

United States Department of the Interior
National Park Service



212

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Ashbourne Farms

other names/site number OL-110, OL-145, OL-148

2. Location

street & number 3800 Old Westport Rd. not for publication N/A
city or town LaGrange vicinity X state Kentucky code KY
county Oldham code 185 zip code 40031

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.

Donna M. Neary Signature of certifying official Donna M. Neary, SHPO Date 02/08/08

Kentucky Heritage Council/State Historic Preservation Office
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification
I, hereby certify that this 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

Edson H. Beall 3-25-08

 other (explain):
for Signature of Keeper Date
of Action

5. Classification

Ownership of Property
Property

(check as many boxes as apply)

Category of Property

(check only one box)

Number of Resources within

(Do not include previously listed resources in the count.)

		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	19	4	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	21	4	Total

Name of related multiple property listing

___NA___

Number of contributing resources previously listed
in the National Register 0

6. Function or Use

Historic Functions

Cat: Agricultural/Subsistence

Sub: agricultural fields, pasture, agricultural outbuildings

Cat: Domestic

Sub: single dwelling

Current Functions

Cat: Agricultural/Subsistence

Sub: agricultural fields, pasture, agricultural outbuildings

Cat: Domestic

Sub: single dwelling

7. Description

Architectural Classification: Late Victorian: Gothic Revival

Materials foundation STONE
 roof ASPHALT SHINGLE
 walls CLAPBOARD
 other _____

Narrative Description (See continuation sheets.)

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Ashbourne Farms
Oldham County, KY

DESCRIPTION

General Description

Ashbourne Farms (OL-110, OL-145, OL-148) is located in northwestern Oldham County Kentucky. The farm is located at 3800 Old Westport Road and connects to U.S. Highway 42. Nearby communities along U.S. Highway 42 include Westport, Skylight and Goshen. The farm is located 1-1/2 miles north of LaGrange. The current property contains twenty-three resources, twenty of which are considered contributing resources. These historic buildings, structures, and sites are divided into three tracts: Main Division, Wilborn Farm, Bennett Lane. The nominated-property encompasses 836 acres and contains the properties assembled by W.L. Lyons and Sally Brown.

The farm is situated on rolling hills that slope down to Harrods Creek at its southern boundary. Approximately eighty-five percent of the nominated property's acreage is devoted to crop and pasture land, which is located throughout the site. The remaining acreage is an open hardwood woodland. This part of the property remains in a natural state, serving primarily as a wildlife habitat. The northern edge of the property is bounded by U.S. 42. The eastern and western boundaries are defined by adjacent property lines.

The Main Division entrance is accessed from Old Westport Road. The entrance is on axis with the circa 1860s Gothic Revival Kirkpatrick (Ashbourne Farms) house. From this house the road curves to the farm complex. The farm road leads to the pasture, paddock, big show barn, horse barn, bull barn. The farm office is located along the northwest portion of the farm road entrance. A pond is located behind the house and farm complex. The site takes advantage of the open vistas of this portion of the farm.

Also located on the Main Division section is another dwelling called the Crossroads House. It is located directly across the farm entrance road along Old Westport Road. There are also agricultural buildings including the Sale Barn and the Pole Barn. The historically associated McFadden property is also located on the Main Division section of Ashbourne Farms. The original McFadden House is no longer extant. A contemporary Lodge House was built on the site of the demolished McFadden House. A stone smokehouse dating from the McFadden occupancy remains as well as the McFadden Family Cemetery. A twentieth-century tobacco barn is also located near the Lodge House.

The Wilborn Farm tract of Ashbourne Farms has an access road from U.S. 42, as well as the interior farm roads. The property was originally associated with the Bennett family and contains the H. Bennett log house, which was later owned by W.T. Wilborn. A tenant dwelling is also located near the H. Bennett-Wilborn house called the Hidden Valley House. A chicken coop and shed associated with the H. Bennett-Wilborn house are also located on the site. Foundations for a dairy barn and an 8-bent tobacco barn are found on this portion of the farm.

The Bennett Lane section of Ashbourne Farms contains the Greenhaven (R. Bennett) log house, which is one of the earliest buildings on the farm. This house has access from U.S. 42 and is located at the northeastern most portion of Ashbourne Farms. The site of a collapsed barn is also located on the property.

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The J. Bennett log house was also located on the Bennett Lane section of the farm. The house was dismantled, though the foundation remains. The Bennett Lane cottage is a shotgun house that served as tenant house located along the former Old Dawkins School Road. Agricultural buildings located on the Bennett Lane section include a Tobacco Barn with a stripping shed also located along Old Dawkins School Road. A former dairy farm operation contains two livestock loafing barns, a silo, and a spring house.

History of the use of Ashbourne Farms' acreage prior to 1942

W. L. Lyons and Sally Brown assembled land holdings of approximately 1200 acres in Oldham County during the mid- and late-1940s. These land holdings were not all contiguous. The principal property for Ashbourne Farms consists of three tracts encompassing the 836 acres. Originally, there was acreage across Highway 42 that was a part of Ashbourne Farms. That property is no longer associate with Ashbourne Farms and did not serve as a central focus of operations. Brown purchased the parcels from Lee Kirkpatrick, W.T. Wilborn, R.D. Wilborn, A.D. Hampton, John T. Bate, and W.E. McGregor. The Main Division tract was assembled by W.L. Lyons Brown in 1942. The land had been farmed for orchard-grass seed, general crops and livestock including a dairy.

Historic ownership of the Ashbourne Farms tracts is associated with three principal family names. The Bennett family is linked to the earliest dwellings on the property. The Greenhaven loghouse and the H. Bennett are located on the Ashbourne Farms property. The McFadden family house is no longer extant, but the cemetery and smokehouse from the McFadden period of ownership remain on the site. The Moses Kirkpatrick house serves as the principal dwelling on the Ashbourne Farms property. Moses Kirkpatrick was a Riverboat Pilot based out of Westport. His dwelling house was located along Old Westport Road and served as his farm property residence. According to the 1879 Atlas, Kirkpatrick also maintained a house in Westport.

History of the development of Ashbourne Farms acreage

Ashbourne Farms is located near the county seat of LaGrange, situated along the rolling hills of the central portion of Oldham County. Harrods Creek runs along the southern boundary of the property. Located roughly twenty –five miles from Louisville, Ashbourne Farms is accessed by U.S. Highway 42 and Old Westport Road. The farm produced three types of products that are characteristic of Oldham County's twentieth-century agriculture: tobacco products, orchard fruit, and Shorthorn cattle, as well as crops like corn and soybeans.

The bulk of the Shorthorn cattle operations were located on 466 acres of the Main Division portion of the farm. The Main Division tract was assembled and purchased by W.L. Lyons Brown in October 1942. Five barns were originally associated with the property, each having a specialized function. One horse barn is also on this portion of the farm. The Big Show Barn, Bull Barn, Livestock Barn, Horse Barn and Metal Loafing Shed are in the vicinity of the Ashbourne Farms (Kirkpatrick) house. The Sale Barn is located across Old Westport Road southeast of the Crossroads House. The surrounding paddocks and pastures were fenced with three-board panel fencing. According to historic aerial images, a small orchard was formerly located along the farm road entrance just to the northwest of the Kirkpatrick house.¹

¹ Oldham County Deed Book 64, Page 438. Aerial image archived at the Oldham County History Center showing land ownership in Oldham County in 1947.

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The Wilborn tract is 166 acres and was purchased from W.T. Wilborn on January 4, 1945.² The dwellings located in this section served as housing for farm workers with the rest of the land utilized for crops and pasture land. The Bennett Lane portion of the farm was acquired on March 23, 1946 and contains 204 acres.³ Along with the Greenhaven log house and the Bennett Lane Cottage serving as farm housing, a dairy operation associated with R.D. Wilborn is located on this tract. W.L. Lyons and Sally Brown did not continue the dairy operations when the property became associated with Ashbourne Farms. The land was utilized for agricultural purposes.

Ashbourne Farms Today in Oldham County

Ashbourne Farms has continued to remain in Brown Family ownership since 1942. After W.L. Lyons Brown passed away, his wife Sally Brown retained ownership of the property. The property was then transferred to Ina Brown Bond, who is the daughter of Sally and W.L. Lyons Brown. Ina Brown Bond has continued to retain a majority ownership in the property originally associated with Ashbourne Farms. Most recently, the son of Ina Brown Bond, Austin Musselman and his wife Layla currently own a share of the property and maintain farm operations on the 836 acres. The property was put into an American Farmland Trust conservation easement in October 1999.

Ashbourne Farms is located in agriculturally-rich portion of Oldham County with the highest concentration of horse farms and stock farms. U.S. Highway 42 was designated a Kentucky "Scenic Highway" in part because of these cultural resources and the proximity of the Ohio River. Ashbourne Farms is being interpreted within the Gentleman Farm property type found in Oldham County during the twentieth century.

The entire Ashbourne Farms site proposed for listing exhibits a high level of integrity. Historic features—the main dwelling, support buildings, roadways, crop fields, and pastures—are evident on the nominated property.

Property Inventory

Main Division:

1. Kirkpatrick (Ashbourne Farms) House-contributing
2. Crossroads House-contributing
3. Sale Barn- contributing
4. Pole Barn non-contributing
5. Office non-contributing
6. Big Show Barn-contributing
7. Horse Barn-contributing
8. Livestock Barn-contributing
9. Metal Loafing Shed-non-contributing
10. Bull Barn-contributing
11. Lodge House (site of demolished McFadden house)non-contributing
12. McFadden Cemetery-contributing
13. McFadden Smokehouse-contributing
14. Tobacco Barn-contributing

² Oldham County Deed Book 64, Page 632.

³ Oldham County Deed Book 66, Page 227.

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Ashbourne Farms
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Wilborn Farm:

15. H. Bennett (Wilborn) House-contributing
16. Hidden Valley House-contributing
17. Chicken Coop-contributing
18. Shed-contributing

Bennett Lane:

19. Bennett Lane Cottage-contributing
20. Greenhaven Loghouse-contributing
21. Livestock Loafing Barn 1-contributing
22. Livestock Loafing Barn 2-contributing
23. Silos-contributing
24. Springhouse-contributing
25. Tobacco Barn with stripping shed-contributing

MAIN DIVISION- 466 acres

1. Kirkpatrick (Ashbourne Farms) House, circa 1860 – Contributing Building

This dwelling was originally constructed by Moses Kirkpatrick who was steamboat captain based in Westport. It is one of the few Gothic Revival farm houses found in Oldham County. The house serves as the main residence for Ashbourne Farms. Designed in the Gothic Revival style, the frame house is a one-and-a-half story building clad in weatherboard and rests on a rough-cut limestone foundation. The five-bay, single-pile dwelling has a central passage plan. The dwelling has a steep pitched side-gable roof clad with a standing seam metal roof and is pierced by interior end chimneys. Decorative bargeboard lines the eaves on each of the gable ends. A central projecting cross-gable porch on the façade marks the principal entrance. The porch features square columns grouped in threes and sawn trim. The doorway is flanked by sidelight windows. The remainder of the façade is characterized by six-over-six, double-hung sash wood windows with louvered shutters. The interior features wide plank floors, original mantels, and wide base boards.

A rear ell connects to a new addition that was constructed circa 2000. The addition is a single-pile frame structure clad in weatherboard and mimics the form of the original portion of the house. Located behind historic house, the addition is differentiated through fenestration patterns, building height, and roof form.

2. Crossroads House, circa 1850s – Contributing Building

This is a hall-parlor house that was modified in the early twentieth century to add bungalow-style elements. This single-pile, three-bay building is a one and a half-story frame structure clad in weatherboard. The house rests on a stone foundation and has a side-gabled roof with a shed dormer. Exposed rafter tails were added to the eaves in the early twentieth century. The roof was extended in the 1920s to incorporate a front porch that extends across the length of the façade. The façade windows are paired three-over-one, double-hung wood sash windows that flank either side of the doorway.

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3. Sale Barn, circa 1950 –Contributing Building

Located northeast of the Crossroads house this barn served the sales operations for pure-bred stock and comprises 5,715 square feet. This a board-and-batten, gable-front tin roof single-story structure and a rectangular footprint with a slight L-projection at the east end. The structure has a concrete foundation and floor with a wood truss structural system. There is a central drive that is enclosed by a metal overhead door. The south elevation features four bays each with metal overhead doors. Two double-hung sash window were added to the west and south elevations. A later grain storage unit is located on the west elevation.

4. Pole Barn, circa 1970- Non-contributing Building

Located directly north of the Crossroads house, this is a one-story metal structure that has a gable roof. It is used an implement shed. The structure was built after the period of significance.

5. Office, circa 1959 – Non-contributing Building

This is a single-story metal clad wood frame structure built on a concrete foundation. The structure is located northeast of the Kirkpatrick House. It has an L-plan footprint and is over 4000 square feet in size. It house the Ashbourne Farms office, a manager's apartment and workshop. Though the structure was erected after the current period of significance, the office could be added as a contributing building once it has reached the 50-year requirement. This office associated with W.L. Lyons Brown, served as the administrative hub of Ashbourne Farms and still has the same function today.

6. Big Show Barn, circa 1945 – Contributing Building

This L-shaped wood frame barn clad with weatherboard has a gambrel roof with hayhoods and comprises 5750 square feet. Located directly east of the Kirkpatrick house, this barn served as the showplace for Ashbourne Farms purebred Shorthorn cattle. County-wide agricultural events were also held at the Show Barn. The barn rests on a concrete foundation and contains an open stock barn, corral, storage, and loft. Distinctive dormers are located on the north elevation. A feed lot is directly adjacent to the Show barn.

7. Horse Barn, circa 1945 – Contributing Building

This barn is a one and a half story frame barn with vertical board siding. It has a front-gabled, metal roof with a central drive. The barn is entered on either through the west or east elevations. There is a hayloft above the horse stalls in the attic story. The horse barn is located to the northeast of the main dwelling.

8. Livestock Barn, circa 1945 – Contributing Building

This is a one-story frame barn with vertical board siding. It has a gable roof with a standing-seam metal roof. This is an aisle barn with a central drive . It is located due east of the horse barn.

9. Metal loafing shed, circa 1970 – Non-contributing Building

The loafing shed is a wood frame structure clad with metal siding. It is a one-story gable roof structure with a central drive that has a sliding metal door. This structure was built after the period of significance.

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10. Bull Barn, circa 1945 – Contributing Building

Located directly east of the Livestock Barn, this barn is a one and a half story frame barn clad with weatherboard. The barn features openings on the south eave elevation rather than on the gable ends, which is more typical of earlier English barn types. The barn has a gable roof sheathed with tin and has a hay loft. A projecting bay is located on the west elevation and serves as a storage area.

11. Lodge House, circa 2000 – Non-contributing Building

This house was constructed on the site of the demolished McFadden house. The McFadden family originally owned this tract of land in the early nineteenth century. The current house is one-and-a-half story frame structure clad with weatherboard. It has a gable roof sheathed with a standing seam metal roof. Though it is a new intervention, the house features vernacular details that help to integrate it into the landscape.

12. McFadden Cemetery, circa 1800 – Contributing Site

Family cemetery for the McFadden family who were original settlers on the property. One surviving headstone for Abraham McFadden has been identified. The site is not enclosed by a fence, but it is surrounded by vegetation which shields it from direct exposure.

13. McFadden Smokehouse, circa 1820s – Contributing Building

This is a one-story, gable-front, irregularly coursed stone building with a metal roof. There is one wood plank door on the south façade. The gable roof extends outward on the south elevation to provide a covered entrance. The smokehouse is located to the west of the Lodge house.

14. Tobacco Barn, circa 1940 – Contributing Building

This barn is a one-and-a-half story frame barn with vertical board siding. It has a front-gabled, tin roof with a central drive. This eight bent barn is entered on either the west or east elevations through sliding doors. There is a loft in the barn.

WILBORN FARM – 166 acres

15. H. Bennett (Wilborn) House, circa 1850 – Contributing Building

This log house was originally associated with the Bennett family who were early settlers in this portion of Oldham County. The property was owned by W.T. Wilborn prior to the Brown family acquiring the tract. The house is a one-and-a-half story single pile log and frame building clad with weatherboard. Originally constructed as a single pen log house, a frame center hall structure was added to the house creating its present form. There is also a frame rear ell that is also clad with weatherboard. A one-story porch punctuated by six square columns extends across the length of the façade, which includes a second story central portico with a cross-gable roof. The four bay façade is pierced by three window openings and a central doorway.

16. Hidden Valley House, circa 1930 – Contributing Building

Constructed during the Wilborn period of ownership, this is a one-story, double pile frame tenant house clad with asbestos shingles. The building has a side-gable roof that is sheathed with a standing seam metal roof. The roof projects outward over the façade to form a front porch, which is supported by three square columns. The four-bay façade has an off-center door and is pierced by three windows.

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17. Chicken Coop, circa 1930 – Contributing Building

The frame structure has a shed roof and is clad with insul brick. This outbuilding most likely dates to the Wilborn ownership of the property.

18. Implement Shed, circa 1930 – Contributing Building

This outbuilding may have originally functioned as a smoke house. It is a frame structure resting on a concrete block foundation that is clad with both vertical planks and insul brick. The gable front roof is sheathed with a standing seam metal. It also has a frame lean-to that was added after construction. This structure dates to the Wilborn-period of ownership.

BENNETT LANE TRACT – 204 acres

19. Bennett Lane Cottage, circa 1920 – Contributing Building

This is a frame shotgun house with weatherboard siding. The building has a gable front roof that is sheathed with a standing seam metal roof. The house departs from the typical urban form since it has window openings on both sides. The house also has both a gable-end entrance with a pent roof and a eave-oriented entrance on the east elevation.

20. Greenhaven Log house, circa 1820 - Contributing Building

This log house is associated with R. Bennett Sr., an early settler in the area. The house was originally constructed as a one-and-a-half story single pen, v-notched, two-bay log house. There is a frame lean-to addition on the rear elevation. On the west elevation, there is a late-nineteenth century single-pile frame addition that is oriented to the west. This three-bay clapboard sided addition has a central cross gable which originally contained an entrance.

21. Livestock Loafing Barn 1, circa 1940 – Contributing Building

This one-story wood frame structure is clad with corrugated metal siding. It has a side-gable roof sheathed with a tin roof. The east side has an open aisle with concrete feeders. This building was associated with dairy operations on the property.

22. Livestock Loafing Barn 2, circa 1940 – Contributing Building

This building is a one-story wood frame barn and is clad with corrugated metal siding. It has a side-gable roof sheathed with tin. It has a side drive that is accessed by metal sliding doors on the gable end of the building. This building was associated with dairy operations on the property.

23. Silos circa 1940 – Contributing Structure

Two silos attached to the loading barns of the former dairy. They have a metal frame structure with metal panels enclosing them.

24. Springhouse, circa 1940 – Contributing Building

This is a rectangular concrete block structure with a side-gable roof. The roof is sheathed with a standing seam metal and has exposed rafter tails. An off-center wood plank door is located on the south elevation. This outbuilding was associated with the early-twentieth century dairy operations on this property.

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25. Tobacco Barn , circa 1940 – Contributing Building

This barn is a one-and-a-half story frame barn with vertical board siding. It has a front-gabled, tin roof with a central drive. This twelve-bent barn is entered on either through the north or south elevations through sliding doors. A stripping shed is situated on the northwest corner of the barn. There is a loft in this barn and it has 36 air circulation doors. This barn also features a painted Jack Daniels sign on the south side which was located along Old Dawkins School Road that connected La Grange to Westport.

8. Statement of Significance

Applicable National Register Criteria

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

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a 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 Agriculture

Period of Significance 1942-1958

Significant Dates 1942

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (See continuation sheets.)

9. Major Bibliographical References (See 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: _____

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Statement of Significance

Ashbourne Farms (OL-110, OL-145, OL-146, OL-148) meets National Register eligibility Criterion A and is significant in the Area of Agriculture as a significant rural historic landscape and agricultural assemblage in Oldham County in the Outer Bluegrass Region of Kentucky. Its importance is evaluated within the context "Agriculture in Oldham County, Kentucky, c.1820 -1958". Within that context, it is a significant representative of both nineteenth and twentieth-century agricultural trends in Oldham County. The period of significance is 1942 -1958. The beginning of the context period relates to the first parcel purchase by W.L. Lyons Brown for the property that is Ashbourne Farms. The end date of 1958 is the close of the 50-year period established by the National Register of Historic Places. Ashbourne Farms is representative of an agricultural landscape that was transformed while retaining elements from its earlier use. The farm not only retains historic resources reflecting Oldham County's agricultural history, but its identity was recast as a Gentleman Farm type. Owner W.L. Lyons Brown established an award winning Shorthorn cattle herd on the property changing the focus of agricultural activity away from middling farming of the properties' previous owners. The historic Ashbourne Farms is distinct from other Gentleman Farm examples in the county in that the owners made a conscious effort to restore and use the existing historic resources rather than removing them for new buildings as a way to reshape the property.

Research Design

To evaluate the historic significance of the Ashbourne Farms, and to understand its role as a twentieth century Gentleman Farm in Oldham County, several sources were consulted. In order to construct the historic context, primary and secondary sources were sought to gain an understanding of both agriculture and gentleman farms in Oldham County. Jack Harrison had developed an historic context for Agriculture in Oldham County with the National Register Nomination for Clifton Farm in 1997. By using newspaper articles, agricultural survey information and county histories, the importance of stock farming in Oldham County could be shown. The U.S. Agricultural Census was also examined for an understanding of farming in Oldham County during the context period. Maps and atlases provided additional information about farming activities in the county.

Established contexts for Gentleman Farms in Jefferson and Oldham Counties were examined. Daniel Carey's *Louisville and Jefferson County, Kentucky, Multiple Property listing, Agriculture in Louisville and Jefferson County, the Gentleman Farm Property Type*, from 1989 provided the outline for the identity of a nineteenth-century Gentleman Farm in Jefferson County. The Waldeck National Register nomination authored by Donna Neary in 2000 extended the Jefferson County context for nineteenth-century Gentleman Farms to Oldham County. Ultimately, these contexts were not heavily used in developing this nomination. One reason was that neither context fully addressed the twentieth-century Gentleman Farm landscape. Since the Period of Significance for this property occurs only in the twentieth century, alternate sources were consulted. It was also felt that the definition of a gentleman farm must be clarified to create a deeper understanding of the property type.

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For a general understanding of the gentleman farm in Kentucky, "An Historical Context Statement and Typology of Gentleman Farms for National Register Nomination" authored by Karl Raitz and Carolyn Murray-Wooley for the Kentucky Heritage Council was consulted. To gain insight into Kentucky farm types for comparison with Gentleman Farms, Janie-Rice Brother's Master's Thesis "The Agricultural and Architectural Landscapes of Two Antebellum Montgomery County Farms" provided a thoughtful analysis. To expand this context into the twentieth century, trade journals published during the context period, such as *Country Gentleman*, *Progressive Farmer*, and *Country Life* were examined. Since the identity of the Gentleman Farm in the twentieth century is still being developed, Geographer Karl Raitz was consulted for his opinions on the characteristics of the twentieth century Gentleman Farm property type.

Various local sources were consulted to develop the context for Ashbourne Farms. The vertical files at the Oldham County History Center provided newspaper clippings and accounts concerning agriculture in the county. Brown family records and histories also aided in understanding the creation of Ashbourne Farms as a Gentleman Farm.

Agriculture in Oldham County, Kentucky, 1800 - 1958

Oldham County is located in the north-central part of Kentucky in the Outer-Bluegrass region. Oldham comprises 170 square miles, or 108,00 acres. The County is bounded on the north by the Ohio River and Trimble County, Henry County on the east, Shelby and Jefferson Counties on the south, and Jefferson and the Ohio River on the west. In 1823 Oldham County became the 74th county, made from parts of Jefferson, Shelby and Henry Counties. In 1836, a part of the county was taken to form Trimble County. Oldham County's current boundaries were established by 1856. LaGrange became the county seat in 1838; before then, the seat had been Westport.¹

Early Agriculture in Oldham County

Earliest settlement in the area that became Oldham County occurred in the 1780s and 1790s, nearest the Ohio River. Only a few river settlements were founded with most settlers preferring interior locales for town-building. Oldham County from its earliest settlement was dependent on agriculture. Early crops grown were corn, wheat, hemp and hay; livestock included cattle, horses and hogs.²

The Ohio River played an early role in transporting goods to market. Numerous landings along Oldham County's border served as shipping points.³ The success of farming in the county was enhanced by the construction of roads for transporting produce and livestock to markets.⁴ The completion of the Lexington and Ohio Railroad provided an additional distribution system for Oldham County's agricultural products. By the 1850s, farmers had responded to needs for produce in nearby Louisville, and began raising poultry, making butter and cheese, and growing fruit and vegetables to ship into the city.⁵

¹ Robert M. Rennick, "Oldham County" p. 671-674

² Jack Harrison, "Clifton" National Register Nomination, 1997

³ *Oldham County, Kentucky History and Families; The First Century, 1824-1929*. p. 52

⁴ Donna Neary, "Waldeck Farm" National Register Nomination, 2000

⁵ Jack Harrison, "Clifton" National Register Nomination, 1997

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Oldham County Agriculture 1900 – 1958

Oldham County's economy was primarily agricultural until the mid-twentieth century, and was based in several important crops and livestock. Corn, hay, tobacco and orchard grass were the major crops. Fertile soil also made ideal pasturelands for grazing livestock. Beef, dairy cattle, hogs, and horses comprised the major livestock produced in the county.⁶

At the beginning of the twentieth century, Oldham County had 811 total farms with the average size being 138 acres in 1900. In 1910, Oldham County farms increased to a total of 873 properties. By 1920, the number had jumped almost 25% to a total of 1086 farmsteads.⁷ Though census data for 1910 and 1920 does not exist for the average size of farms in Oldham County, the average size most likely stayed within the 138-acre range.⁸

By 1930, the total number of farms in Oldham County fell to 783. The average acreage of an Oldham County farm at this time was 139 acres. Despite the financial pressures of the Great Depression, the number of farms rose to 922 in 1935. The average acreage declined to 116 acres in 1935. Census enumerators found only 15 farms over 500 acres during this time period. Only 4 farms over 1000 acres were found in the County in 1935.⁹ This data suggests that the majority of farms in the county were subsistence or middling farm types.

By 1940, the number of farms in Oldham County had fallen to 802, and the average size had risen to 142.6 acres. A total of 21 farms had acreage between 500 and 1000 acres. Only three farms were listed at over 1000 acres in 1940.¹⁰

The number of farms in Oldham County rebounded in 1945 to 915. These farms averaged 132 acres by 1945. The number of large farms with 500 to 1000 acres rose to 24. Farms over 1000 acres increased to five in 1945.¹¹

The post-World War II era in Oldham County starts to reflect change in the dependence on agriculture. The number of farms plummeted to 769 in 1950. The average size of the farms, however, rose to 141.2 acres. The number of large farms with 500 to 1000 acres also increased to 28 in 1950. The number of farms with over 1000 acres dropped to three during this same time.¹²

Year	Number of Farms	Average Farm Size	Farms 500-1000 acres	Farms 1000 acres+
1900	811	138	No Data	No Data
1910	873	No Data	No Data	No Data
1920	1086	No Data	No Data	No Data
1930	783	139	No Data	No Data
1935	922	116	15	4
1940	802	142.6	21	3
1945	915	132	24	5
1950	769	141.2	28	3

⁶ Robert M. Rennick, "Oldham County" p. 672

⁷ U.S. Census of Agriculture 1900, 1910, and 1920.

⁸ The average size of farms increases by one acre in 1930. Comparing the 1900 average farm size to the 1930 farm size shows that there was not a dramatic change in the average over 30-year time span.

⁹ U.S. Census of Agriculture 1940

¹⁰ Ibid.

¹¹ U.S. Census of Agriculture 1950

¹² Ibid.

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Throughout the first half of the twentieth century, the majority of farms in Oldham County remained in the hands of farmers who were either practicing subsistence farming or middling farming (i.e. running the farm as a business as a sole source of income). The trend toward Gentleman Farms in Oldham County begins to emerge as the number of large-acreage properties begin to appear in the census data. Industrialists from neighboring Jefferson County begin to take an interest in available fertile agricultural land of Oldham County, just as many Oldham County farmers abandon their property to take manufacturing jobs in Louisville.

Important Agricultural Products in Oldham County

Oldham County was the first producer of commercially grown orchard grass for seed production in the United States. Oldham County's Lilburne Magruder introduced orchard grass crops in the 1890s. By the early-twentieth century, Oldham County was the leading orchard grass seed producing county in the United States. During this time, approximately 80 percent of all orchard grass grown in the United States was grown within 40 miles of Goshen in Oldham County.¹³

During the first part of the twentieth century, dairy products became the leading farm commodities produced in the county. Nearby Louisville was a ready market for milk, butter, eggs and other dairy products. The rearing of beef cattle and hogs remained important throughout the twentieth century, while dairy farming declined in the last quarter of the century.¹⁴

Horses and mules had been present in Oldham County agriculture since its establishment. They were primarily used for work on farms or for transportation. As mechanized farm machinery and automobiles became more prevalent in the twentieth century, the need for equine stock waned.¹⁵

The agricultural interest in horses as livestock shifted when a burgeoning Thoroughbred industry in Oldham County emerged in the first half of the twentieth century.¹⁶ The corridor along U.S. Highway 42 in the northwestern portion of the county was particularly suited to breeding and raising horses.¹⁷ The Crider-Nicholson soil in this region of the county provided nutrient-rich pasture land, ideal for raising horses. The natural environment provided the potential for this area to develop a thoroughbred horse landscape to rival that of the Inner Bluegrass area of Kentucky.¹⁸

The thoroughbred horse industry is concentrated in only seven counties in Kentucky: Fayette, Woodford, Bourbon, Scott, Clark, Jessamine and Oldham. Of these seven counties, Oldham is the only one located outside of the Inner Bluegrass region.¹⁹ Farms in Oldham County breed not only Thoroughbred horses, but also Arabian, Saddlebred and Quarter horses.²⁰ The area near Skylight in Oldham County has the primary concentration of thoroughbred training and breeding farms.²¹

¹³ Orville J. Whitaker, *Soil Survey of Oldham County, Kentucky*, p. 2

¹⁴ Jack Harrison, "Clifton" National Register Nomination, 1997

¹⁵ Lowell H Harrison. and James C. Klotter. "Bourbon Barons, Tobacco Tycoons, and King Coal," p. 297

¹⁶ "Growth Causing a Decline in Farming in the County," December 31, 1998

¹⁷ Orville J. Whitaker, *Soil Survey of Oldham County, Kentucky*, p. 4

¹⁸ *Ibid.*

¹⁹ Kirsten Haukebo, "A New Leader on the Farm" p.1

²⁰ Thomas D. Clark, "Agriculture" p. 18-19

²¹ "Skylight Remains in Heart of Horse Country," p. 24

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Gentleman Farm Property Type

Throughout the nineteenth century, the concept of the agrarian ethic was espoused by national figures including Thomas Jefferson, Nathaniel Hawthorne, Daniel Webster, Henry David Thoreau, Andrew Jackson Downing and Alexander Jackson Davis. The American "gentleman farm" was born out of this philosophy that being closely tied to the land was a virtuous pursuit.²² Modeled after the "English gentleman," these farmers sought to create a refined image of themselves and their farms. This was especially important since elites sought to separate themselves from the image of luxury and excess that had become associated with moral degradation.²³

The nineteenth century gentleman farm rose to prominence just prior to the Civil War and continued until the start of the 20th century.²⁴ The characteristic gentleman farmer was a classically educated elite. These gentlemen were born into the position of wealth. The gentleman farmer of this period might have a profession outside of the farm, such as a lawyer. They were, though, generally the manager of farm operations. Most importantly, they did not work in the actual day-to-day farm operations.²⁵

Gentleman farms were large in acreage, ranging in hundreds to thousands of acres. Land holdings were usually comprised of the most fertile soils. As a result, this productive farmland was typically held in the family through generations.²⁶ Gentleman farms of this period were often found to be within a reasonable commuting distance to the county seat or town.²⁷

Gentleman farmers were concerned with improvement and experimentation on the farm. They could afford to try new methods since they were not dependent on the profits of the farm. The gentleman farmer was driven to be an innovator by using improved farming methods and machinery. The hope was that he could provide better methods for not just himself, but the greater farming community.²⁸

²² Donna Neary, "Waldeck Farm" National Register Nomination, 2000

²³ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 1

²⁴ Daniel Carey, "Agriculture in Louisville and Jefferson County, the Gentleman Farm Property Type," Louisville and Jefferson County, Kentucky, Multiple Property listing, 1989

²⁵ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 8

²⁶ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 3

²⁷ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 30

²⁸ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 19

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Gentleman farmers were also concerned with improving the appearance of the farm. Conscious styling was applied to the dwelling, fencing, roads and landscape.²⁹ Substantial houses constructed with stone or brick followed the fashionable architectural styles of the time. Drives or lanes that meandered through the property were established to connect the farm to major road systems. Park-like, manicured landscaping on land not devoted to agricultural production was prevalent.³⁰ Siting of the main house was also important. Typically, the dwelling was found on higher ground to take advantage of views of the farm and to appear as the central focus of farm operations.³¹

Other property types coexisted with the gentleman farm in the rural landscape. The "middling farm" is identified as a type of farm that generates income beyond the level of subsistence. This type of farmer could be found raising crops or livestock such as cattle, hogs, and poultry. Middling farms could have substantial homes and large acreage but did not emphasize aesthetics, as they were working farms.³²

The gentleman farm is also distinguished from the "country estate" property type, in that it was actively farmed. The country estate, while a designed residence and landscape, was essentially an urban house in a rural setting. The gentleman farm's main purpose was to be an agricultural enterprise even though there was an emphasis on a designed residence and farmscape.³³

Twentieth Century Gentleman Farms

Many features of a nineteenth-century gentleman farm were emulated in the twentieth-century manifestation of the property type. These features, however, were translated into a new cultural, social and economic environment. The time period between the 1920s – 1940s marks a significant era of gentleman farm development.³⁴

During the twentieth century, an increasing amount of gentleman farm owners had acquired their wealth through businesses separate from the agricultural realm. These owners seemed to treat their farms as a type of business venture or hobby.³⁵ This gentleman farmer seemed less intent on identifying with a rural ideal than his nineteenth-century counterpart did. The gentleman farmer of the 1920s-1940s seemed more interested in the farm as a source of social image and prestige, and consciously used symbols of nineteenth-century Gentleman Farms and the landed gentry to accomplish this effect.³⁶

²⁹ Janie-Rice Brother, "The Agricultural and Architectural Landscapes of Two Antebellum Montgomery County Farms" p. 7

³⁰ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region,"

³¹ Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 20

³² Janie-Rice Brother, "The Agricultural and Architectural Landscapes of Two Antebellum Montgomery County Farms" p. 10

³³ Daniel Carey, "Agriculture in Louisville and Jefferson County, the Gentleman Farm Property Type," Louisville and Jefferson County, Kentucky, Multiple Property listing, 1989

³⁴ Dr. Karl Raitz, "Gentleman Farmers"

³⁵ R. Gerald Alvey, "The Bluegrass Gentleman Farm and Other Rural Folk Patterns," p. 95

³⁶ R. Gerald Alvey, "The Bluegrass Gentleman Farm and Other Rural Folk Patterns," p. 95

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Trade journals published during the early decades of the twentieth century suggested proper elements for the gentleman farm. Expensive, purebred livestock advertisements filled the classified sections of *The Country Gentleman*, *Progressive Farmer* and *Country Life*. Jersey and Guernsey cattle, Thoroughbreds, Standardbreds and even purebred dogs were prominently featured in these trade journals. The importance of display and image in a gentleman farm was also emphasized. Many articles dealt with topics ranging from “entertaining city friends,” garden improvement suggestions, and “home essentials.” Farms featured in the journals boasted of impressive views, well-built residences, model horse and cattle barns, and substantial acreage.

Gentleman farmers gained prestige through the creation of a successful enterprise, so the emphasis on farming had not completely disappeared. Twentieth-century gentleman farmers were interested in developing their property as a model farm to allow for crop experimentation, introducing new farming methods and breeding fine bloodstock. The capital available to gentleman farmers allowed them to employ new agricultural technologies and machinery. If successful, both the farm’s productivity and prestige were bolstered and proven agricultural methods were often adopted by the larger agricultural community.³⁷

The gentleman farmer of this period resided on the property, even though he might be involved in a business or profession away from the farm. Typically, the main dwelling was a large, revival style structure. Other dwellings for farm managers and laborers could be located on the property but were modest in scale. Formal entry gates were also associated with gentleman farms of the period.³⁸ Sometimes plaques or signs were also located at the entry to announce the identity of the farm.³⁹

Most gentleman farms of this period placed great importance on raising purebred livestock.⁴⁰ Many gentleman farmers had specialized barns for their bloodstock. These buildings were purpose-designed for the animal’s function, as well as aesthetically-designed for the owner’s social prestige. Barns were often large and over-scaled, with decorative elements such as Dutch doors, Palladian window treatments, or roof dormers. The post-and-plank fencing became the iconic indicator of this farm type and was almost universally chosen by the gentleman farmer of this period.⁴¹

Much like nineteenth-century gentleman farms, owners could afford to create an idealized farmscape, with aesthetic qualities being paramount. Since their livelihood was not dependent on success of the farm, they could conspicuously consume—not just manufactured items, but the very land itself.⁴² Gentleman farmers employed the landscape to display their ability to utilize the land for non-agricultural uses. Generous use of the land was made for the domestic dwelling and yard. Meandering drives, large fence setbacks and ornamental gardens are elements on a twentieth-century gentleman farm that underscore the liberal use of the land.⁴³

³⁷ R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 95

³⁸ Dr. Karl Raitz, “Gentleman Farmers”

³⁹ R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 97

⁴⁰ R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 96

⁴¹ Dr. Karl Raitz, “Gentleman Farmers”

⁴² Dr. Karl Raitz, “Gentleman Farmers”

⁴³ R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 97

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While similarities existed between nineteenth and twentieth century gentleman farmers, there are some key differences. Unlike the landed gentry gentleman farmer of the nineteenth century, modern gentleman farmers from the 1900s were often self-made industrialists. Having the capital to invest in agricultural land, gentleman farmers of the twentieth century were focused on creating an agricultural manifestation of their business success. Often taking a more industrial approach, gentleman farmers of the twentieth century tended to specialize in a particular type of agricultural pursuit. Purebred stock whether cattle or horses were a favored agricultural specialization. The success of this type of gentleman farm was measured by promotion of the purebred stock rather than scientific innovation. The landscape of the twentieth century gentleman farm showcased the product on the farm through the construction of specialized agricultural buildings often on a grander scale than their middling farmer counterparts.

Gentleman Farms in Oldham County

Oldham County's economy was interconnected with that of Jefferson County. Many Oldham farmers sent their agricultural products to Louisville and Jefferson County. During the 1850s, the Lexington and Ohio Railroad connected the County by rail to Lexington and Louisville. A line to Cincinnati was added in the late 1850s. An interurban rail line was added in the early 1900s, with departures to Louisville every half hour.⁴⁴ The benefit of reliable fast transportation to urban centers, such as Louisville, allowed for remote rural living for those whose work connected them to town.⁴⁵

With the development of Oldham County's roads, railroads and interurban trains, access was convenient for commuting to Louisville. This made Oldham County's rural setting attractive to Louisville's upper class for establishing Gentleman Farms. Sixteen stock farms were established in Oldham County by 1879.⁴⁶ National Register-listed Waldeck Farm (OL-227), Walnut Hill Farm (OL-278), A.F. Bottorff's Welcome Home (OL-289), Grandview (OL-295), Tyler Peacock House (OL-247), Sugar Grove Stock Farm (OL-201), Midway Stock Farm (OL-243) and Nock House (OL-340) have all been identified as examples of the Gentleman Farm property type in Oldham County from the nineteenth century.⁴⁷

More Louisville industrialists migrated to Oldham County in the first half of the twentieth century to establish gentleman farms. William Belknap of Belknap Hardware Co. purchased Land O' Goshen Farm (OL-286) in 1920s⁴⁸. Charles Bottorff, president of Belknap Hardware Co., acquired Annewood Farms near Goshen in 1940.⁴⁹ Lowry Watkins Sr. purchased Frog Jump Farm (OL-262) in Skylight in 1933 to raise thoroughbreds.⁵⁰ Woodford Fitch Axton, owner of Axton-Fisher Tobacco Company in Louisville, purchased land for his gentleman farm, Wildwood (OL-487), in 1927, which was listed on the National Register in 2005.⁵¹

⁴⁴ *Oldham County, Kentucky History and Families; The First Century, 1824-1929*. p. 59

⁴⁵ Donna Neary, "Waldeck Farm" National Register Nomination, 2000

⁴⁶ Beers and Lanagan. *Atlas of Jefferson and Oldham Counties, Kentucky*.

⁴⁷ Donna Neary, "Waldeck Farm" National Register Nomination, 2000

⁴⁸ *Oldham County, Kentucky History and Families; The First Century, 1824-1929*. p. 141

⁴⁹ *Kentucky's Historic Farms: 200 Years of Agriculture*. P. 298

⁵⁰ *Oldham County, Kentucky History and Families; The First Century, 1824-1929*. p. 50

⁵¹ Oldham County Deed Book 49, p. 137.

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These twentieth-century gentleman farms were situated on property which had already been established as farms. The new owners began remaking the landscape for their bloodstock operations. Often acreage was added to provide more pastureland. Charles Bottorff purchased an additional 200 acres for Annewood Farm, making it 400 acres. In the case of Hermitage Farm, the existing property was already 850 acres, which was quite suitable for Thoroughbreds.⁵²

Some of new owners kept the historic dwellings intact. This was the case at Hermitage, Annewood and Frog Jump Farm, where the main dwelling dated to the pre-Civil War era. William Belknap added a two-story stone addition in 1925 to the original 1811 house.⁵³ Ashbourne Farms is a part of this distinct type of Gentleman Farm in that it preserved the existing buildings associated on the property while creating a new twentieth-century farm type on the land. Ashbourne Farms contains a mid-nineteenth century Gothic Revival house on the Main Division portion of the property that served as the principal dwelling for the enterprise.

Ashbourne Farms

W.L. Lyons Brown of Louisville had become a successful distillery businessman during the 1940s. The family business was started in 1870 by Brown's grandfather, George Garvin Brown. Brown-Forman and Company originally started as a medicinal whiskey distributor and a small local distillery, but grew to become one of the ten largest wine and spirit companies in the world. Having joined the family business in 1933, W.L. Lyons Brown became president of the company in 1945. By 1951, he was the board chairman, and under his tenure, the company grew to national prominence.⁵⁴

Interested in purchasing rural land in the area, the Browns looked to neighboring Oldham County as a site for property. The post-Civil War-era Moses Kirkpatrick house and associated 466-acre property was purchased by W.L. Lyons Brown in 1942. This change in ownership initiated the transformation of the 19th century Gentleman's Farm of Riverboat Pilot Moses Kirkpatrick into the Ashbourne Farms identity. The Browns kept the Gothic Revival house intact and built new farm operations around the dwelling.

The former Kirkpatrick property became the farm associated with the Brown's prizewinning Shorthorn cattle herd. The first bull, Ashbourne Randolph, was given to the Browns on the occasion of the birth of their first son, by Sally Brown's grandfather Ashton Cockayne Shallenger. Once the bull had been acquired, Shorthorn heifers were purchased and the herd was initiated. Soon Ashbourne Farms became recognized as one of the most successful Shorthorn herd farms in the country. The Ashbourne herd built a successful lineage, taking prizes in numerous states. The farm also produced the International Grand Champion Bull, Ashbourne Prince William.⁵⁵ The Browns constructed the show barn complex near the Kirkpatrick house during the 1940s. The show barn became the centerpiece of the farm and was the largest such barn in the county. It served as a county hub for cattle shows and auctions. The Browns also constructed supporting livestock structures such as a horse barn, livestock barn, metal loafing shed, and the bull barn on the farmstead complex.

⁵² *Kentucky's Historic Farms: 200 Years of Agriculture*. P. 298 -299

⁵³ Kentucky Heritage Council Survey forms.

⁵⁴ John Ed Pearce, "Brown-Forman Corporation," p. 135-136.

⁵⁵ Stephanie Gilbert, "Permanence with Flexibility: A Conservation Easement for Ashbourne Farms," p. 12.

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The Browns continued to acquire surrounding properties including the neighboring W.T. Wilborn Farm (166-acres) and the Bennett Lane property (204-acres). These properties were melded into the Ashbourne Farms property and the Browns began restoring the existing houses on those properties. These dwellings served as residences for farm workers on the Ashbourne Farms land.

Evaluation of Historic Significance of Ashbourne Farms

W.L. Lyons Brown purchased property in Oldham County during the 1940s, acquiring approximately 836 acres for Ashbourne Farms.⁵⁶ The parcels were spread over several tracts of land and at first not contiguous. Brown had other landholdings in Oldham County, as well. The bulk of his landholdings, however, were located near Westport on Old Westport Road and U.S. 42. He established Ashbourne Farms on approximately 836 acres of land that occupied prime land near the county seat of La Grange. Ashbourne Farms was the nucleus of Brown's farm operations in Oldham County, which included the Kirkpatrick House as a part of the Main Division. The former Bennett and Wilborn properties were acquired during the period of significance, which increased the property known as Ashbourne Farms.

As the success of the Shorthorn cattle herd grew, the Brown's constructed a show barn for county auctions and competitions. It was the largest such barn in the county and attracted people from around the area. The prominence of the Brown's Shorthorn cattle herd reshaped the identity of Ashbourne Farms from its former nineteenth-century middling farm origins into a Gentleman Farm type of property. Typical of the twentieth-century Gentleman farm in Oldham County, the owners had taken an existing agricultural land and transformed its use into a specialized endeavor. In a departure from other Gentleman farms in Oldham County, Ashbourne Farms did not seek to imprint all new buildings onto the entire property; a move that might be expected to express the departure from the original middling farm agricultural uses. Instead, the Browns maintained the historic identity of each parcel that comprised the farm. Interested in preserving the historic resources, Sally Brown oversaw the restoration of many of the farm's houses as a way to retain the earlier periods of development in Oldham County's agricultural history. In this way, the Brown family recognized the historic agricultural landscape of Oldham County, as well as introducing their own legacy of twentieth-century Gentleman farming.

W.L. Lyons Brown died in 1973, leaving Ashbourne Farms to his wife Sally Brown. She kept the farm intact and maintained farm operations, including a herd of 250 – 300 cattle. Crops also continued to be raised on the farm, including corn, wheat, and soybeans. Having an extensive background in environmental conservation as well as being involved with local preservation efforts, Mrs. Brown desired protection for the farm. With 85% of the property remaining as pasture or cropland, she sought to place a conservation easement on the property. Increasing suburban development in Oldham County spurred her decision to place the 836-acre Ashbourne Farms into an American Farmland Trust conservation easement in October 1999. Ashbourne Farms became the first farm in Oldham County to have a conservation easement.⁵⁷

⁵⁶ Some additional acreage across Highway 42 from Ashbourne Farms was purchased during the same period. Though it was in close proximity to Ashbourne Farms, it did not serve a central role in the operations of the farm. This property is no longer in Brown family ownership.

⁵⁷ Stephanie Gilbert, "Permanence with Flexibility: A Conservation Easement for Ashbourne Farms," p. 12.

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The property is now owned jointly by Ina Brown Bond and Austin (grandson of W.L. Lyons and Sally Brown) and Layla Musselman. The family continues to operate the farm, raising cattle as well as corn and soybean crops. Other areas of the property are being returned to native grasses and left uncultivated. The historic resources on the farm are also being maintained and preserved, which underscores Ashbourne Farms' landscape as an excellent example of Oldham County agricultural history and eligible for listing in the National Register of Historic Places.

Integrity Considerations for Gentleman Farms in Oldham County

To be considered eligible for the National Register of Historic Places a Gentleman Farm should possess integrity of location, setting, design, feeling and association. A property that maintains these integrity factors will successfully convey its identity and significance as a gentleman farm.

A gentleman farm will be said to have a high level of integrity in **location** if the farm complex retains its historic placement on the land. The major buildings including dwellings and agricultural structures associated with the property should remain in their original locations. Though it cannot be expected that the entire acreage from the period of significance of the farm be intact due to modern land use patterns, a gentleman farm will be said to have a high level of integrity of **setting** if the farm maintains a rural character associated with the original farmscape. The gentleman farm must maintain a sense of a cultivated landscape. A gentleman farm must retain a minimum amount of landscape to convey the existence of a previously successful farming operation. These elements include a well-maintained domestic building, barn, pasture, fencing, entry driveway and thoughtfully placed trees and shrubs.

A gentleman farm will be said to have a high level of integrity of **design** if it retains a significant collection of buildings and structures related to the farmscape from the period of significance. It is not expected that all related historic resources will remain, due to modern encroachments and land divisions. Representations of domestic and agricultural complexes relating to the gentleman farm must be present. Changes or additions to the domestic complex do not compromise eligibility if they are done in concert with the main block's scale, massing and high quality architectural design.

A gentleman farm will be said to have a high level of integrity of **feeling** and **association** if the remaining land conveys a sense of a successful farming operation. An intangible element that runs true throughout the gentleman farm is that the farms transcend generations. If there has been little alteration to the landscape and building relationships on a gentleman farm, then that farm will have a high integrity of feeling. On the perimeter, there should be enough of remaining farmland to convey the sense of the original farm use. While the gentleman farm does not need to be an actively operating farm, evidence of such a former function must be present for the property to convey a high level of integrity of association.

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Integrity Evaluation of Ashbourne Farms

The high level of integrity exhibited at Ashbourne Farms helps to underscore the significance of the Gentleman Farm Property Type in Oldham County. The historic Ashbourne Farms possesses characteristics that define a gentleman farm in Jefferson and Oldham County. W.L. Lyons Brown created a highly successful Shorthorn cattle herd operation in Oldham County at a farm that was a state-of-the-art facility. Additionally, he made an important contribution to Oldham County's cattle industry by developing his farm in the early stages of the industry in the county. The historic significance of Ashbourne Farms in Oldham County as a gentleman farm is conveyed through its high level of integrity in location, design, setting, feeling and association.

Ashbourne Farms conveys a high level of integrity of **location** and **setting**. The farm is located off old Westport Road and is accessed by U.S. Highway 42, a major arterial road to Louisville. The buildings have not been moved from their original locations and retain their original spatial relationships to each other. The setting is intact despite the reduction of acreage originally associated with Ashbourne Farms establishment. The acreage across Highway 42 from Ashbourne Farms was not the focus of the farm's identity. The rolling landscape and fertile Crider-Nicholson soils that the farm is situated on have been retained throughout the years. The domestic and agricultural buildings, as well as landscape features (fences, ponds, pastures, fields) associated with Ashbourne Farms, are evident. The setting conveys a strong sense of successful farm with a well-maintained landscape.

Ashbourne Farms retains a high level of **design** and **materials** integrity. The houses, outbuildings and barns have undergone little alteration since construction and are in good to excellent condition. The Kirkpatrick house has had a rear addition constructed but it is sensitive to the original portion of the house. The original massing, scale and architectural design of the main house has not been diminished with the addition. The Crossroads House, Greenhaven log house, the Bennett house, the Hidden Valley house all retain high levels of design and materials integrity as well. Little alteration has occurred to these properties, which conveys the sense of the original period of construction. The Bennett shotgun cottage has fallen into disrepair, but could be restored.

Ashbourne Farms conveys a high level of integrity of **feeling** and **association**. The rural setting, rural viewsheds, domestic and agricultural resources remain intact to convey the feeling and association of a Gentleman Farm Property type. Ashbourne Farms is well maintained property and is in excellent condition. Very little alteration to the original farmscape helps to convey a strong sense of how the original farm appeared when W.L. Lyons Brown assembled his gentleman farm in Oldham County.

United States Department of the Interior
National Park Service

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Oldham County's Hermitage Farm: A Story of Families, Horses and History, Oldham County History Center.

Oldham County, Kentucky History and Families; The First Century, 1824-1929, Paducah, Ky: Turner Publishing Co., 1996

Raitz, Karl and Carolyn Murray-Wooley. "An Historical Context Statement and Typology of Gentleman Farms for National Register Nomination." Kentucky Heritage Council, 1990.

Raitz, Dr. Karl. "Gentleman Farmers" email correspondence with Rachel Kennedy, Site Identification Program Manager, Kentucky Heritage Council, December 2, 2005: 5:37 pm.

Rennick, Robert M. "Oldham County," *The Encyclopedia of Louisville*, John E. Kleber, editor. Lexington, KY: University Press of Kentucky, 2001.

United States Census of Agriculture, 1900 - 1950. Volume 1, Statistics for counties. East South Central States. Washington D.C. Government Printing Office, 1901, 1911, 1921, 1931, 1941, and 1951.

Whitaker, Orville J. *Soil Survey of Oldham County, Kentucky*, U.S. Department of Agriculture, 1977

10. Geographical Data

Acreage of Property 836 acres

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

Zone Easting Northing	Zone Easting Northing	LaGrange Quad
1 16 634718 4255840	3 16 637882 4257104	
2 16 635784 4254966	4 16 638575 4255714	
<u>See continuation sheet.</u>		

Verbal Boundary Description A survey for Wildwood Farm Ky, LLC is included as the boundary description.
Boundary Justification (See continuation sheet.)

11. Form Prepared By

name/title Cynthia Johnson
organization N/A date Novemebr 1, 2007
street & number 2533 Broadmeade Rd. #2 telephone (859) 338-8284
city or town Louisville state KY zip code 40205

12. Property Owner

name Layla and Austin Musselman/Ashbourne Farms
street & number 3800 Old Wesport Rd. telephone (502) 222-0523
city or town La Grange state KY zip code 40031

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Ashbourne Farms
Oldham County, KY

Verbal Boundary Description

The property as listed in the Deed of record in Deed Book 635, Page 238, in the Office of the Clerk of Oldham County, Kentucky. Please see attached map number Map #2.

Verbal Boundary Justification

The nominated property includes parcels historically associated with the Ashbourne Farms and is occupied by the principal structures that define the farm. This acreage contains the main dwelling, other associated farm dwellings, agricultural outbuildings, pastures, cropland and elements of a gentleman farm landscape to successfully convey property's historic use. The nominated property maintains the integrity of setting, location, feeling and association and is appropriate for the nomination.

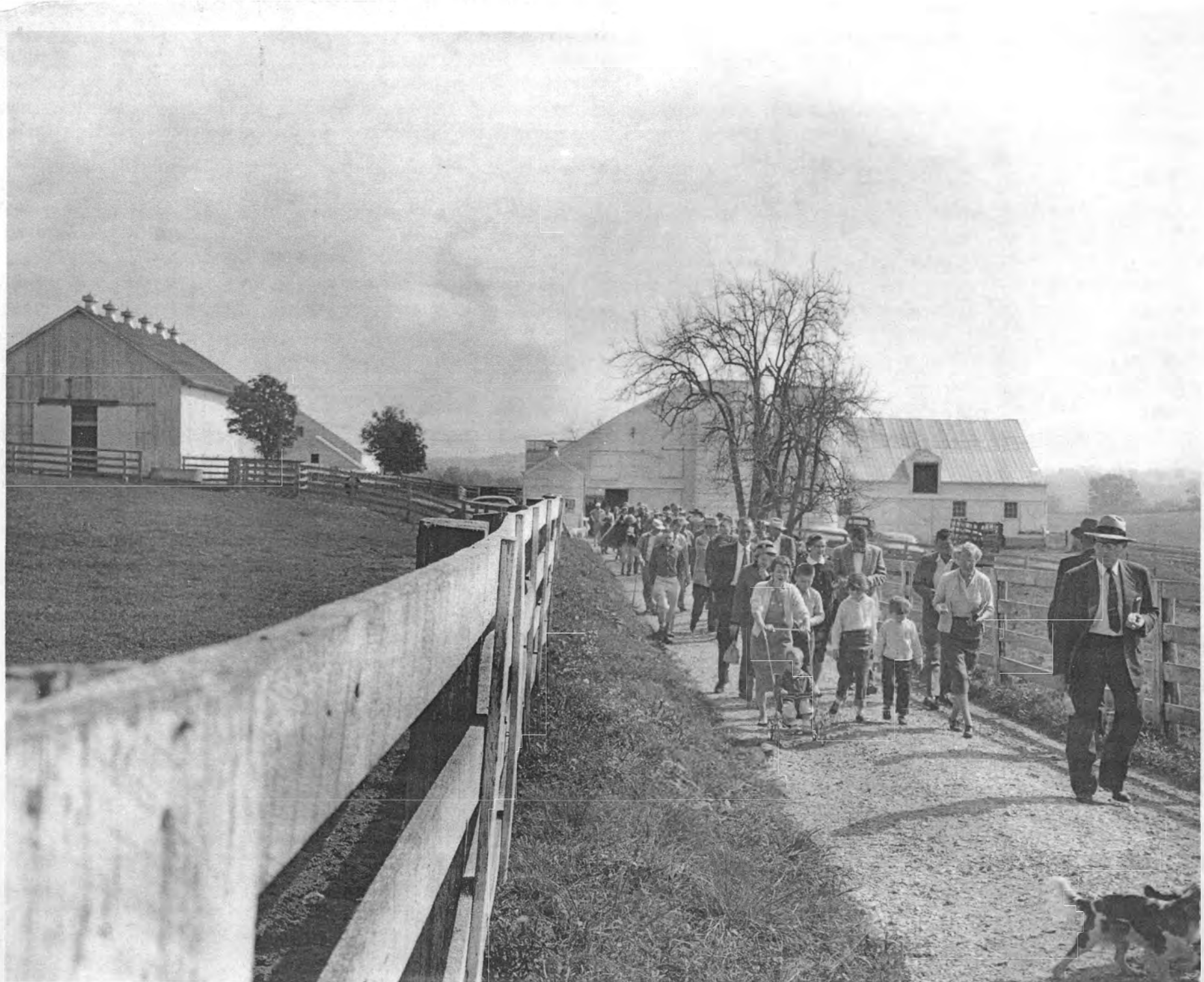


Figure 1



Figure 2



Main Division
US 42
Just west of
entrance to office

Figure 4

Cross Road
House

Main Division
on lane leading to
office



Figure 3

Main Division
opposite office

Asbourne Farm
House

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 2

Ashbourne Farms
Oldham County, KY

Additional Documentation

Maps:

- Map 1 USGS topographic map showing location of property.
- Map 2 PVA Survey map showing property boundaries.
- Map 3 Site Map identifying locations of resources. Numbers correspond to the resource inventory in the description.

Figures:

1. Historic photograph - The Show Barn Complex on the Main Division of Ashbourne Farms.
2. Historic photograph - Detail of Show Barn showing the north façade.
3. Historic photograph - Kirkpatrick House located on the Main Division of Ashbourne Farms.
4. Historic photograph - Cross Roads House located on the Main Division of Ashbourne Farms.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photographic Identification Page 1

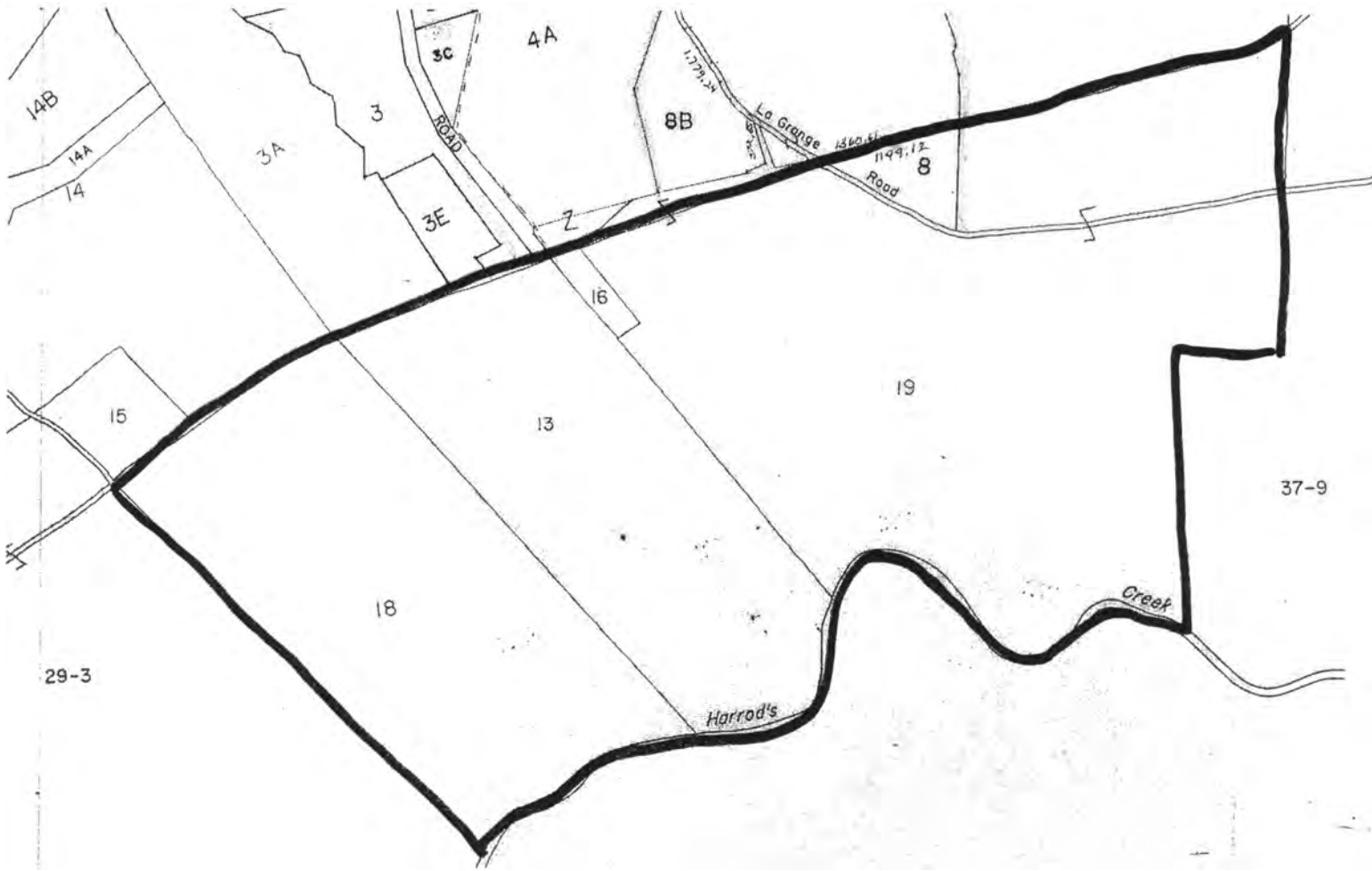
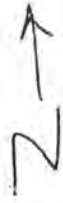
Ashbourne Farms
Oldham County, KY

Photo Key

All photographs represent the building, streetscape features and surrounding geographical context of Ashbourne Farms. The property is located at 3800 Old Westport Road in the vicinity of LaGrange, Kentucky. All photographs were taken by Cynthia Johnson on September 2, 2007 and the negatives remain in her possession.

1. View looking southwest at the Kirkpatrick House located on the Main Division section of Ashbourne Farms.
2. Looking northeast at the Crossroads House which is a hall-parlor house that had bungalow elements added in the early twentieth century.
3. View looking northeast at the sale barn located north of the Crossroads House on the Main Division section.
4. Southwest view of the pole barn which is directly north of the Crossroads House.
5. Southeast view facing the Main Division office of Ashbourne Farms. The office is northeast of the Kirkpatrick house.
6. View looking east at the west façade of the big show barn where Shorthorn cattle were displayed for auction.
7. Northwest view of the horse barn on the Main Division of Ashbourne Farms.
8. Looking northwest at the livestock barn, which is behind the horse barn. Post-and-plank fencing encloses the paddock.
9. View facing southeast looking at the northwest corner of the metal loafing shed, which dates from the 1970s.
10. Northeast view of the bull barn located on the Main Division section of Ashbourne Farms.
11. View looking east at the Lodge House which was constructed in 2000. The house integrates vernacular architectural forms into the design.
12. McFadden cemetery headstone dating from the original settlers on this portion of Ashbourne Farms.
13. Looking northwest at the McFadden smokehouse on the Main Division section of the farm.
14. View looking south at the north elevation of the tobacco barn near the Lodge house.
15. Looking west at the east facing façade of the H. Bennett (Wilborn) House on the Wilborn section of Ashbourne Farms.
16. View looking east at the Hidden Valley House served as a tenant house on the Wilborn section of Ashbourne Farms.
17. Looking southwest at the chicken coop for the H. Bennett (Wilborn) House, which is located due south of the dwelling.
18. View of the southwest corner of the shed located northwest of the H. Bennett (Wilborn) House.
19. Southwest view of the Bennett Lane cottage which is a twentieth century shotgun house on the Bennett Lane section of Ashbourne Farms.
20. Looking southwest at the Greenhaven log house showing the rear lean-to addition to the left and the late-nineteenth century addition to the right.
21. Southwest view of the livestock loafing barn number one which was part of the dairy on the Bennett Lane section of Ashbourne Farms. One of the silos for the dairy is in the foreground.
22. Looking east at livestock loafing barn number two which is a part of the Bennett Lane portion of the property.
23. View facing southeast looking at the silo and livestock loafing barn two for the dairy.
24. View looking northwest at the springhouse which is located northwest of the livestock loafing barns.
25. Northwest view of the southeast elevation of the Bennett Lane tobacco barn. The stripping shed is in the background.
26. Looking south at the north façade of the Kirkpatrick House with the post and plank fence to the right.
27. View looking east from the Kirkpatrick House at the agricultural buildings on the Main Division section of Ashbourne Farms.
28. Facing south looking at the pasture on the Main Division of Ashbourne Farms.
29. Looking west from the agricultural complex of the Main Division at the western boundary of Ashbourne Farms.
30. View looking eastward toward a pasture on Ashbourne Farms with woodland acreage in the background.

Map 2



Ashbourne Farms
Oldham County PVA Map
Parcel #s 18, 13, 19, 16, & 8

Map #3
53

US Hwy 42

ASHBOURNE FARMS

Harrod's Creek

Old Westport Road

Tract 1 Main Division

Tract 2 Wilborn Farm

Tract 3 Bennett Lane



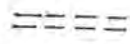
Legend

Cultural Feature

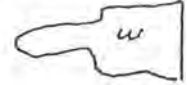
Divided Road



Field Road

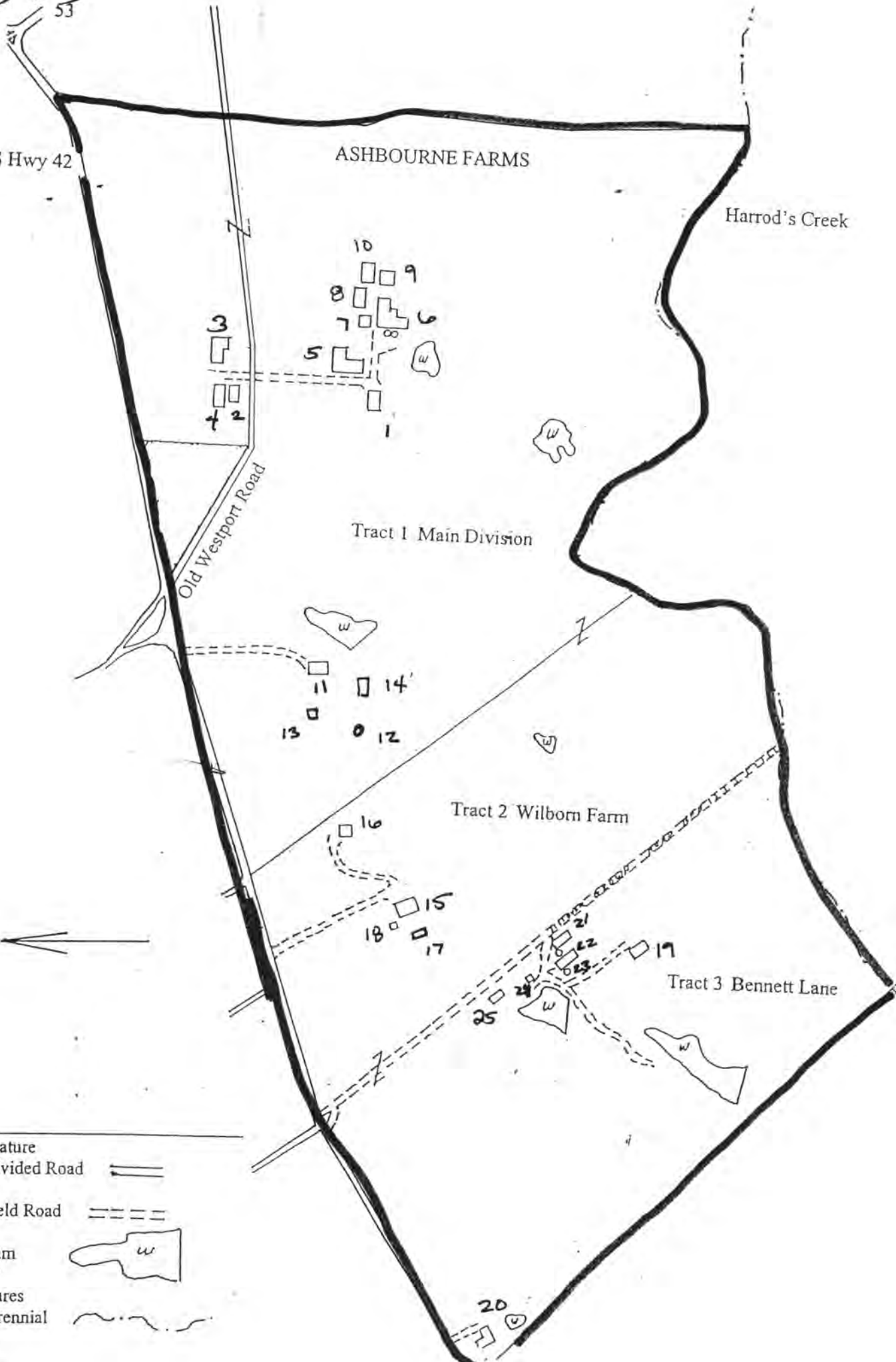


Dam



Water Features

Perennial



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ashbourne Farms
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Oldham

DATE RECEIVED: 2/11/08 DATE OF PENDING LIST: 3/03/08
DATE OF 16TH DAY: 3/18/08 DATE OF 45TH DAY: 3/26/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000212

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3.25.08 DATE

ABSTRACT/SUMMARY COMMENTS:

red in the
national Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



















































JACK DANIEL'S
OLD TIME
BARBECUE
COOK BOOK







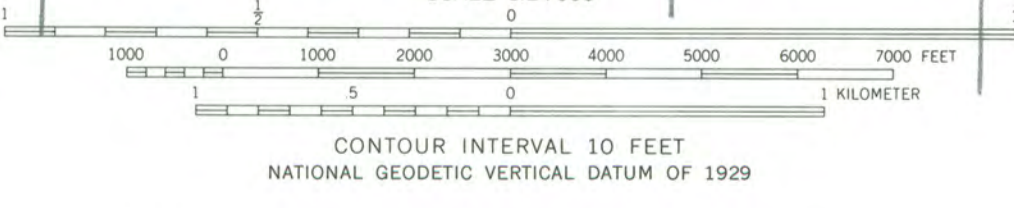
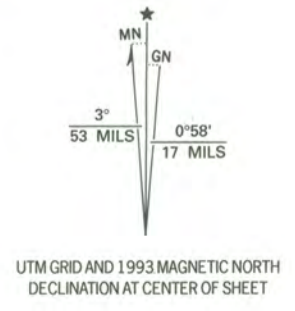






Ashbarnetams
La Grange Vicinity
Oldham Co.,
Kentucky
UTM Reference
16U 637 860 4257180
16U 637 830 4255560
16U 635 830 4255560
16U 637 860 4257190
LaGrange Quad

Produced by the United States Geological Survey in cooperation with Indiana Department of Natural Resources Control by USGS and NDS/NOAA
Topography in Kentucky by photogrammetric methods from aerial photographs taken 1952. Field checked 1954. Topography in Indiana by planimetric surveys 1937. Revised from aerial photographs taken 1969. Field checked 1969
Projection: Kentucky coordinate system, north zone (Lambert conformal conic)
10,000-foot grid ticks: Kentucky coordinate system, north zone and Indiana coordinate system, east zone 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue 1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 11875
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506
KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
Interstate Route	U. S. Route
	State Route

Revisions shown in purple compiled in cooperation with Kentucky Geological Survey from aerial photographs taken 1991 and other sources. This information not field checked. Map edited 1993
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours

LA GRANGE, KY.-IND.
NW4 LA GRANGE 15' QUADRANGLE
38085-D4-TF-024
1969
REVISED 1993
DMA 3960 IV NW - SERIES V853



COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL



Steven L. Beshear
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
www.kentucky.gov

Marcheta Sparrow
Secretary

Donna M. Neary
Executive Director and
State Historic Preservation Officer

February 8, 2008

Jan Snyder Matthews, Ph.D., Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Dr. Matthews:

Enclosed are nominations approved at the December 13, 2007 Review Board meeting. We are submitting them for listing in the National Register:

- M.B. Green Site, Boone County
- Johnston's Inn, Bourbon County
- Frankfort Commercial Historic District (Additional Documentation), Franklin County
- Feltman Mound, Kenton County
- Dundee Masonic Lodge No. 733, Ohio County
- Ashbourne Farms, Oldham County
- Rose-Daughtry Farm, Warren County
- Fairchild House, Wayne County

Another nomination submitted here, **Park Hills Historic District**, Kenton County (Reference Number 07001252), has been revised according to the return comments.

Finally, enclosed is a replacement cover sheet for a recently submitted nomination, **Liberty Downtown Historic District** (Reference Number 08000004) Casey County, Kentucky. This replacement sheet was requested by Jim Gabbert.

We appreciate your consideration of these nominations.

Sincerely,

Donna M. Neary, Executive Director
Kentucky Heritage Council and
State Historic Preservation Officer