

JAN 20 1990

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

=====

historic name: Vaughn, Richard Farm_____

other name/site number: NPS Tract No. 106-02 and HS 358-362_____

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2. Location

=====

street & number: 9570 Riverview Road_____

not for publication: N/A

city/town: Brecksville_____

vicinity: X

state: OH county: Cuyahoga_____

code: 035 zip code: 44141

=====

3. Classification

=====

Ownership of Property: public-Federal_____

Category of Property: building(s)_____

Number of Resources within Property:

Contributing	Noncontributing	
__5__	__1__	buildings
__0__	__0__	sites
__0__	__1__	structures
__0__	__0__	objects
__5__	__2__	Total

Number of contributing resources previously listed in the National Register: 0_____

Name of related multiple property listing: Agricultural Resources of Cuyahoga Valley MPD.

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Barbara Power

12-21-92

Signature of certifying official

Date

Ohio Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property X meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Edmund Sperry

1/27/93

Signature of commenting or other official

Date

Chris Helman

National Park Service

State or Federal agency and bureau

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5. National Park Service Certification
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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

_____ other (explain): _____

Barbara Power 2/12/93

Barbara Power Signature of Keeper

Date
of Action

=====
6. Function or Use
=====

Historic: Domestic _____ Sub: single dwelling _____
Agricultural _____ agricultural outbuilding _____
Current : Vacant _____ Sub: _____

=====
7. Description
=====

Architectural Classification:

Other _____

Other Description: Upright-and-Wing _____

Materials: foundation: sandstone roof: asphalt _____
walls: weather board other: _____

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance
=====

Certifying official has considered the significance of this property in relation to other properties: Locally .

Applicable National Register Criteria: A and C

Criteria Considerations (Exceptions) : N/A _____

Areas of Significance: Agriculture _____
Architecture _____

Period(s) of Significance: c.1870-1930

Significant Dates : c.1870 _____

Significant Person(s): N/A _____

Cultural Affiliation: N/A _____

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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9. Major Bibliographical References
=====
X See continuation sheet.

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 -- Specify Repository: _____

=====
10. Geographical Data
=====
Acreage of Property: 1.5_____

UTM References: Zone Easting Northing Zone Easting Northing

A	17	451201	4572120	B	___	_____	_____
C	___	_____	_____	D	___	_____	_____

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.
From the reference point on the attached sketch map, (the northeast corner of the farmhouse, the boundary is formed by a rectangle measuring 310 feet along Riverview Road and extending back from Riverview Road 210 feet. The eastern and northern lines are ninety feet from this reference point.

Boundary Justification: ___ See continuation sheet.

=====
11. Form Prepared By
=====

Name/Title:
Jeff Winstel, Historian_____

Organization: National Park Service_____ Date: 4/13/92_____

Street & Number: 16510 Vaughn Road_____ Telephone: 216/526-5256_____

City or Town: Brecksville_____ State: OH_ ZIP: 44141_____

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7_____

Richard Vaughn Farm Page 1

Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

The Richard Vaughn farmstead consists of a an Upright-and-Wing house, banked 3-bay barn, and 3 agricultural outbuildings. A modern, noncontributing garage is the only intrusion to the historic setting. The grouping is sited on level land that gradually slopes to the south and west. A non-historic wood rail fence forms a corral east of the barn. The farmstead, which is surrounded on three sides by heavily wooded areas, reads as a functionally related unit.

The Upright-and-Wing farmhouse has a two-story gable oriented core section and a perpendicular eave oriented appendage. The intersecting gable roofs are both pierced by small brick chimneys centered on the roof ridges. The clapboard-sided building contains raking boards at the gable eaves and corner endboards. A later hip-roof canopy supported by a later wrought-iron post is located above the wing section entry door. Both this door and the upright's central entry door have plain surrounds capped by a simple molded cornice. The 2/2 sash windows have original shutters, wooden lug sills, and simple entablature crowns. The rear of the building contains a later 1-story addition.

The lower level floor plan of the upright section consists of a front parlor and a rear kitchen separated by a staircase. The second floor is also divided into a front and back room. The side wing consists of one large room. Located in the attic is a bathroom accessed from the east bedroom. Interior trim consists of plain wood casings.

The 3-bay bank barn is located directly south of the house. The structure's gable ends and earthen embankment are parallel to the road. The barn has asphalt roof shingles and vertical wood siding. The walls contain randomly located small windows in both the upper and lower floors. A large sliding door is located in the central bay facing the embankment. A concrete slab bridge connects the earthen embankment to the sliding door.

The interior of the barn's lower level is divided by a central open corridor. To the east and west of this corridor are a series of animal and grain stalls. The second floor interior is open space supported by a mortise-and-tenon post and beam structural system.

The contributing agricultural outbuildings on the farmstead consist of a workshed, small milkhouse, and privy. The workshed is a long, low structure with a gable roof and both vertical and horizontal wood siding. The structure contains

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Richard Vaughn Farm Page 2

Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

several small windows and numerous door openings. The gable roofed milk house is clad with drop siding. The off-set door and 2/2 sash window have plain surrounds. The privy has a gable roof with wood shingles and vertical plank siding. A quarter moon vent is located in the door and round vents in the gables.

The noncontributing garage has a gable roof covered with asphalt shingles and wood drop siding. Single windows are located on the sides and the front contains a large, 2-car overhead door.

The farmstead reads as a unit of agricultural buildings that are functionally related. The individual buildings appear unaltered, except for the farmhouse. The alterations done to the farmhouse do not significantly detract from the buildings' integrity of design, materials, and craftsmanship. Although the one story rear addition to the farmhouse runs the length of the building, it does not rise above the roofline and is not visible from the road.

Although the photographs are more than 2 years old, recent site inspection by park staff confirms that they depict the current condition of the property and built resources.

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Section number 8 _____

Richard Vaughn Farm Page 3

Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

The Richard Vaughn Farm is being nominated under Criterion A for agricultural significance and Criterion C for architectural significance. The farm is associated with 19th century agricultural practices in the Cuyahoga Valley, as discussed in the Agricultural Resources of Cuyahoga Valley, MPD. The house, barn, and outbuildings that comprise the farmstead embody the distinctive characteristics of resource types that are important examples of building practices associated with 19th century agriculture.

Historical Development

In 1857, the land occupied by the farmstead was listed as "Out lot 80," and was owned by D. Morton. No buildings were shown on the site. The lot consisted of 112 acres and extended west from the Cuyahoga River, across Riverview Road.

By 1870 Richard Vaughn owned the property. The tax records and plat maps indicate that no buildings were on the property. The only increase in the assessed value of the property during the 19th century occurred between 1870 and 1880. During this time the valuation jumped from \$1,731 to \$2,440, indicating that improvements occurred during the 1870s. No structures appear in the 1874 Cuyahoga County Atlas, suggesting that the house and barn were probably built between 1875 and 1880.

Richard Vaughn owned other lots in the area, including two disjunct lots to the north and south of the subject property, also on the west side of the river. The southern lot included the area known as Vaughn Station, later the company town of Jaite. (NR 1979) While the tax records indicate that the house and barn were built in the late 1870s on land then owned by Richard Vaughn, a history of Cuyahoga County indicates that the Vaughn family lived in Middleburg, not Brecksville.

An Edward Vaughan is listed in the 1880 U.S. Census Products of Agriculture in Brecksville. The tenure for Edward Vaughan's holdings is listed as "Rents for share of products," as opposed to "Rents for fixed money rental" or "Owner". These farm listings are organized under the name of "The person who conducts the farm," making it unclear as to whether Edward managed the farm in any way or was merely a lessee. Edward's agricultural holdings included 374 acres of land, which was valued at \$14,670 and had an annual estimated production value of \$2,361. The

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Richard Vaughn Farm Page 4

Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

farm had 37 cattle, 16 calves, and 75 sheep recorded for that year. Cereal and grain production included 800 bushels of indian corn, 360 bushels of oats, and 139 bushels of wheat. Although his holdings obviously exceed the nominated farmstead, it is probable that the Richard Vaughn farmstead was one of several farms owned by the family.

It is interesting to note that no Edward Vaughan is listed in the 1880 Cuyahoga County Treasurer's Duplicate Records. Richard Vaughn, however, is listed as the owner of the nominated property. There are no Vaughns listed in the taxable personal property records from that year in Brecksville Township. As stated above, a county history indicates that the Vaughn family lived elsewhere. This conflicting information suggests that this was not a standard family owned and operated farm.

In 1885, the property was owned by Mary and Nelson Gant. By 1890, the lot was divided into east and west portions with Riverview Road as the dividing line. The west portion was owned by Heppie C. Comstock and consisted of 65 acres containing the present house and barn. By 1903 W. J. Meikle owned the west lot. The 1914 Plat Book shows that both east and west lots were owned by R.L. and I.M. Singleton.

By 1926, the land was again divided into east and west lots. The west lot, owned by Anna D. Black, now had another barn to the northwest of the older one. In 1951, the property was subdivided along Riverview Road. C.E. Willis, who owned the 30-acre plot which included the subject property and was known as Mayblend Farm, sold the farmhouse and approximately 2.6 acres to P.P. Clausen. By 1957, the "newer" barn had been removed. Most recently, prior to acquisition by the Federal government in 1978 for inclusion within the Cuyahoga Valley N.R.A., the farmhouse and curtilage--0.80 acres--was owned by R.R. Waszak. The balance of the property was also purchased in 1978 by the Federal Government from Willis.

Criterion A: Agriculture

The Richard Vaughn farmstead reflects the broad patterns of events associated with agricultural production in Brecksville and the Cuyahoga Valley. The Farm appears to be one of several farms in Brecksville that were owned by the Vaughn Family. The dominant crop production of these farms, as indicated in the Agricultural Records of the U.S. Census, was indian corn and oats. Livestock kept on the farms

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Richard Vaughn Farm Page 5

Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

was predominately milk cows and sheep. In 1879, the Vaughn Farms produced 3,875 lbs of butter and 300 pounds of wool. The cow stalls in the bank barn and the milk house reflect an emphasis on dairy farming.

The farmstead is associated with the Railroads, Industrialization and Scientific Farming era, as discussed in the Agricultural Resources of Cuyahoga Valley MPD. The industrialization and urban expansion in northeast Ohio during the late 19th century increased demand for fresh dairy products. The Valley Railroad, (NR 1984) provided the valley farmer with access to these markets.

The 19th century population statistics for Cuyahoga County indicate that Brecksville Township was one of the most rural areas in the county. Accordingly, farming was the chief occupation. Crisfield Johnson's History of Cuyahoga County, states that in 1879, dairying was the chief occupation in Brecksville. Another source, Guide Book for Tourists and Travelers over the Valley Railway from Cleveland to Canton, 1880, states that Brecksville farmland was "best adapted to grain and grasses, the latter being the principal product." The U.S. Census Agricultural Records for 1879 does not confirm this. Typically, farms in Brecksville Township devoted less than 10% of their improved lands to products harvested from grass lands. Grain production was overwhelmingly dominated by indian corn and oats, which was very likely used to some extent for fodder, given the number of milk cows and dairy product production. The agricultural practices evidenced by the Richard Vaughan Farm are typical of the mid-to-late 19th century farming that played a significant role in the development of Brecksville and the Cuyahoga Valley.

Criterion C: Architecture

The house, barn and outbuildings that make up the farmstead each represent the distinct characteristics of building types directly associated with agricultural production in the Cuyahoga Valley, or with the lifeways of the farmers and their families.

The Upright-and-Wing house is associated with the Great Lakes-New England building tradition. The 1850 U.S. Census Records show that more than 80% of Brecksville residents came from New England or New York. The defining feature of the type is

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Richard Vaughn Farm Page 6

Richard Vaughn Farm
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Cuyahoga County

the massing: a 2-story gable oriented upright section with 1 or 1 1/2-story eave-oriented perpendicular appendage. The Vaughn farmhouse is unusual because of its construction date. After 1850, Upright-and-Wings did not have the main entry in the gable section. The presence of this feature in the Vaughn house provides evidence of the staying power of vernacular building traditions in rural settings.

The Barn, like the house, reflects New England vernacular building traditions that were becoming outdated by the 1870s. The three-bay, gable roofed barn, has a traditional 2:1 ratio of length to width, and the mortise and tenon construction, versus the pegged timber method associated with the later bank barns. The Vaughn Barn is, however, a bank barn. The earthen ramp and lower level consisting of animal stalls and grains bins indicate the need to store crops and house livestock. Banked, three bay barns, like the Upright-and-Wing House type, were Great Lakes Regional adaptations of New England building traditions.

An interesting aspect of the barn is the concrete slab bridge that connects the earthen bank to the central barn doors. By the 1920s, bank barns were considered damp and difficult to ventilate. United States Department of Agriculture bulletins advised building a bridge between the barn and the embankment, to allow for better ventilation.

The small gable-roofed milk house is a result of the Scientific Farming Movement. State sanitation laws of 1881 required that milk be stored away from livestock. The building's wood drop-siding was a common cladding material from this time period.

The privy and the workshed do not reflect particular movements in the development of farming practices. Rather, these utilitarian structures are associated with the 19th century farm life. Prior to modern twentieth century conveniences, such as electricity, refrigeration and plumbing, farmsteads contained numerous functional outbuildings. These outbuildings were integral parts of a 19th and early 20th century farmsteads, and greatly contribute to the historic setting. The privy's vertical plank siding and the workshed's vertical board and batten, and later drop siding, are typical materials for late 19th, early 20th century utilitarian structures.

The two noncontributing resources located on the farmstead are the rail fence and the garage with the overhead door. Although they do not contribute, neither the

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Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

fence nor the garage greatly detract from the historic setting. Their scale, massing and materials are consistent with the other buildings, and their location does not compromise the historic setting.

Historic Integrity

The farmstead maintains a sufficient degree of historic integrity. Collectively, the buildings read as a functionally related unit. Alterations to the house, which include the rear addition and the removal of the wing section's full length front porch, do not significantly impact the structure's integrity of design. Any alterations done to the barn and work shed, such as the addition of small windows or sliding track doors, appear to have been done prior to the end of the period of significance.

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Section number 9_____ . Richard Vaughn Farm Page 8
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Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

Major Bibliographic References:

Cram, George F., Atlas of Cuyahoga County, 1892; Lake, D.J., Atlas of Cuyahoga County, O., 1874.

Johnson, Crisfield, History of Cuyahoga County, Ohio, 1879.

Maps of Cuyahoga County Outside of Cleveland, 1903.

1870, 1880, 1885, 1890, 1895 tax records of Cuyahoga County, Ohio.

1914, 1927, 1957, Flat Books of Cuyahoga County; research performed by Drew Rolik, Maple Heights, Ohio.

U.S. Census Records, 1880, Schedule 2. Productions of Agriculture in Brecksville, County of Cuyahoga.

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Section number 10____ . Richard Vaughn Farm Page 9

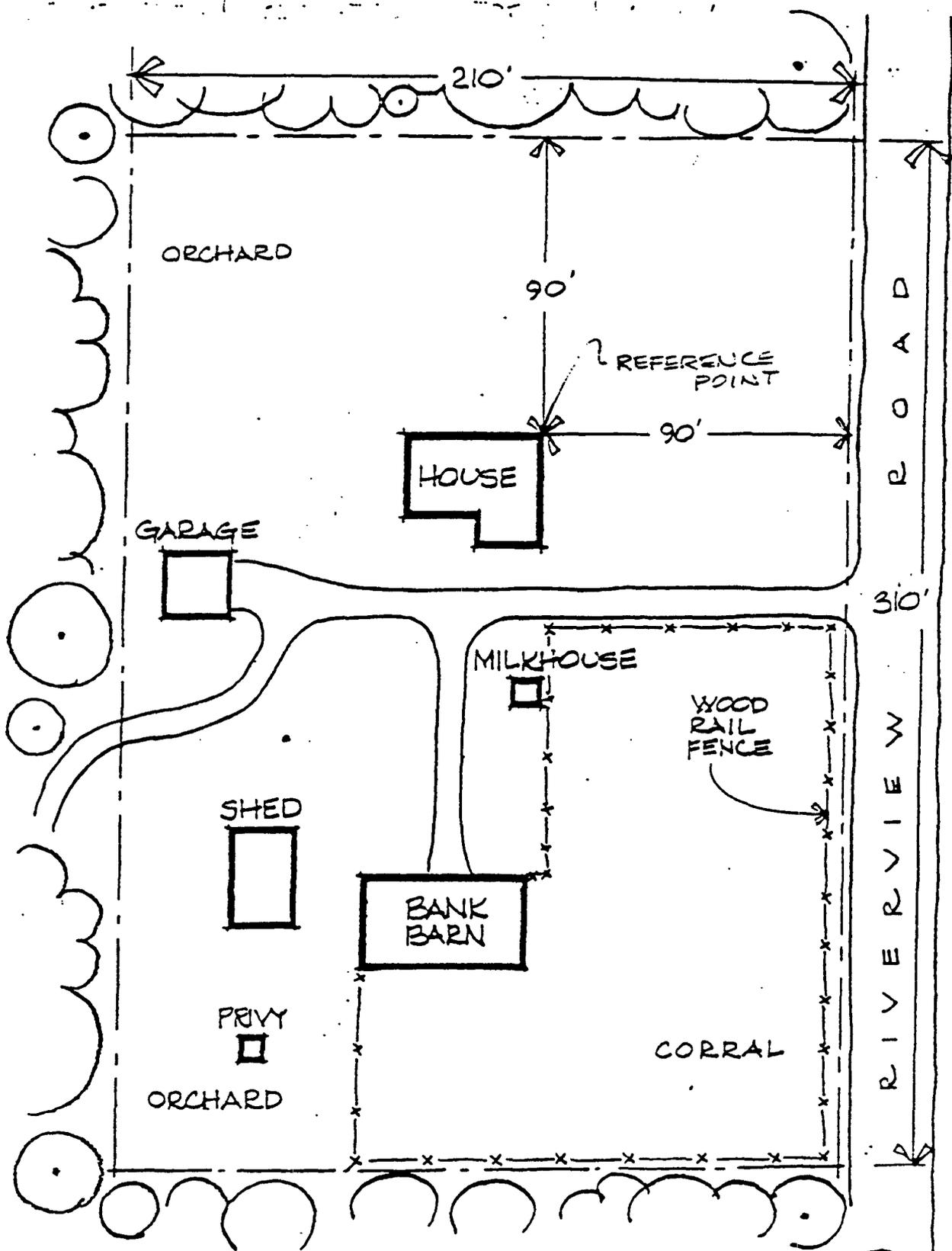
Richard Vaughn Farm
Brecksville, Ohio
Cuyahoga County

Verbal Boundary Description:

From the reference point, the northeast corner of the farmhouse, the boundary is formed by a rectangle measuring 310 feet along Riverview Road and extending back from Riverview Road 210 feet. The eastern and northern lines are ninety feet from this reference point.

Boundary Justification:

The nominated property contains those resources that retain association with historic farming practices in the context area, as outlined in the Agricultural Resources MPD. Fields once associated with the farm have succumbed to natural succession and no longer communicate their historic function.



RICHARD VAUGHN FARM
SITE PLAN

SCALE : 1" = 40'

