wood siding under the gables, a six-light wood-frame fixed window, and a wood door. The structure housed the milk until it was retrieved by either the Nestle (Marysville) or Borden (Columbus) dairies. The steer shed lies slightly south of the milk house and consists of a wood-frame rectangular structure with a concrete slab foundation, a seam-metal gable roof with exhaust hood, and vertical board wood siding painted white to match the other outbuildings. A double barn sliding door provides entry on the south side while a storage tank to the north of the building provided gasoline to the farm equipment and a modern tool shed lies to the east of the steer shed. This building sheltered the steers (either Hereford or Charolais) during inclement weather. And further to the south lies the granary, where oats, wheat, soybeans, and corn

were stored. This rectangular wood-frame structure has a concrete foundation, horizontal and vertical wood siding painted white to match the other outbuildings, and a seam-metal gable roof. Fixed four-light wood-frame windows lie under the gables and provide light to the interior while barn doors provide entry to the interior. Located along the north-south axis, the barn doors allowed farm equipment to enter the building from the fields to the north, and the farmer would scoop out the grains to containers on either the east (oats, wheat and soybeans) or west (corn) sides.

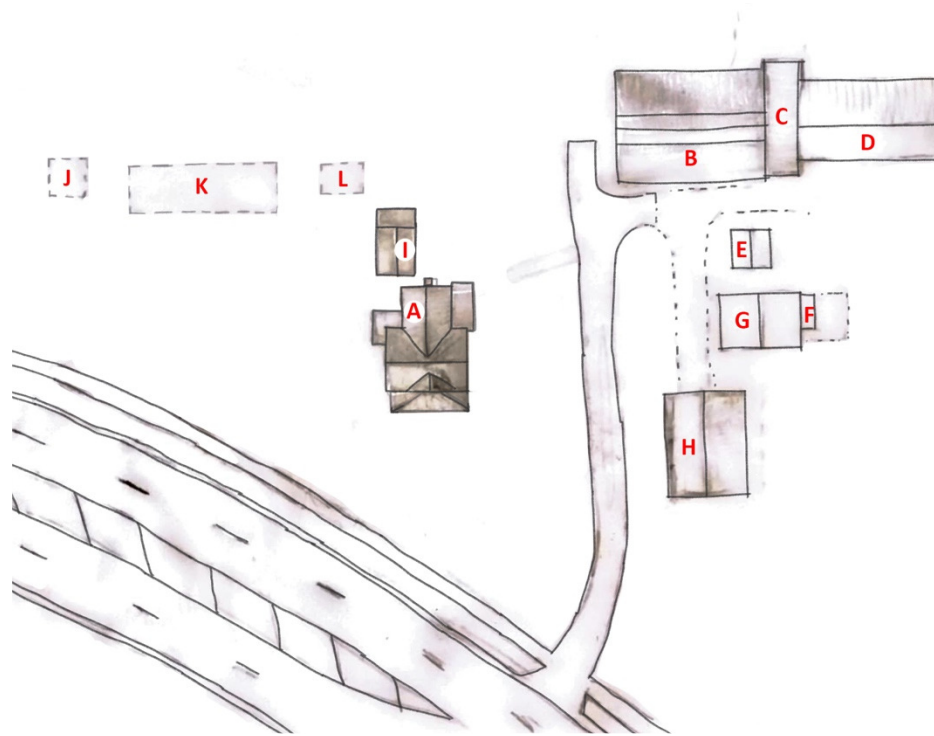


Figure 1. Layout of the farmstead. A. Farmhouse B. Barn C. Milking Parlor D. Cow Shed E. Milk House F. Tool Shed G. Steer Shed H. Granary I. Cellar. J. Outhouse, demolished ~1962 K. Chicken House, demolished ~2010. L. Tool Shed, demolished ~2010

HISTORIC CONTEXT

Originally located in Jerome Township of Union County, this farmstead reflects the agricultural and rural architectural history of the area. At just over 48 acres, this property was first surveyed as part of the Virginia Military Survey (VMS) Maps in 1810 for Mr. William Barksdale. The VMS map surveys, while referencing temporary markers such as trees, are important as they are the basis of all later surveys; the farmstead's plat serves as a small portion of the 650 acres surveyed as part of Section 3452.

According to historic maps and research, this property was under the control of Charles H. Gorden by at least 1859. He may have owned it earlier, as it is remarked that Charles H. Gorden purchased a small farm in Jerome Township ca. 1850, and as of 1877 owned, "a well-improved farm of 186 acres, and is engaged in farming and stock-raising" (History of Union County, Volume 2., p. 311-312). It appears the first farm and its outbuildings resided on another plat just across Hyland Croy Road (see Historic Maps & Images, Figure 4); however, the first residence on this plat was erected on the parcel's southeast corner according to an 1877 Atlas (Figure 5). By 1901, the existing house appears on a USGS map, just one year after Charles H. Gorden's death. The site remains listed under Charles H. Gordon in 1907, but by 1938, the property is listed under Charles W. Gorden, the previous Gorden's grandson. (It is interesting to note

that some plats and maps misspell the family name as Gordon as opposed to the correct Gorden). The house had a rear addition put on in the 1930s; this provided a kitchen, a bedroom and the back porch. A bathroom was added to the northwest corner in 1955. The first evidence of the barn is on the 1954 USGS map, but its structure dates to the first decade of the twentieth century, as per the machine saw cut patterns on the heavy timber and the pinned mortises and tenons joinery. The milking parlor and the cow shed appear to contain some structural elements salvaged from earlier structures, but both postdate the barn's construction. The milk house contains older, cinder block, and appears to date from the 1920s. The steer shed and the granary are also early twentieth-century construction, but the tool shed east of the steer shed is of 1970s/80s construction. The cellar to the rear of the main house probably dates to the 1930s when the rear addition with the kitchen and back porch were built, providing easy access from the kitchen to the food items stored in the cellar.

HISTORIC ASSESSMENT

The National Register of Historic Places (NRHP) documents the appearance and importance of historic districts, sites, buildings, and structures significant to our history. Properties on the National Register represent major patterns of our shared local, state, and national experience. To guide the selection of properties to be listed on the National Register (NR), the National Park Service developed criteria for evaluation, and these criteria are generally used by architectural historians and historic preservationists to determine whether a property is considered historic (National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation). Generally, properties fall into four categories of significance:

- A. associated with important events in history (Events)
- B. associated with important people in history (Person)
- C. embody the distinctive characteristics of a type, period, or method of construction (Design/Construction)
- D. have yielded, or are likely to yield, information important to history (Information Potential)

For a property to be considered historic, it must not only be associated with an important historic context, but it must also retain historic integrity, or the ability of a property to convey its significance.

According to the National Register, there are seven aspects of integrity:

1. Location: the place where the historic property was constructed or where the historic event occurred
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property
3. Setting: the physical environment of a historic property
4. Materials: the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history
6. Feeling: a property's expression of the aesthetic or historic sense of a particular period of time
7. Association: the direct link between an important historic event or person or period and a historic property

The Gorden farmstead qualifies for the National Register (NR) as an excellent example of a farmstead from the early twentieth century. The property has been owned by the Gorden family since ca. 1850 and has a collection of outbuildings which contribute to the history, architecture, and agriculture of the area. The **farmhouse, barn, milking parlor, cow shed, milk house, steer shed, granary, and cellar** all date to

the early twentieth century and provide a rich context that portray a working family farm of this era. As such, we consider these structures **contributing to the Gorden farmstead and eligible for the National Register under Criterion A: Event, for their contributions to the rural agricultural history of the area.**

In addition, these structures, especially the large barn, embody distinctive characteristics of a type, period, or method of construction (Criterion C). The main farmhouse and its outbuildings are typical farm structures that would appear on farmsteads of this period. As the HCA notes, the area surrounding Dublin was comprised of a number of small farms ranging from 20 to 120 acres. These farmsteads typically consisted of a farmhouse and agricultural outbuildings such as a barn, granary, machine or tool shed, corn cribs, hog houses, chicken coops, and small barns where cattle may have been housed. Other popular building forms included large barns with gambrel roofs for storage and milk houses separate from the barn with cooling features, equipment, and a concrete floor (HCA, 25-30). As such, **these structures (the farmhouse, barn, milking parlor, cow shed, milk house, steer shed, granary, and cellar) are all considering contributing elements to the Gorden farmstead and eligible for the National Register under Criterion C: Design/Construction** since they are typical for a farmstead of this period. In addition, due to its visible construction techniques (the saw marks in the heavy timber and the mortise-and-tenon construction) we would **consider the barn individually eligible for the National Register under Criterion C** as an excellent example of a barn of this period with the potential for scholars to learn more about this construction technique.

As far as integrity is concerned, the farmstead has been in the same family for over a hundred years with few fundamental changes. While some alterations have been made to the buildings over the years (the front porch of the main house), many of these changes are reversible (aluminum storm windows and awnings). Or, they are part of the life of a building (enclosed rear porch) and typical of a working farm (additions to agricultural buildings). As such, **the structures maintain excellent integrity of location, design, setting, materials, workmanship, feeling, and association.** Simply put, we believe that a member of the Gorden family from the past would be able to recognize and identify key features of the farmstead after all these years.

RECOMMENDATIONS

Since we consider the Gorden farmstead and its contributing structures (farmhouse, barn, milking parlor, cow shed, milk house, steer shed, granary, and cellar) eligible for the National Register, it is desirable to preserve the whole farmstead since removing some of the structures will impact the integrity of the whole site. By removing some of the structures, you are diminishing the value of the remaining structures and the farmstead will lose integrity, or its ability to display its significance to the history of the area. However, we realize that preservation is not always a viable option. Nonetheless, we have determined that the barn is eligible for the National Register on its own as an excellent example of craftsmanship for this type of structure for its era, and recommend that it be preserved at a minimum.

And within any historic property, there are also potential archeological sites. Outbuildings such as outhouses, cellars, etc., usually have archeological finds associated with them that can provide clues to the way people lived in the past. Foundations of former buildings (both known and unknown) as well as family burials may be located on the property. Every reasonable effort should be made to record, protect, and preserve archeological resources. If, in the course of demolition or new construction, a potential archeological find is uncovered, the City of Dublin and the proper authorities must be informed of the potential find immediately and the appropriate steps taken.

PHOTOGRAPHS



1. Farmhouse at 7298 Post Road, looking northeast.



2. Farmhouse at 7298 Post Road, looking northwest.



3. Farmhouse and cellar with a lean-to at the rear, looking west by southwest. Note the enclosed rear porch.



4. Similar to the above, looking south by southwest.



5. From left to right, the milk house, barn, milking parlor, and cow shed. Note the hand pump in front of the milk house.



6. View of barn, looking north by northeast.



7. View of barn's north elevation.



8. Interior view of barn, looking up into the loft. Note the circular marks on the heavy timbers from the saw mill as well as the mortise-and-tenon joints.



9. Interior view of barn, showing traditional wood joinery of mortise and tenon secured with wooden pegs. Note the circular marks on the heavy timbers from the saw mill.



10. Looking southeast at the steer shed. Note the gasoline storage tank for farm equipment.

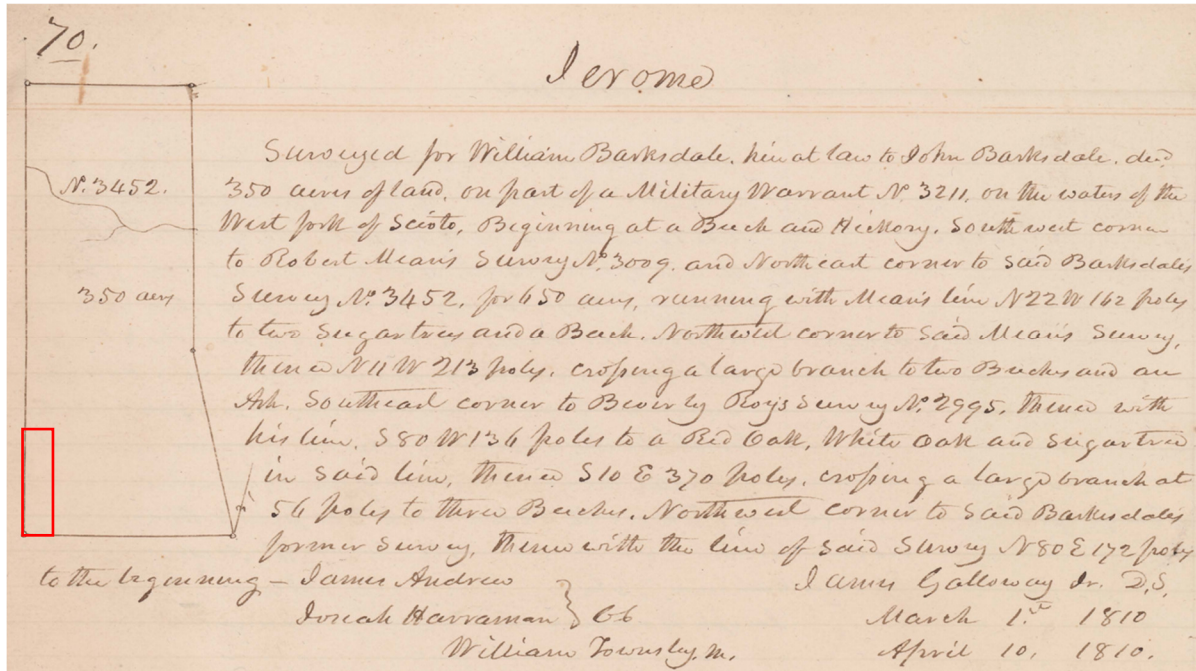


11. Looking northeast at the steer shed with the barn and milk house behind.

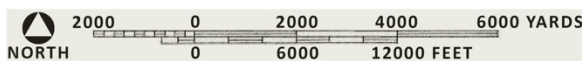
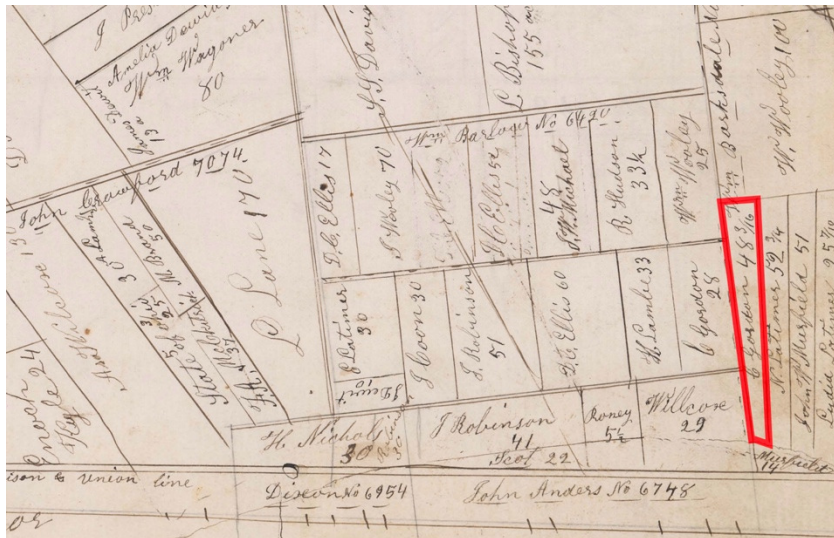


12. Looking north by northeast at the granary.

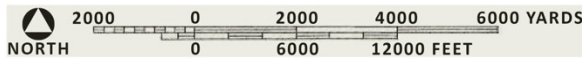
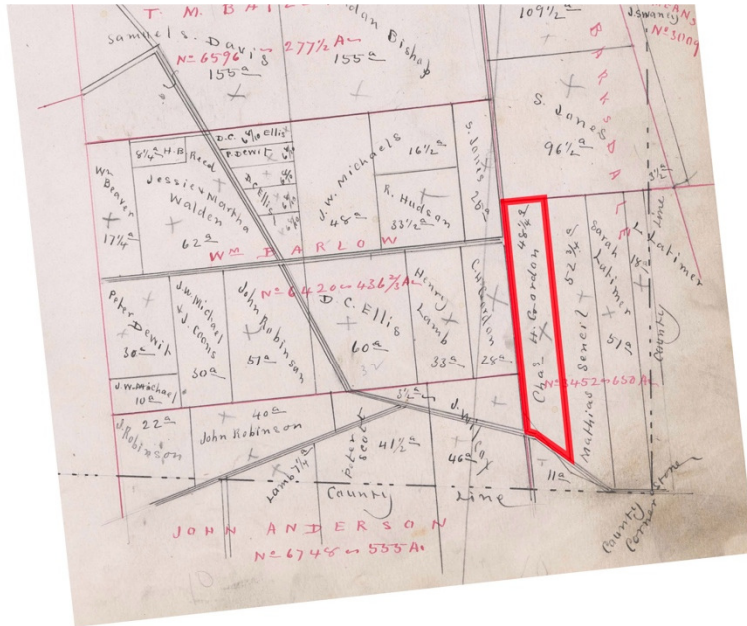
HISTORIC MAPS & IMAGES



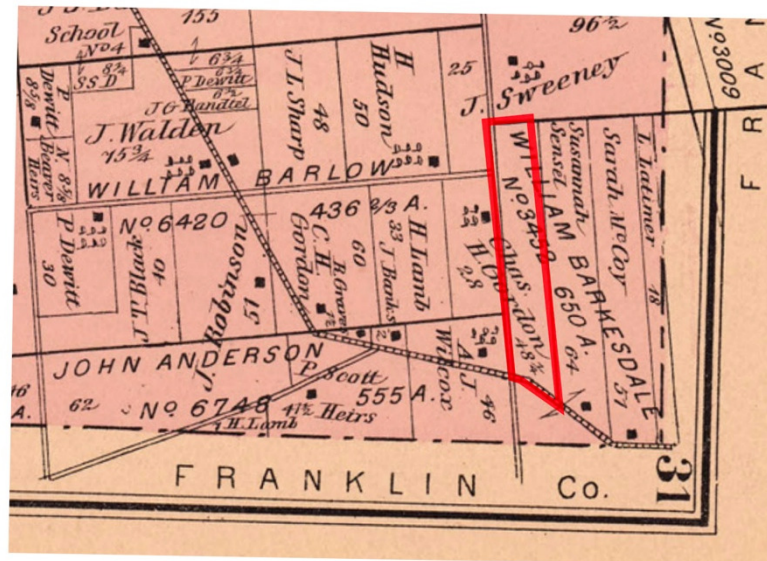
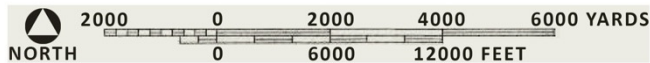
1. Above is the original survey completed as part of the Virginia Military Survey. This particular survey is referenced in later surveys as Number 3452, of which a southwestern sliver was purchased c. 1850 by Charles H. Gordon. (unioncountyohio.gov website: Map Collection, Virginia Military Survey (VMS) Maps (1797-1848), Jerome Township, p. 4)



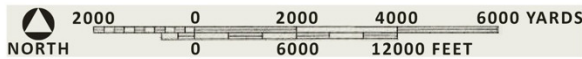
2. In 1859, approximately nine years after starting his farming career, Charles H. Gordon (sic) has two plats of land in Jerome Township, of which the site is the easternmost one. (unioncountyohio.gov website: Map Collection, Plat (Tax) Maps (1846-1994), Jerome Township, 1859)



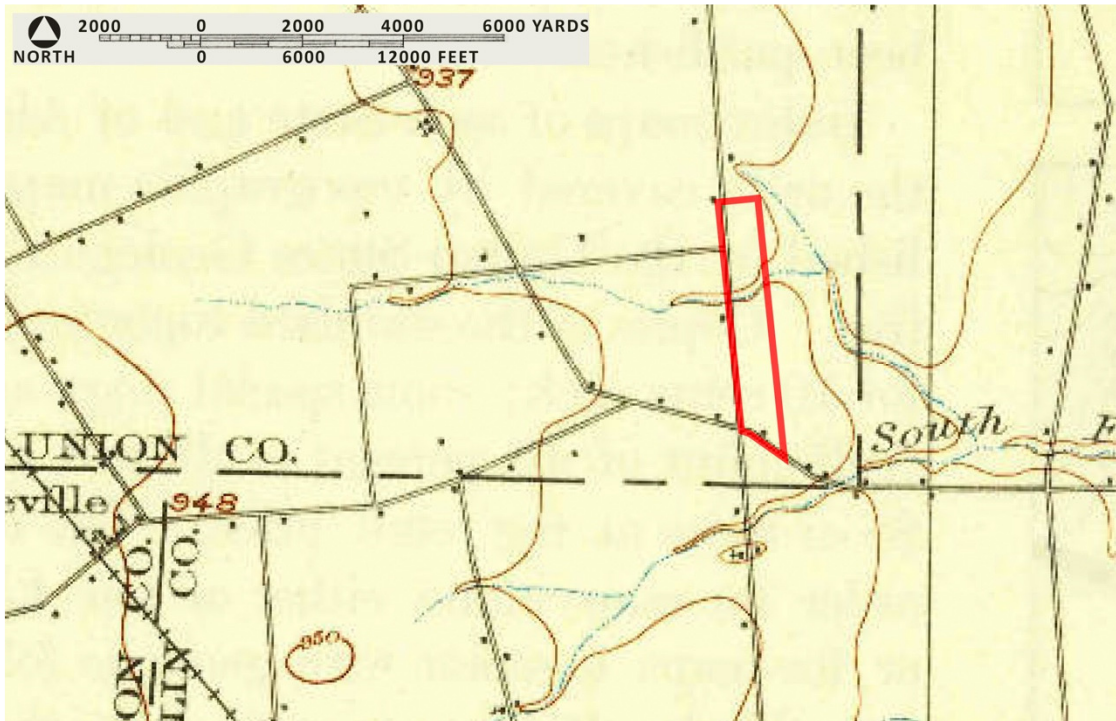
3. In 1870, the property owned by Charles H. Gordon (sic) remains the same. (unioncountyohio.gov website: Map Collection, Plat (Tax) Maps (1846-1994), Jerome Township, 1870)



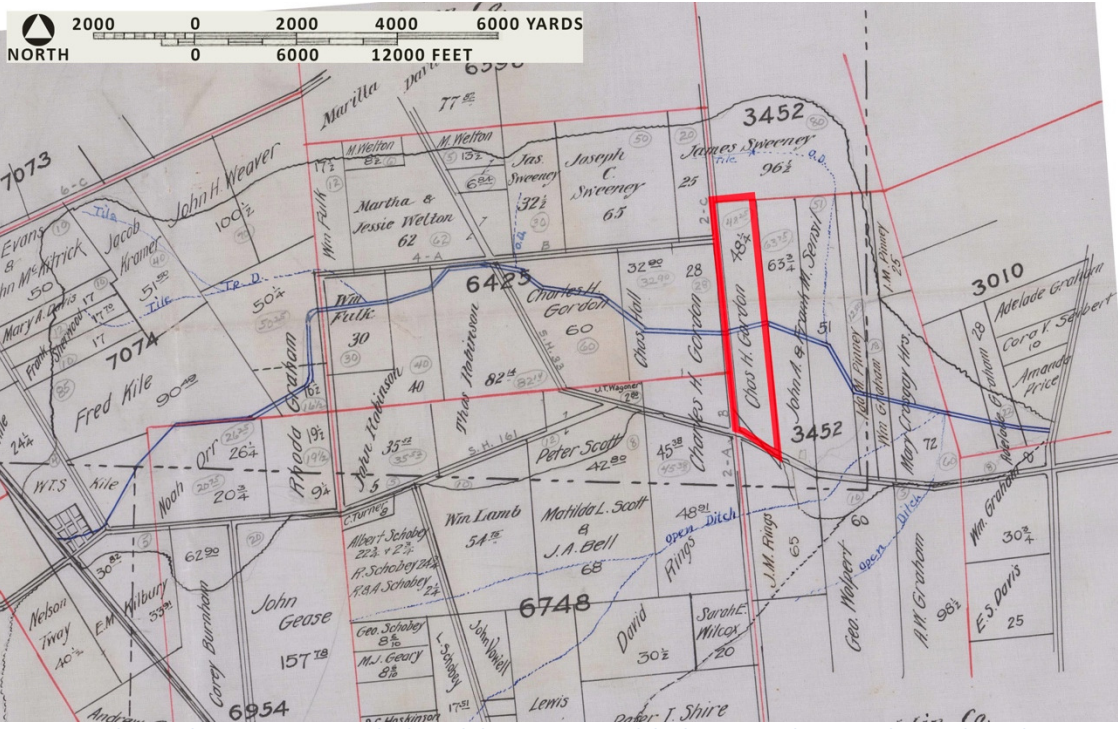
4. In 1877, Charles H. Gordon (sic) has his residence and outbuilding on the plat west of the property. (unioncountyohio.gov website: Map Collection, Atlases & County Plat Maps (1870-1928), Atlas of Union County, Ohio, Jerome Township, p31)



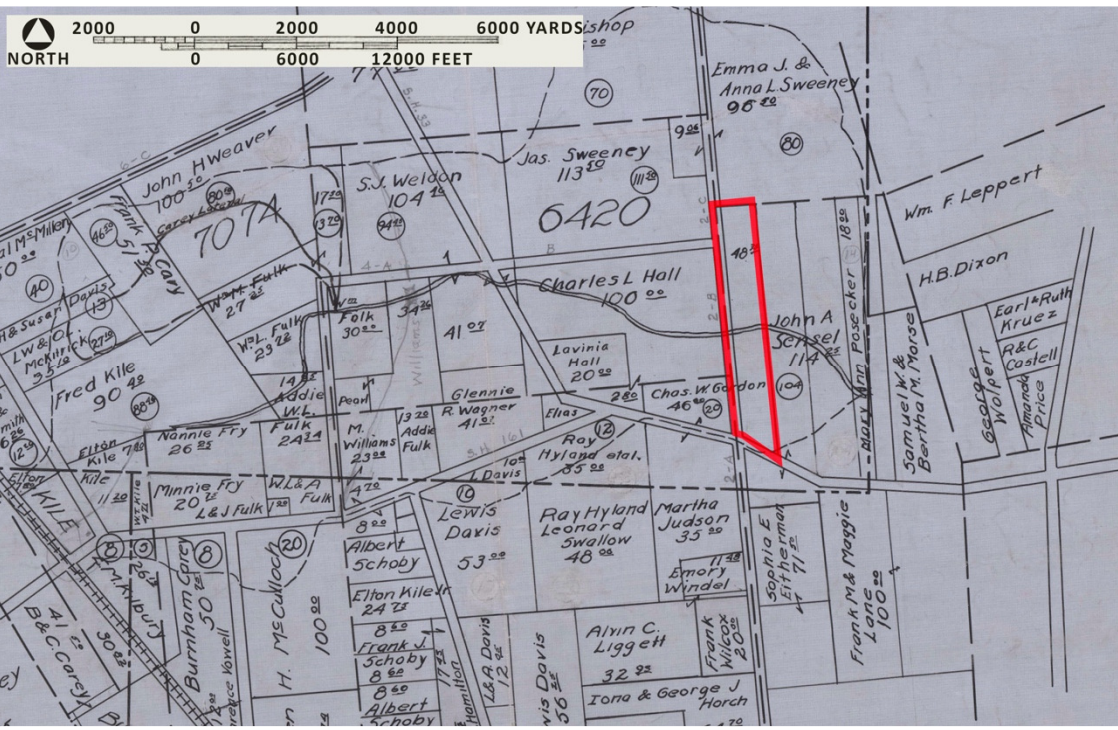
5. In 1877, Charles H. Gordon (sic) still owns the two properties, with a homestead and farm buildings on the western lot, and one building near Post Road at the southwestern portion of the plat outlined in red. (Atlas of Union County Ohio, 1877, Columbus Metropolitan Library)



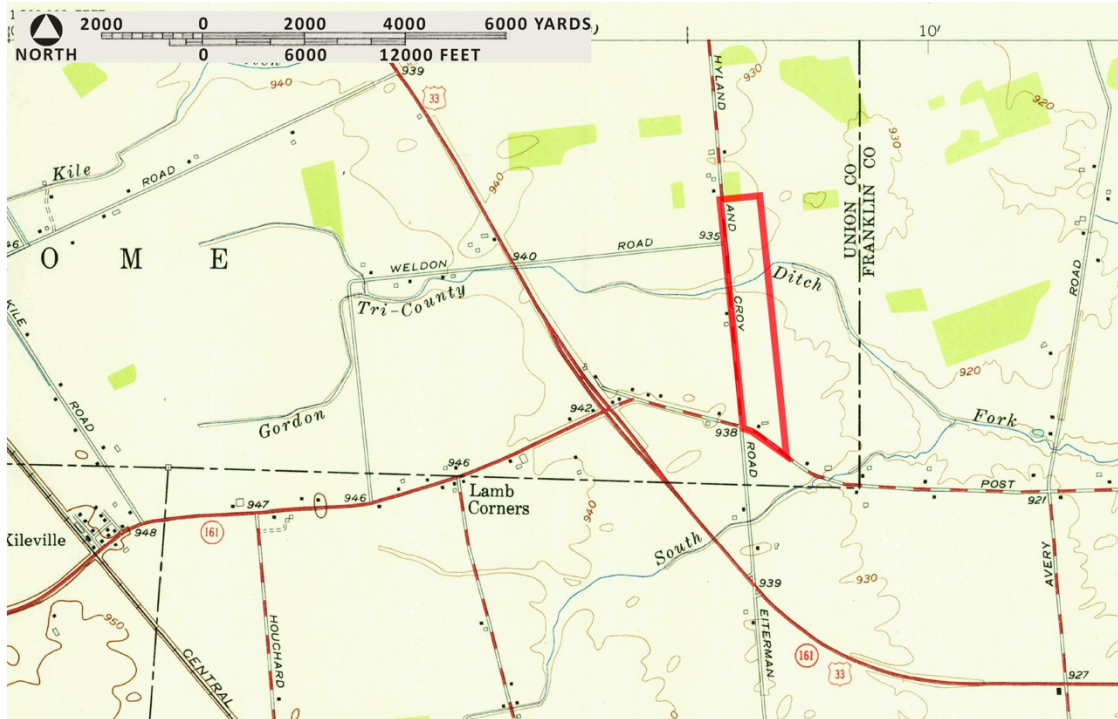
6. The area appears unchanged from 1901 to 1903; both maps show a residence at the southern-most portion, most likely the existing farmhouse. (USGS Ohio Map, Dublin Quadrangle, N4000-W8300/15, 1903)



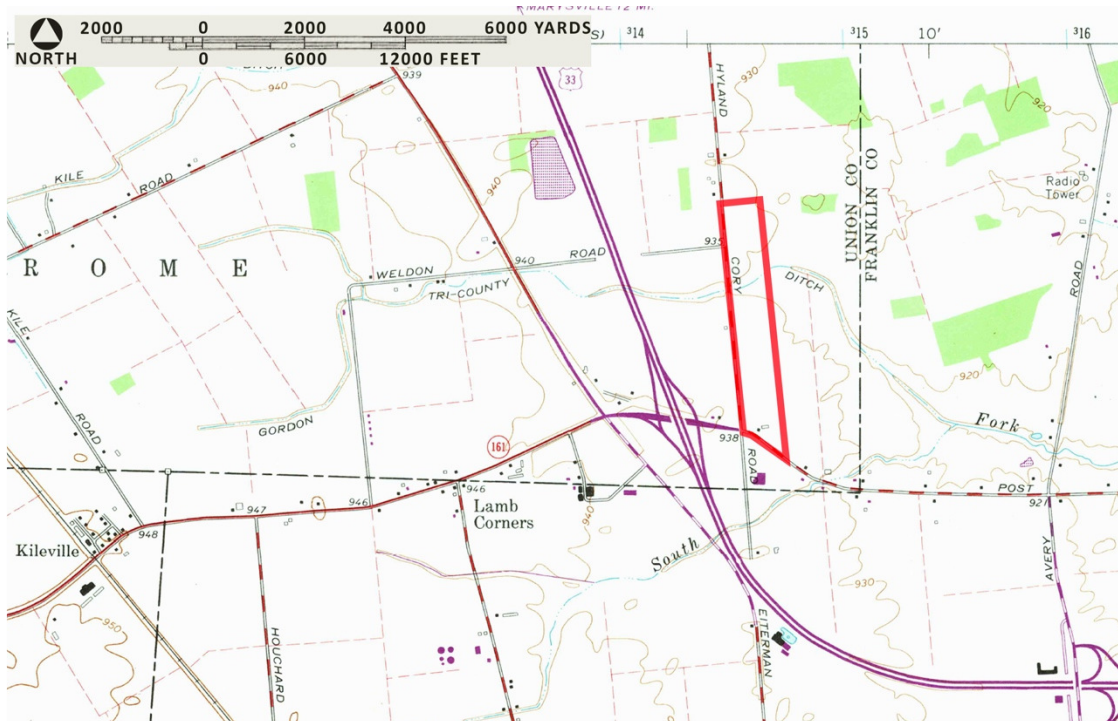
7. In 1907, the Gordon Tri-County Ditch altered the existing creek by becoming deeper to better drain the agricultural land. Note that Charles H. Gordon had died seven years previously. (unioncountyohio.gov website: Map Collection, Ditch Maps (1870-1993), Jerome Township, Gordon Tri-County Ditch, 1907)



8. In 1938, the property is now under the ownership of Charles W. Gordon (sic). (unioncountyohio.gov website: Map Collection, Ditch Maps (1870-1993), Jerome Township, Gordon Tri-County Ditch Repair, 1938)



9. By 1954, this map shows both the farmhouse and the main barn. (USGS Ohio Map, Hilliard Quadrangle, 7.5 Minute Series, N4000-W8307.5/7.5, 1954)



10. This map shows the site in relation to the freeway improvements completed by 1973. (USGS Ohio Map, Hilliard Quadrangle, 7.5 Minute Series, N4000-W8307.5/7.5, 1966 and 1973 photo-revised).



11. Aerial photo of farmstead, circa 1960, looking north with Post Road in the foreground, and pasture behind the barn. (Courtesy of Roger Gorden)



12. Charles H. Gorden and his wife, Matilda. (Courtesy of Roger Gorden)

MEMORANDUM

To: Vivian Majtenyi, Preservation Designs

April 13, 2021

From: Roger Gorden

Subject: Information requested pertaining to the farm located at 7298 Post Rd., Dublin, OH.

The house and the barn were built in the early 1900s. The north wing of the house was built in the 1930s which included a kitchen, bedroom, and a back porch. In the 1940s Warren Gorden and a neighbor built a basement using dynamite and shoveling by hand. The bathroom was added in 1955.

In the 1950s the Gordens were one of the first families to apply fertilizer to corn via airplane. The airplane swooping up and down over and over again drew attention and controversy among passer-byes and neighbors.

During the middle of the 20th century door-to-door salesmen were common. If there was a revolutionary new product being presented by these salesmen, often the people in the community would go to Grandfather Charles Gorden on the farm to ask what he thought. His wisdom and integrity were well respected.

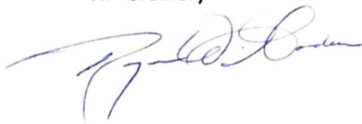
The following are common crops grown on the farm: corn, soybeans, wheat, hay, and oats.

Long ago the corn was picked by hand with the help of migrant workers. The wheat was harvested using steam powered threshing machines before gasoline and later diesel powered combines were invented.

These were the primary animals on the farm: chickens and Holstein, Hereford, and Charolais cattle.

Listed below are the names of the buildings as you have identified with letters:

- A. Farmhouse
- B. Barn
- C. Milking Parlor
- D. Cow Shed
- E. Milkhouse
- F. Steer Shed
- G. Tool Shed
- H. Grainery



13. Letter of Memorandum from Roger W. Gorden, the great, great grandson of the farm's founder, Charles H. Gorden.