

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of multiple property listing (if applicable)

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000505

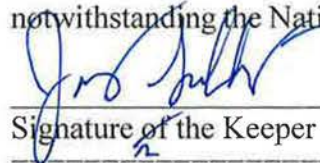
Date Listed: 8/04/2016

Property Name: Johnson's Landing House and Farm

County: Oldham

State: KY

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

8-4-2016

\_\_\_\_\_  
Date of Action

Amended Items in Nomination:

#### Section 8: Area of Significance

The areas of significance are hereby changed to Architecture and Landscape Architecture. The property represents a specific type of farm – a Gentleman's Farm – that represents a working farm, kept less as a means of income than as demonstration of a lifestyle. The original outbuildings, tenant houses, and field patterns are retained, supplemented by a modern, rustic house. While these are all agriculturally related buildings, "Agriculture" is not the appropriate area of significance under Criterion C.

\_\_\_\_\_  
The Kentucky State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION: National Register property file/Nominating Authority (without nomination attachment)**

505

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JUN 24 2016

United States Department of the Interior  
National Park Service

Nat. Register of Historic Places  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Johnson's Landing House & Farm

other names/site number Hardscuffle House & Farm, OL-03; OL-558 - 560; & OL-291

2. Location

street & number 2300 Rose Island Road

city or town Goshen

state Kentucky code KY county Oldham code 185 zip code 40059

NA
NA

not for publication

vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this    nomination   X   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 at the following level(s) of significance:

   national    statewide   X   local

Applicable National Register Criteria:

   A    B   X   C    D

 6-16-16 Date

Signature of certifying official/Title Craig Potts/SHPO  
Kentucky Heritage Council/State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register

other (explain) \_\_\_\_\_

 8/4/2016  
Signature of the Keeper Date of Action

Johnson's Landing House & Farm  
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**5. Classification**

**Ownership of Property**

**Category of Property**

**Number of Resources within Property**

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

		<b>Contributing</b>	<b>Noncontributing</b>	
		7	4	buildings
				district
		1	1	site
		4	9	structure
				object
		12	14	<b>Total</b>

**Name of related multiple property listing**

**Number of contributing resources previously listed in the National Register**

NA

NA

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

Agriculture/Animal Facility

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

Agriculture/Animal Facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Contemporary

**Materials**

(Enter categories from instructions.)

foundation: Concrete, concrete block

walls: Wood, Redwood Board & Batten

roof: Gable on hip

other

:



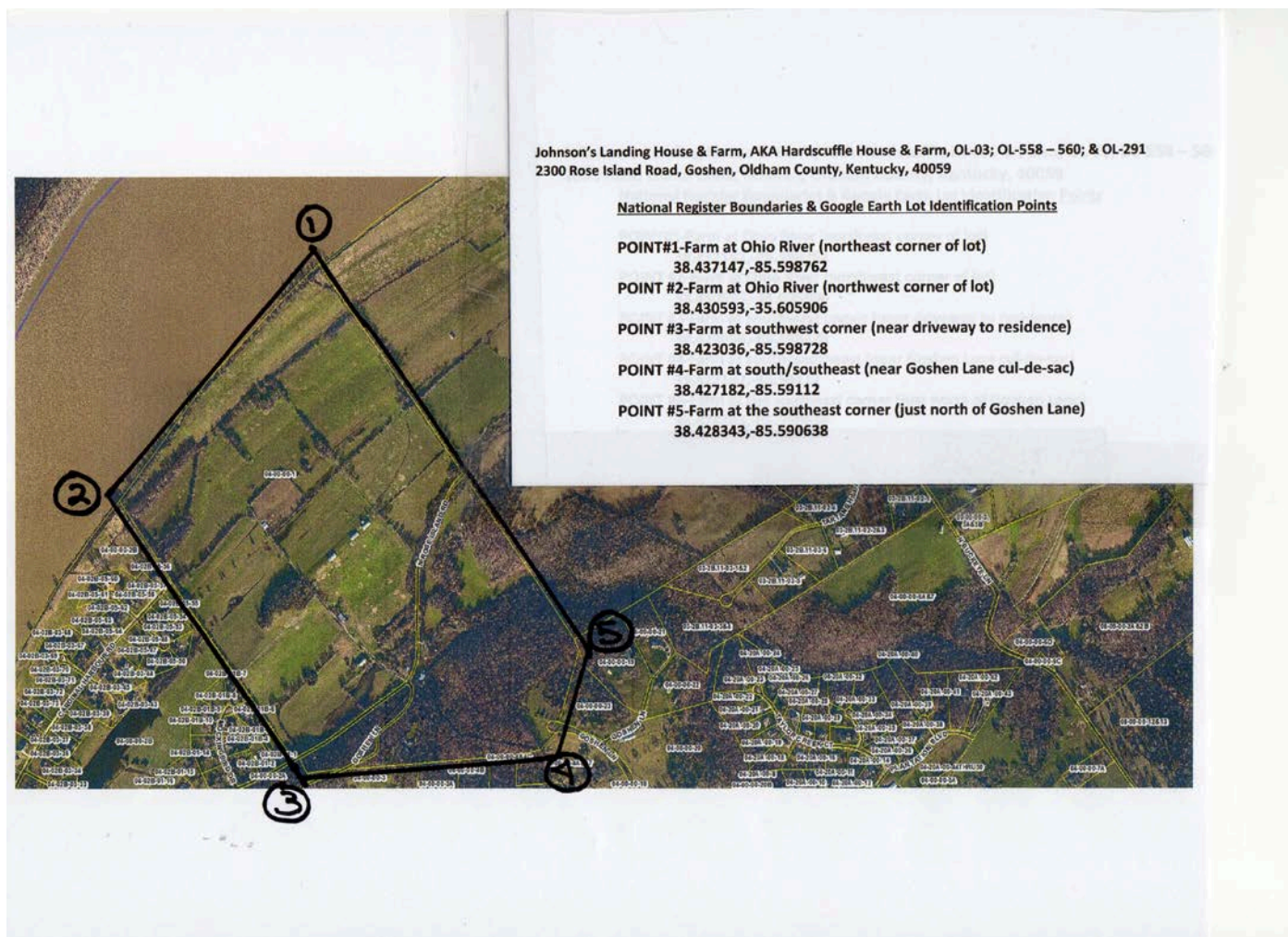
Johnson's Landing House & Farm  
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**Narrative Description**

**Summary**

The Johnson's Landing House and Farm (OL-03; OL-558 – 560; & OL-291) is located in Oldham County, Kentucky, just east of the Jefferson County line near the town of Goshen. The Ohio River forms the northwest boundary of the property, the Hidden Valley Farm lies to the east, the Cardinal Harbour Subdivision development lies to the west and State Road US 42 lies to the far southeast. Access to the farm is by way of Goshen Lane or by way of North Rose Island Road. The Johnson's Landing House and Farm is identified by the street address of 2300 Rose Island Road, an address which is most closely identified with a residential and farm building cluster located near the intersection of Goshen Lane and North Rose Island Road. Branches of Taylor Creek run through the property. The nomination proposes the listing of 313 acres of land, which contains 26 resources: 7 contributing buildings, 4 non-contributing buildings, 1 contributing site, 1 non-contributing site, 4 contributing structures, and 9 non-contributing structures. The property is being interpreted as a Gentleman Farm, a type of property that has been recognized, analyzed, and nominated in many parts of Oldham County and Jefferson County, just to the southwest.





Johnson's Landing House & Farm  
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### **Character of the Site and Surrounding Properties**

The portion of the Johnson's Landing House and Farm that lies closest to the Ohio River is characterized by rich flat Ohio River bottomland. This bottomland, which is prone to episodic Ohio River flooding, is used primarily as pastureland, cropland, and for various agricultural and residential structures that support the property's use as a farm. Most of the remaining acreage is hilly hardwood woodland that remains in a natural state and supports a hearty wildlife habitat. The Johnson's Landing House is tucked away on a high wooded bluff that overlooks the Ohio River. The house is the central focal point of a cluster of buildings related to its residential use.

### **Ownership History of the Property**

The historic ownership of the Johnson's Landing House and Farm are associated with three important individuals/families: Mrs. Pauline Ahrens, Mr. and Mrs. Harold F. (Pauline) Johnson and Mr. and Mrs. Dinwiddie Lampton, Jr. and their descendants.

In order to understand the chain of title for this property it is important to trace the marital history of Pauline Ahrens. Pauline Ahrens was married in 1917 to Robert Leeds Burgess. Together they had a daughter, Polly Ahrens Burgess. Pauline and Robert divorced in 1939. The following year, Pauline Ahrens Burgess married Harold F. Johnson. In 1938, Pauline Ahrens, prior to her marriage to Harold F. Johnson, purchased 313 acres of land in Oldham County Kentucky. Later, as husband and wife, Pauline and Harold would build an architect-designed house on the farm and would name it Johnson's Landing. Harold F. Johnson received full title to the property after his wife's death in 1943.<sup>1</sup> Harold F. Johnson would later re-marry, this time to Cecile (Ceci) Gray Johnston-Mattox.<sup>2</sup> Harold and Cecile would live off and on at the Johnson's Landing House and Farm until the early 1960s. In 1962, Harold F. Johnson and his wife Cecile J. Johnson sold the tract of land that would later become the Hardscuffle House and Farm to Dinwiddie Lampton Jr. and his wife Nancy H. Lampton. The farm in its entirety would later be sold to Hardscuffle Inc./The American Life and Accident Insurance Company of Kentucky.

Mrs. Pauline Ahrens Burgess purchased the first tract of land associated with the nominated property on September 29, 1938.<sup>3</sup> Apparently, Mrs. Pauline Ahrens Burgess purchased the property independent of her husband. This may have been either because Robert Leeds Burgess was living overseas in Paris, France at the time or because she found herself in an unhappy marriage. Prior to Pauline's ownership, the property was owned by Irving L. and Margaret Wilson who had acquired the property in 1923.<sup>4</sup> Previously the land had belonged to James S. Crutchfield who had acquired the land by deed dated May 17, 1834.<sup>5</sup>

Dinwiddie Lampton Jr. and Nancy H. Lampton, his wife, acquired the nominated property on November 27, 1962 in an unusual three-way land swap real estate transaction.<sup>6</sup>

In 1975, Dinwiddie Lampton Jr. and Nancy H. Lampton would sell the nominated property to Hardscuffle Inc., a Kentucky Corporation.<sup>7</sup> It remains under the ownership of Hardscuffle Inc., to this day. Excluded from this

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<sup>1</sup> Will Book 11, Page 295

<sup>2</sup> Harold F. Johnson's first wife was Gladys Hart-Phipps, according to the Ahrens family history. She died on April 7, 1938 and left Harold a widower. Johnson's second marriage was to Pauline Ahrens Burgess in 1938. After Pauline's death, Harold married his third wife, Cecile (Ceci) Gray Johnston-Maddox in 1947/1948.

<sup>3</sup> Oldham County Kentucky, Deed Book 58, Page 249

<sup>4</sup> Oldham County Kentucky, deed book 46, page 205

<sup>5</sup> Oldham County Kentucky, deed book C, Page 231

<sup>6</sup> Oldham County Kentucky, deed book 94, page 443

<sup>7</sup> Oldham County Kentucky, deed book 153, page 237

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1975 sale was a small tract of land on a lot conveyed October 11, 1947 to the Rule Memorial Association.<sup>8</sup> This tract of land contained the Rule Memorial Church and the Rule Memorial Cemetery.

### **History of the Use of Johnson's Landing Acreage Prior to 1938**

Oldham County Kentucky was created by an act of the Gen. Assembly of the Commonwealth of Kentucky on December 15, 1823.<sup>9</sup> In the early 1800s, in Oldham County there was an early "station" or stopping place along the road that is now US Highway 42. This was the spot where farm "goods were traded, supplies purchased and information passed along."<sup>10</sup> The Goshen General Store marks the spot of this early "station" (although the existing Goshen General Store building standing today dates from circa 1875). The Goshen General Store also marks the trail head for Goshen Lane, as the roadway follows the Taylor Creek creek-bed down to the Ohio River bottomland so closely associated with the Hardscuffle House and Farm.

The Goshen Presbyterian Church, established in 1823, provided the name for the surrounding farming community in Oldham County, Kentucky. The church was instrumental in creating a sense of community for the people of rural Oldham County, Kentucky. By 1827, one of Kentucky's earliest Presbyterian churches was established high on a ridge in a log structure near the intersection of present day Goshen Lane and US Highway 42. By the 1890s, a second Presbyterian chapel was constructed at the foot of Goshen Lane. The church on the crest of the hill was called the "top church" and the church at the foot of the hill was called the "bottom church". According to *The History and Families Oldham County Kentucky*, the bottom church "... was established at the foot of Goshen Lane to serve families living and working on the farms beneath the bluffs at the edge of the Ohio River. The lane was almost impassable in the winter months and families were unable to get up the hill to attend worship [at the top church].... It is also notable that the church served as a place of worship for tenant farm families and shanty boat residents who would moor at river landings along the Ohio River. By 1956, the bottom church was closed, as roads had improved transportation to such a degree that the bottom church was no longer needed. For over 50 years, ministers at Goshen Presbyterian served both the "bottom church" and the "top church".

The "bottom church" was eventually renamed the Rule Memorial Chapel to honor one of its most influential ministers, Lucian V. Rule (1871-XXXX). The bottom church was a Gothic revival style chapel constructed of board and batten. Double front doors at the entrance were balanced by three window bays on the long walls. A belfry topped the small building. Located beside the church was a small country cemetery with the earliest known burial date of 1892.<sup>11</sup> While the cemetery remains intact, protected by a chain-link enclosure, the Rule Memorial Chapel had become severely dilapidated and was dismantled and reassembled on an adjacent farmstead, Woodland Farm LLC, on or around or around April 8, 2003.<sup>12</sup>

The discussion of the formation of Oldham County in the early 1800s followed by the creation of two country churches in Goshen Kentucky establishes the rural character of the land and social system into which the Johnson's Landing House and Farm was created.

### **History and Development of Hardscuffle Farm Acreage**

The earliest farmers in Oldham County worked to produce everything needed by their families, with each farmstead forming a self-contained unit. Any farm surplus was sold or traded with others. By the 1840s, Oldham County farmers sold crops shipped to Louisville by wagon or flat boat. By the 1850s the Louisville interurban train was used by passengers to travel to and from Louisville. While some livestock was transferred

<sup>8</sup> Oldham County Kentucky, deed book 68, page 526

<sup>9</sup> The History and Families Oldham County Kentucky: The First Century, 1824-1924, page 15

<sup>10</sup> The History and Families Oldham County Kentucky: The First Century, 1824-1924, page 136

<sup>11</sup> Oldham County Historical Society, Cemetery records. Accessed online on January 3, 2016

<sup>12</sup> Oldham County municipal records, April 3, 2008

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by rail to Louisville for sale at urban markets, those in Oldham County with river frontage customarily transported livestock and produce by boat that traveled along the Ohio River. When Pauline Ahrens Burgess purchased the farmland with Ohio River frontage in 1938, the land was still quite rural in character. Livestock and crop barns standing alongside tenant farm houses speak to the fact that farming continued on this land well into the 1950s. The land is still primarily used for farming up to the present day. When Dinwiddie and Nancy Lampton purchased the 313-acre farm from Harold and Cecile Johnson in 1962, the property was still referred to as Johnson's Landing. The Lamptons' rebranded the farm as the Hardscuffle Farm. When purchased in 1962, the farm still retained its historic character with the Ohio River bottomland area used for pastureland, cropland and for various agricultural and residential structures that support the property's use as a farm. Most of the remaining acreage was retained as hilly hardwood woodland that remains in a natural state and supports a hearty wildlife habitat. The only significant change occurred in 1941 when the Hardscuffle House was constructed on a high, wooded ridge or bluff that overlooks the Ohio River. The house is the central focal point of a cluster of buildings related to its residential use.

### **Hardscuffle Farm Today in Oldham County**

The Hardscuffle House and Farm remains a working farm in rural Oldham County. While the Hardscuffle House remains an important component of the overall farm complex, the real focal point of the farm is the portion of farm land that lies closest to the Ohio River and is characterized by rich, flat Ohio River bottomland. The Hardscuffle House is tucked away on a high wooded ridge or bluff that overlooks the Ohio River. The Hardscuffle House remains as the focal point of a cluster of buildings related to its residential use.

The Hardscuffle House and Farm is defined by both transportation corridors and natural features. The most dominant feature is the Ohio River that fronts the property on the north/northwest side of the property. This River frontage has historically served as a natural landing place for riverboats. Taylor Creek and its tributaries bisect the farm and provides definition by way of a natural land cut that forms the basis for both Goshen Lane (which runs roughly north-south) and North Rose Island Road (which runs roughly east-west).

Goshen Lane runs from US 42 to the Ohio River. On the Hardscuffle property it hugs the steep hillside above the river bottomland and juts off to a secondary branch to the east toward a gated entry and roadway that leads to the Hardscuffle House proper. The primary branch of Goshen Lane continues down the hill where it meets North Rose Island Road at the River bottomland to form a T-shaped country crossroads. An unmade section of Goshen Lane, comprised of a gravel road base, continues northward to its Ohio River terminus.

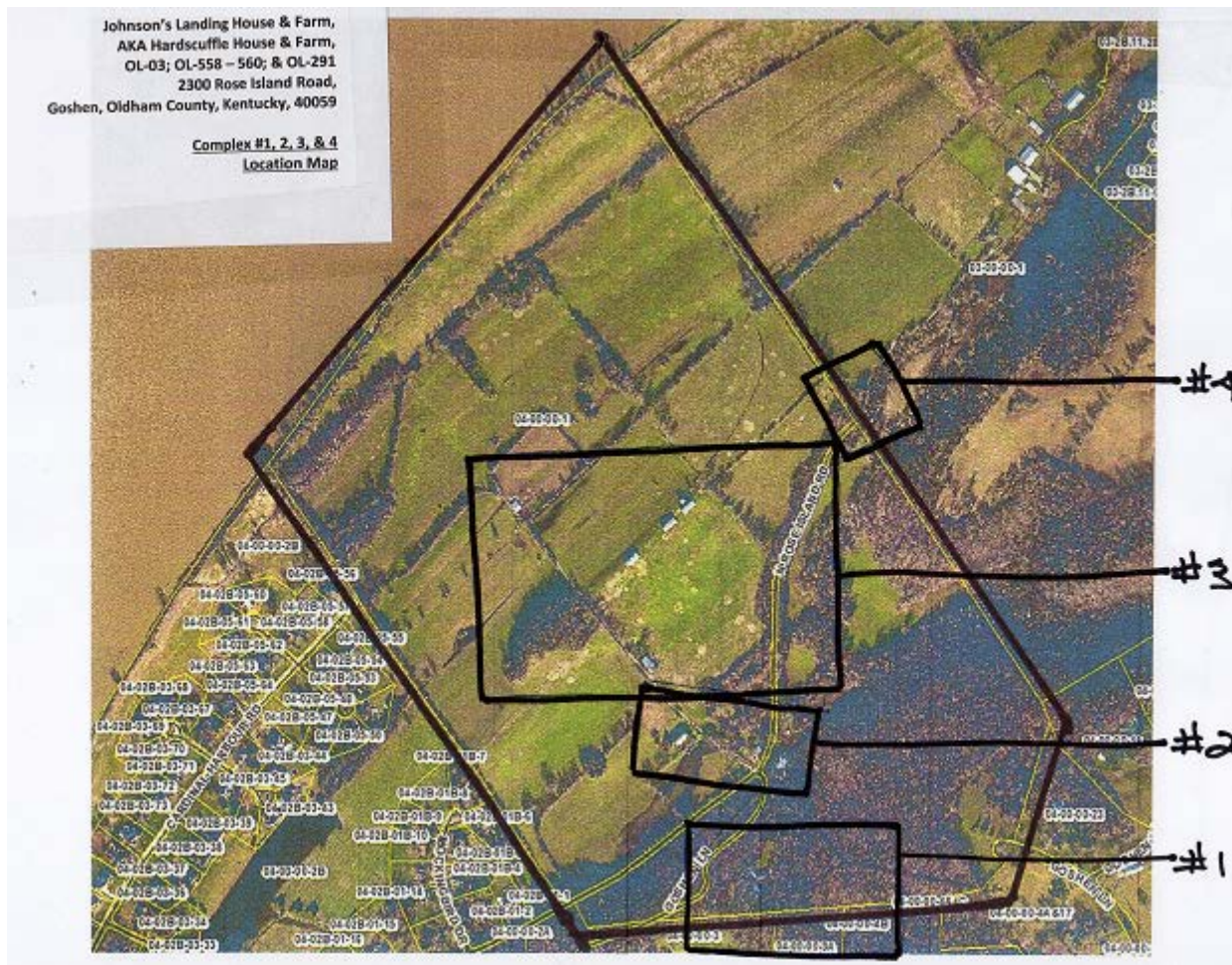
North Rose Island Road runs parallel to the Ohio River and loosely follows Taylor Creek. North Rose Island Road is an "unmade" or gravel road from the T-shaped country crossroads formed by North Rose Island Road and Goshen Lane as it moves in an easterly direction.

Both Goshen Lane and N. Rose Island Rd. provide primary transportation arteries through the Hardscuffle Farm. Clusters of buildings, identified for inventory purposes as complex #1, complex #2, complex #3, and complex #4 are connected by these roadways. Each complex of buildings, structures, and sites is described in the inventory below.



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Composite Map showing the area and aerial photos of the property's 4 complexes

**Property Inventory**

**Complex #1: Hardscuffle House and Residential Outbuildings (OL-558)**

Building #	site #	building name	current use	historic use	date of construction	contributing/ noncontributing
#1	OL-558.1	Hardscuffle House	Hardscuffle Residence/corporate entertaining center	Mr. and Mrs. Harold F. Johnson Residence	1942	Contributing-building
		DESCRIPTION: The Hardscuffle House is a one story frame structure with redwood vertical siding and battens. In floorplan, the structure resembles an irregular pinwheel. The house is divided into four major areas: a master and service wing south of the "U" shaped gallery and guest facilities and an apartment to the north. Steel casement and wood horizontal sliding sash windows are found throughout. The "U" shaped gallery, a nod to the Kentucky traditional dogtrot house, has doors that open to the east and west to catch prevailing breezes. A three-bay garage/service wing is located to the south of the "U" shaped gallery. Asphalt shingles with copper flashing top the building's hipped roof.				
#2	OL-558.2	Animal shelter	Animal shelter	Animal shelter	Post 1966	Noncontributing-structure
		DESCRIPTION: Single cell wooden structure topped by gabled roof with asphalt shingles.				
#3	OL-558.3	Pool	Pool	Pool	Post 1966	Noncontributing-structure
		DESCRIPTION: In-ground swimming pool with an apron composed of square concrete pavers.				



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#4	OL-558.4	Utility shed	Utility shed	Utility shed	Post 1966	Noncontributing-structure
		DESCRIPTION: Prefabricated wooden utility shed resting on a partially exposed poured concrete foundation and topped by a gabled roof with asphalt shingles. A single flat slab man door provides access.				
#5	OL-558.5	Carriage storage building	Carriage storage building	Carriage storage building	Post 1966	Noncontributing-building
		DESCRIPTION: Wooden carriage storage building resting on a partially exposed poured concrete foundation and topped by a gabled roof with asphalt shingles. Four sliding glass doors provide light and a single pedestrian door provides internal access. Constructed by Dinwiddie Lampton to house his vast collection of carriages.				
#6	OL-558.6	Cistern #1	Cistern #1	Cistern #1	1942	Contributing-structure
		DESCRIPTION: Utilitarian concrete cistern with flat concrete apron.				
#7	OL-558.7	Cistern #2	Cistern #2	Cistern #2	1942	Contributing-structure
		DESCRIPTION: Utilitarian concrete cistern with flat concrete apron.				



**Aerial Photo of Complex 1**



**Main House, camera looking east**



**Main House, Camera facing west**



**Animal Shelter, camera facing north**

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Utility Shed, to west



Cistern #2, to west



Carriage Storage Building, to west

**Complex #2: at the Crossroads of Goshen Lane and North Rose Island Road (OL-559)**

Building #	site #	building name	current use	historic use	date of construction	contributing/ noncontributing
#1	OL-559.1	White polo horse barn	White Polo horse barn	Horse barn	Pre 1966	Contributing-building
DESCRIPTION: Two-story rectangular horse barn with a large sliding doors at both gable ends. Multi-light windows present in hayloft. Structure is topped by a gabled roof. Gable ventilator located on westernmost gable end. No foundation visible.						
#2	OL-559.2	Rustic barn	Rustic barn	Rustic barn	Post 1966	Noncontributing-building
DESCRIPTION: Two-story rectangular unpainted rustic barn with vertical plank siding topped by hipped roof with exposed rafter ends. Multi-light wooden windows located on all sides. Several two-part Dutch doors provide access to the building's interior. No foundation visible.						
#3	OL-559.3	White shed	Shed	Shed	Post 1966	Noncontributing-building
DESCRIPTION: Single cell wood frame shed topped by modified standing seam metal roof. No foundation visible.						
#4	OL-559.4	3-Bay garage	3-Bay Garage	Garage	Post 1966	Noncontributing-building
DESCRIPTION: Three bay garage sheathed in vertical wood siding and topped by a shed roof with exposed rafter ends.						
#5	OL-559.5	Run-in shed near tenant house #1	Run-in shed near Tenant house #1	Run-in shed	Post 1966	Noncontributing-structure
DESCRIPTION: Metal prefabricated run-in shed topped by metal gabled roof.						
#6	OL-559.6	Tenant house #1	Tenant house #1	Tenant house	Circa 1940s	Contributing-building
DESCRIPTION: This building is a one-story tenant farm house that appears to date from the 1940s. The building's original wood siding has been covered with vinyl siding. Corrugated metal roof tops the building's gabled roof. Multi-light windows flanked by louvered shutters provide light. Building rests on a poured concrete foundation. A screened-in porch obscures the building's front door. A brick chimney rises from the building's gabled roof.						
#7	OL-559.7	Tenant house #2	Tenant house #2	Tenant house	Circa 1900	Contributing-building
DESCRIPTION: This building is a small late-Victorian-era wood frame structure. One-over-one windows, some with louvered shutters, are found throughout. A gabled roof with asphalt shingles tops the building and a brick chimney rises from the ridge beam at the center of the structure. A one-story shed-roofed front porch addition obscures the building's original front door. Interior details including bull's-eye molding around doors and windows denote late-Victorian design aesthetic.						
#8	OL-559.8	Tenant outbuilding #1	Tenant outbuilding #1	Tenant outbuilding	Pre 1966	Contributing-structure
DESCRIPTION: This single-cell tenant outbuilding is sheathed in vertical lap siding and topped by a simple shed roof covered with asphalt shingles. The structure rests on simple wooden piers. Multi-light windows provide illumination to the interior.						
#9	OL-559.9	Tenant outbuilding #2	Tenant outbuilding #2	Tenant outbuilding	Pre 1966	Contributing-structure
DESCRIPTION: This building is nearly identical to tenant outbuilding #1. See above.						
#10	OL-559.10	Gambrel	Gambrel roof barn w silo	Barn with silo	Circa 1900	Contributing-building



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		roof barn with silo				
		DESCRIPTION: This gambrel roof barn topped by a sheet-metal roof is sheathed in vertical wood siding. It stands several stories high. Access into the barn's two aisles is provided by two sets of hinged wooden doors located at the building's gable ends. To the south, running the entire length of the building, is an ancillary one-story barn bay topped by a shed roof. To the north, running almost the entire length of the building, is a hay crib covered with lapped siding and topped by a shed roof. A metal, prefabricated grain silo with a domed roof is adjacent to the gambrel roof barn.				
#11	OL-559.11	Windmill	Windmill	Windmill	Post 1966	Noncontributing-structure
		DESCRIPTION: This feature is a metal windmill with metal wind panels that capture the breeze and turn, driving a metal water pump that rests at ground level. The structure rests on a square, poured concrete foundation.				
#12	OL-559.12	Implement shed	Implement shed	Storage shed	Circa 1940	Contributing-building
		DESCRIPTION: This one-story unpainted implement shed is covered with vertical wood siding. Sliding access doors are located on the west side adjacent to the nearby gravel roadway. A single metal gasoline dispenser stands nearby. An open implement bay is located to the building's east side and is used for equipment storage.				



**Aerial Photo of Complex 2**



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**White Polo Barn, to west**

**Rustic Barn, to southwest**

**White Shed, to southeast**



**Tenant House #1, to south**

**Tenant House #2, to north**

**Gambrel Roofed Barn, to west**

**Complex #3: North of the crossroads and near the Ohio River (OL-560)**

Building #	site #	building name	current use	historic use	date of construction	contributing/ noncontributing
#1	OL-560.1	Polo viewing stand #1	Polo viewing stand #1	NA	Circa 1974-1996	Noncontributing-structure
		DESCRIPTION: Four two-story polo viewing stands composed of a wooden structural system and topped by a low-pitched metal gabled roof date from between 1974 and 1996 when the Hardscuffle Farm was the site of a Kentucky Opera fundraising event called the Hardscuffle Polo Races. Access to the upper levels are provided by a series of L-shaped wooden stairs. One of the four Polo viewing stands has been removed.				
#2	OL-560.2	Polo viewing stand #2	Polo viewing stand #2	N/A	Circa 1974-1996	Noncontributing-structure
		DESCRIPTION: See #1				
#3	OL-560.3	Polo viewing stand #3 with Steward's tower	Polo viewing stand #3 with Steward's tower	N/A	Circa 1974-1996	Noncontributing-structure
		DESCRIPTION: See #1				
#4	OL-560.4	Pump house	Pump house	N/A	Post 1966	Noncontributing-structure
		DESCRIPTION: This single-cell one-story pump house, with a gambrel roof is a prefabricated pump house building that was purchased at a "big box retail store". It rests upon a concrete block foundation.				
#5	OL-560.5	Six stall horse barn	Six stall horse barn	Horse barn	Pre 1966, built by the Lampton family	Contributing-building
		DESCRIPTION: This six-stall horse barn is sheathed in vertical wood siding and is topped by a gable roof. Sliding barn doors are located on the east and west ends of the building under the building's gable. Opened feed bays/windows allow light to penetrate the building's interior and also provide the horses with a view.				

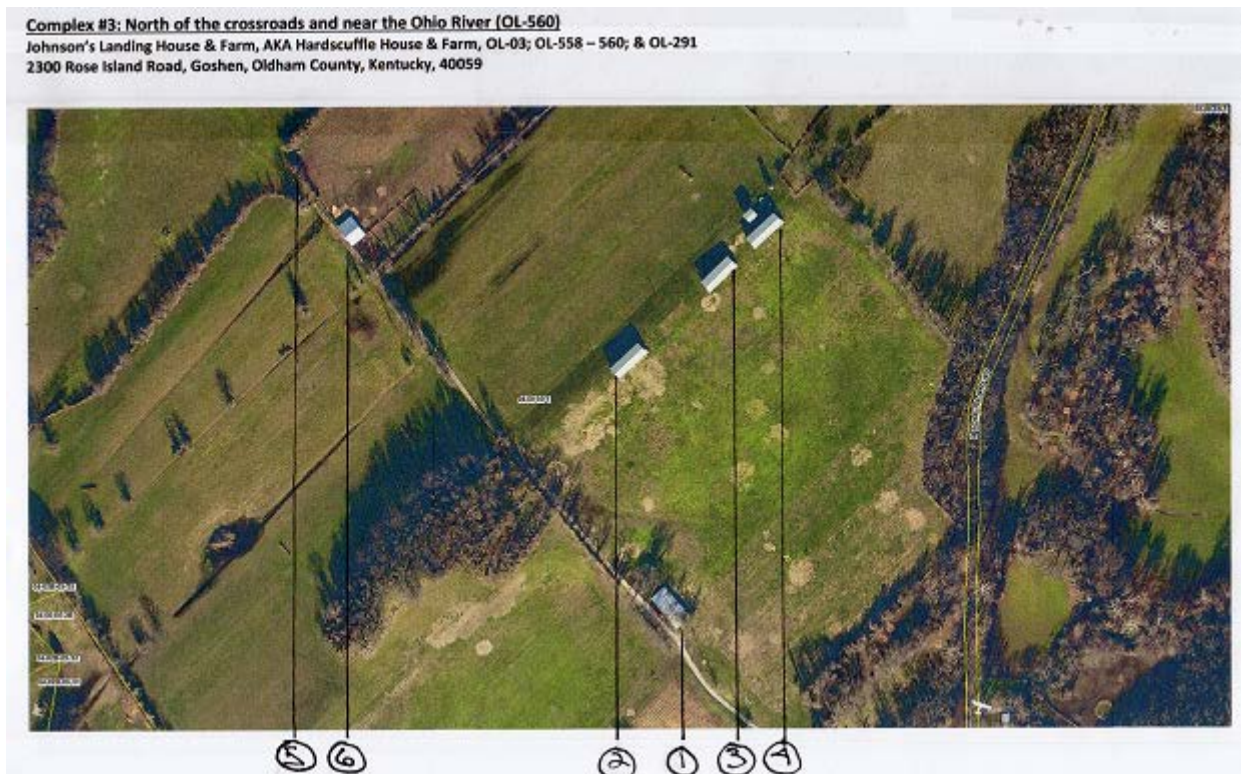


**Johnson's Landing House & Farm**

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**Aerial photo of complex 3**



**Polo viewing stands, to ESE**



**Prefabricated shed, to north**



**Six-stall Barn, to south**

**Complex #4: Rule Memorial Cemetery (OL-291) and related**

Building #	site #	building name	current use	historic use	date of construction	contributing/ noncontributing
#1	OL-291.1	Rule Memorial Chapel	N/A. Vacant site.	Chapel	1920	Noncontributing-site
		DESCRIPTION: The Bottom Church, a Gothic revival style chapel, that once stood on this site is no longer extant. The chapel was described in a previously documented Kentucky Historic Resources Survey Inventory Form. The chapel was moved to an adjacent farm circa 2003.				
#2	OL-291.2	Rule	Rule Memorial Cemetery	Cemetery	Circa 1890	Contributing-site



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		Memorial Cemetery			
		DESCRIPTION: The first known burial date for this rural cemetery is 1892. The cemetery is protected by a chain-link fence and is mowed on a regular basis by the owners of the Hardscuffle House and Farm.			



**Aerial Photo of Complex #4**



Rule Memorial Chapel Cemetery, to ENE



Cemetery headstone, to north

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**8. Statement of Significance**

**Applicable National Register Criteria**

**Areas of Significance**

Agriculture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1938-1966

\_\_\_\_\_

**Significant Dates**

1938, 1941, 1962

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

NA

\_\_\_\_\_

**Cultural Affiliation**

NA

\_\_\_\_\_

**Architect/Builder**

Smith, James Kellum, Sr. (architect)

\_\_\_\_\_

\_\_\_\_\_

- 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**

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance**

The period of significance is 1938 - 1966. The beginning of the period relates to the 1938 purchase of a 313-acre parcel of land and its transformation into a Gentleman Farm by Pauline Ahrens Burgess for the property that is The Johnson's Landing/Hardscuffle House and Farm. The property's use as a Gentleman Farm was continued by Dinwiddie Lampton and his successors from his purchase of the farm in 1962 up to the present day. The end date of 1966 is the close of the 50-year period established by the National Register of Historic Places.

**Criterion Considerations NA**

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## Statement of Significance

### Summary

The Johnson's Landing/Hardscuffle House and Farm (OL-03; OL-558 – 561; & OL-291) meets National Register eligibility Criterion C and is a significant rural historic landscape and agricultural assemblage in Oldham County in Kentucky's Outer Bluegrass Region. Its importance is evaluated within the context "Agriculture in Oldham County, Kentucky, c.1820 -1958". This nomination extends the period of analysis of an existing context, "Agriculture in Oldham County, Kentucky, c.1820 -1958," to 1966. The end date of 1966 is the close of the 50-year period established by the National Register of Historic Places. Within that context, the property is a significant instance of both nineteenth- and twentieth-century agricultural trends in the county, particularly within a concept called the Gentleman Farm, which the context addresses.

The historic Johnson's Landing/Hardscuffle House and Farm was acquired in 1938 and converted by the new owner into a Gentleman Farm. Prior to 1938, the property that made up the Johnson's Landing/Hardscuffle House and Farm participated in typical agriculture of the county. In 1938, the farm's owner Pauline Ahrens Burgess began to compile and transform an agricultural landscape, retaining what elements from its earlier use she could, and to convert the farm into a Gentleman Farm. After Burgess's 1940 marriage to Harold F. Johnson, the couple named the farm Johnson's Landing. In the same way that those owners deliberately curated their extensive and notable collection of modern art, they commissioned, built, and "curated" an architect-designed modern house within an otherwise historic farm landscape.

### Historic Context: Agriculture in Oldham County, Kentucky, c.1820 -1958

#### Research Design

To evaluate the historic significance of Johnson's Landing/Hardscuffle House and Farm, this nomination's author consulted the research design for an Oldham County Gentleman Farm, Ashbourne Farms (NRIS 08000212) and modeled this nomination after that one. Numerous historic resources were also consulted as delineated below.

Historic deed books and will books from Oldham County, Kentucky were examined to construct a general overview of the property history. Material from the Oldham County Historical Society was referenced as well. The most noteworthy source for the overall history of Oldham County proved to be the history of Oldham County Kentucky as embodied in the book entitled *Oldham County, Kentucky History and Families; The First Century, 1824-1929*. An exhaustive search of newspaper articles, particularly from *The Courier-Journal* and *Louisville Herald* of 1914 to the present proved particularly enlightening especially with regard to the social history of the Ahrens, Burgess, Johnson and Lampton families. An invaluable source of information about the Ahrens family was found in the self-published written account of the History of the Ahrens family of Louisville on file at the Louisville Free Public Library. Of special note was personal correspondence obtained by the author from Ted Wathen and Cindy Hatley, both descendants of the Ahrens family. Vicki Reynolds, on behalf of Cindy Hatley, generously shared her genealogical research with the author. Records of real estate transactions and family history found at the American Life and Accident Insurance Company of Kentucky archives gave breadth and depth to Dinwiddie Lampton Jr. and his activities related to the insurance industry and to his keen interest in horses and the horse industry.

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Much of the discussion of Gentleman Farms below will quote text from the Ashbourne Farms nomination. Text from that nomination appears in italics typeface below, to clarify where Ms. Johnson's work ends and where this nomination's author continues to develop that idea.

### **Text from Johnson's Ashbourne Farms, Explaining 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 74<sup>th</sup> 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.<sup>13</sup>*

#### **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.<sup>14</sup>*

*The Ohio River played an early role in transporting goods to market. Numerous landings along Oldham County's border served as shipping points.<sup>15</sup> The success of farming in the county was enhanced by the construction of roads for transporting produce and livestock to markets.<sup>16</sup> 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.<sup>17</sup>*

*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.<sup>18</sup>*

*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.<sup>19</sup> Though census data for*

<sup>13</sup> Robert M. Rennick, "Oldham County" p. 671-674

<sup>14</sup> Jack Harrison, "Clifton" National Register Nomination, 1997

<sup>15</sup> *Oldham County, Kentucky History and Families; The First Century, 1824-1929.* p. 52

<sup>16</sup> Donna Neary, "Waldeck Farm" National Register Nomination, 2000

<sup>17</sup> Jack Harrison, "Clifton" National Register Nomination, 1997

<sup>18</sup> Robert M. Rennick, "Oldham County" p. 672

<sup>19</sup> U.S. Census of Agriculture 1900, 1910, and 1920.



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*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.<sup>20</sup>*

*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.<sup>21</sup> 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.<sup>22</sup>*

*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.<sup>23</sup>*

*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.<sup>24</sup>*

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

*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*

<sup>20</sup> 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.

<sup>21</sup> U.S. Census of Agriculture 1940

<sup>22</sup> Ibid.

<sup>23</sup> U.S. Census of Agriculture 1950

<sup>24</sup> Ibid.

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*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.<sup>25</sup>*

*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.<sup>26</sup>*

*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.<sup>27</sup>*

*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.<sup>28</sup> The corridor along U.S. Highway 42 in the northwestern portion of the county was particularly suited to breeding and raising horses.<sup>29</sup> 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.<sup>30</sup>*

*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.<sup>31</sup> Farms in Oldham County breed not only Thoroughbred horses, but also Arabian, Saddlebred and Quarter horses.<sup>32</sup> The area near Skylight in Oldham County has the primary concentration of thoroughbred training and breeding farms.<sup>33</sup>*

### **Text from Johnson's Ashbourne Farms, explaining the Gentleman Farm Property Type**

<sup>25</sup> Orville J. Whitaker, *Soil Survey of Oldham County, Kentucky*, p. 2

<sup>26</sup> Jack Harrison, "Clifton" National Register Nomination, 1997

<sup>27</sup> Lowell H Harrison. and James C. Klotter. "Bourbon Barons, Tobacco Tycoons, and King Coal," p. 297

<sup>28</sup> "Growth Causing a Decline in Farming in the County," December 31, 1998

<sup>29</sup> Orville J. Whitaker, *Soil Survey of Oldham County, Kentucky*, p. 4

<sup>30</sup> Ibid.

<sup>31</sup> Kirsten Haukebo, "A New Leader on the Farm" p.1

<sup>32</sup> Thomas D. Clark, "Agriculture" p. 18-19

<sup>33</sup> "Skylight Remains in Heart of Horse Country," p. 24

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*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.<sup>34</sup> 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.<sup>35</sup>*

*The nineteenth century Gentleman Farm rose to prominence just prior to the Civil War and continued until the start of the 20<sup>th</sup> century.<sup>36</sup> 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.<sup>37</sup>*

*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.<sup>38</sup> Gentleman Farms of this period were often found to be within a reasonable commuting distance to the county seat or town.<sup>39</sup>*

*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.<sup>40</sup>*

*Gentleman Farmers were also concerned with improving the appearance of the farm. Conscious styling was applied to the dwelling, fencing, roads and landscape.<sup>41</sup> 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.<sup>42</sup> 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.<sup>43</sup>*

*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*

<sup>34</sup> Donna Neary, "Waldeck Farm" National Register Nomination, 2000

<sup>35</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 1

<sup>36</sup> Daniel Carey, "Agriculture in Louisville and Jefferson County, the Gentleman Farm Property Type," Louisville and Jefferson County, Kentucky, Multiple Property listing, 1989

<sup>37</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 8

<sup>38</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 3

<sup>39</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 30

<sup>40</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 19

<sup>41</sup> Janie-Rice Brother, "The Agricultural and Architectural Landscapes of Two Antebellum Montgomery County Farms" p. 7

<sup>42</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region,"

<sup>43</sup> Karl Raitz and Carolyn Murray-Wooley. "The Gentleman Farm and the Landscape of Kentucky's Bluegrass Region," p. 20

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*could have substantial homes and large acreage but did not emphasize aesthetics, as they were working farms.<sup>44</sup>*

*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.<sup>45</sup>*

### **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.<sup>46</sup>*

*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.<sup>47</sup> 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.<sup>48</sup>*

*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.<sup>49</sup>*

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<sup>44</sup> Janie-Rice Brother, “The Agricultural and Architectural Landscapes of Two Antebellum Montgomery County Farms” p. 10

<sup>45</sup> Daniel Carey, “Agriculture in Louisville and Jefferson County, the Gentleman Farm Property Type,” Louisville and Jefferson County, Kentucky, Multiple Property listing, 1989

<sup>46</sup> Dr. Karl Raitz, “Gentleman Farmers”

<sup>47</sup> R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 95

<sup>48</sup> R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 95

<sup>49</sup> R. Gerald Alvey, “The Bluegrass Gentleman Farm and Other Rural Folk Patterns,” p. 95



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*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.<sup>50</sup> Sometimes plaques or signs were also located at the entry to announce the identity of the farm.<sup>51</sup>*

*Most Gentleman Farms of this period placed great importance on raising purebred livestock.<sup>52</sup> 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.<sup>53</sup>*

*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.<sup>54</sup> 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.<sup>55</sup>*

*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*

<sup>50</sup> Dr. Karl Raitz, "Gentleman Farmers"

<sup>51</sup> R. Gerald Alvey, "The Bluegrass Gentleman Farm and Other Rural Folk Patterns," p. 97

<sup>52</sup> R. Gerald Alvey, "The Bluegrass Gentleman Farm and Other Rural Folk Patterns," p. 96

<sup>53</sup> Dr. Karl Raitz, "Gentleman Farmers"

<sup>54</sup> Dr. Karl Raitz, "Gentleman Farmers"

<sup>55</sup> R. Gerald Alvey, "The Bluegrass Gentleman Farm and Other Rural Folk Patterns," p. 97

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*added in the late 1850s. An interurban rail line was added in the early 1900s, with departures to Louisville every half hour.<sup>56</sup> 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.<sup>57</sup>*

*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.<sup>58</sup> 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.<sup>59</sup>*

*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 1920s<sup>60</sup>. Charles Bottorff, president of Belknap Hardware Co., acquired Annewood Farms near Goshen in 1940.<sup>61</sup> Lowry Watkins Sr. purchased Frog Jump Farm (OL-262) in Skylight in 1933 to raise thoroughbreds.<sup>62</sup> 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.<sup>63</sup>*

*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.<sup>64</sup>*

*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.<sup>65</sup> 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.*

<sup>56</sup> *Oldham County, Kentucky History and Families; The First Century, 1824-1929.* p. 59

<sup>57</sup> Donna Neary, "Waldeck Farm" National Register Nomination, 2000

<sup>58</sup> Beers and Lanagan. *Atlas of Jefferson and Oldham Counties, Kentucky.*

<sup>59</sup> Donna Neary, "Waldeck Farm" National Register Nomination, 2000

<sup>60</sup> *Oldham County, Kentucky History and Families; The First Century, 1824-1929.* p. 141

<sup>61</sup> *Kentucky's Historic Farms: 200 Years of Agriculture.* P. 298

<sup>62</sup> *Oldham County, Kentucky History and Families; The First Century, 1824-1929.* p. 50

<sup>63</sup> Oldham County Deed Book 49, p. 137

<sup>64</sup> *Kentucky's Historic Farms: 200 Years of Agriculture.* P. 298 -299

<sup>65</sup> Kentucky Heritage Council Survey forms.

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## Significance of the Johnson's Landing House and Farm and the Hardscuffle House and Farm

### Property Overview

The Johnson's Landing House was built on a 313-acre farm in Oldham County Kentucky by Pauline Ahrens Burgess Johnson and her husband Harold Frost Johnson. The land was initially purchased by Pauline Ahrens Burgess in 1938. It was not until Pauline Ahrens Burgess divorced her first husband and married Harold F. Johnson, her second husband, in 1940 that the Johnson's Landing House and Farm was developed into a 20<sup>th</sup> century Gentleman Farm. The house proper was designed by James Kellum Smith of New York City, an architect with the firm of McKim, Mead and White. By 1962, the Johnson's Landing House and Farm was purchased by a new owner, Dinwiddie Lampton Jr., who rebranded the former Johnson's Landing Farm into the Hardscuffle House and Farm.



Ahrens Family (ca. 1912)



Pauline Ahrens



Harold Johnson

### Ahrens Family Legacy

Pauline Ahrens Burgess Johnson traces her lineage and wealth to her family who were innovative industrialists. The American Standard company traces its roots to 1858 when Georg Andreas Theodor Ahrens, a native of Hamburg Germany moved to Louisville. Ahrens first operated a brass molding works in Louisville. Ahrens later merged his brass shop with Henry Ott, forming Ahrens and Ott, and together they branched out into plumbing and pipefitting. In 1899, under the leadership of Theodor Ahrens Jr., Ahrens and Ott merged with eight other companies to form the Standard Sanitary Manufacturing Company, a producer of plumbing fixtures and enameled, cast-iron tubs and sinks. In 1929, the Standard Sanitary company merged with the American Radiator Company to form the American Radiator and Standard Sanitary Corporation. It was later renamed American Standard. At the height of their success the company employed 5,600 workers on a 53-acre site containing 60 buildings.<sup>66</sup> The American Standard company "grew to become the world's largest

<sup>66</sup> Encyclopedia of Louisville, page 31

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manufacturer of bathroom and kitchen fixtures and fittings.”<sup>67</sup> A vast fortune was earned by both the Ahrens and Ott families through the years.

### **Pauline Ahrens Burgess-American Standard Heiress (1898-1943)**

Pauline Ahrens benefited from the entrepreneurship of her family when she inherited a great deal of money from both her father, Charles Ahrens and her uncle, Henry Ohlman. She married Louisvillian Robert Leeds Burgess in 1917. When Pauline and Robert were first married they lived at 1730 S. 3<sup>rd</sup> St. in an area now known as Old Louisville. A few years into their marriage, after the birth of their one and only daughter, they moved to newly built house referred to as Blankenbaker Station, that was located near Blankenbaker Lane and River Road in eastern Jefferson County. Soon after construction of Blankenbaker Station, Robert Burgess was assigned to worked for the Ahrens family business in Paris as a foreign representative of the American Radiator-Standard Sanitary Manufacturing Company. Pauline Ahrens, her husband Robert Burgess and their daughter, Polly Burgess, moved overseas in Paris for a period of eight years, returning in 1934.<sup>68</sup> Pauline and Robert divorced in 1939. Prior to, and perhaps in anticipation of her 1939 divorce, Pauline Ahrens purchased 313 acres of land in Oldham County near Goshen Kentucky in 1938. Apparently, she purchased the land independent of her husband, perhaps because he was living overseas at the time or perhaps because she had the money to make the purchase and knew that her marriage was failing.

### **Polly Burgess**

The daughter of Robert Leeds and Pauline Ahrens Burgess, Polly Burgess, may have played an influential role in her mother’s purchase of the farmstead in Oldham County near Goshen Kentucky. Polly Burgess was an avid horsewoman her entire life. By 1935 Polly was showing her horse at the Kentucky State Fair<sup>69</sup> and at the Rock Creek Horse Show and had already established herself as a longtime member of the Iroquois Hunt Club in Lexington.<sup>70</sup> In 1937, Polly Burgess became a debutante. Owning 313 acres of land in Oldham County Kentucky was a natural fit for Pauline’s daughter’s equestrian interests. It also fits in well with the Gentleman Farm trend of purchasing farmland while deriving income from something other than farming. In purchasing the land in Oldham County, Pauline Ahrens Burgess was following in the footsteps of other Gentleman Farmers including William Belknap of Belknap Hardware Co., owner of Land O’ Goshen Farm; Charles Bottorff, president of Belknap Hardware Co. owner of Annewood Farms near Goshen; Lowry Watkins Sr., owner of Frog Jump Farm in Skylight; and Woodford Fitch Axton, owner of Axton-Fisher Tobacco Company in Louisville, who owned the Wildwood.

### **Pauline Ahrens Burgess Marries Harold F Johnson**

Pauline Ahrens Burgess divorced Robert Leeds Burgess by 1939<sup>71</sup> and married her second husband, Harold F. Johnson, in New York City in a ceremony that was “... quietly performed at the home of the

<sup>67</sup> Encyclopedia of Louisville, page 31

<sup>68</sup> The Courier-Journal (Louisville, Kentucky) Sun, May 6, 1917 · Page 28, society page marriage announcements

The Courier-Journal (Louisville, Kentucky) · Thu, Jul 24, 1919 · Page 11, birth announcements (Polly Burgess)

The Courier-Journal (Louisville, Kentucky) · Sun, Sep 24, 1922 · Page 37, City developing in rapid strides: Big building program seen as reflecting confidence in Louisville’s future, Larger towns rivaled, Big projects underway

The Courier-Journal (Louisville, Kentucky) · Sun, Oct 7, 1934 · Page 20, society page notice of return from Paris

The Courier-Journal (Louisville, Kentucky) Thu, May 4, 1939 · Page 24, legal notices section, divorce

<sup>69</sup> The Courier-Journal (Louisville, Kentucky) · Sat, Sep 7, 1935 · Page 8, Woman’s Page

<sup>70</sup> the Courier-Journal (Louisville, Kentucky) Sun, Nov 22, 1936

<sup>71</sup> The Courier-Journal (Louisville, Kentucky) · Thu, May 4, 1939 · Page 2



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bride at noon, October 28, 1940.” Soon after their marriage, both the bride and groom returned home to Louisville to reside.<sup>72</sup> Because Harold F. Johnson was living and working in Paris while Robert Leeds Burgess and Pauline Ahrens Burgess were living there, Pauline and Harold may very well have met in Paris.

### **Harold Frost Johnson (1896-1981)**

Harold Frost Johnson had all the advantages in life of both wealth and education. He was born on October 20/21<sup>st</sup> (dates vary), 1896 in Chicago, Illinois to Elmo J. and Belle F. Johnson. He received his secondary education in Hanover, Germany, most likely at the Gildemeister Institute where his brother attended. In 1918, he graduated from Amherst College in Amherst, Mass. where he received honors in Latin. He would also later receive a law degree from the Harvard Law school. He served a brief stint in World War I by enlisting in the US Naval Air Force toward the end of the war and was given a leave of absence from his studies at Amherst College to work at the Curtiss Airplane Company Plane Manufacturing Facility in New York. After the war, he resided in Denver, Colorado with his father, an automobile dealer, but took time to travel to England, France, Belgium, Holland, Germany, Switzerland, Italy, Austria, Hungary, Spain, Egypt, Syria, Greece & Turkey in the 1920s. Between 1932 and 1942 Harold F. Johnson lived in Paris and was employed by the Paris office of Coudert Brothers Law Firm, where he remained even after the German occupation of the city by the Nazis. According to his obituary, Johnson “... began building a fortune through shrewd investments. He remained in Paris after the German occupation, managing the affairs of friends who had left the city. After the United States entered World War II he fled to Portugal.”

### **The Three Marriages of Harold F. Johnson**

By 1938, Harold’s first wife Gladys Hart-Johnson had died in Paris. On October 29, 1940, Harold F. Johnson married divorcee Pauline Ahrens Burgess. As noted earlier, they remained married until Pauline’s death on February 26, 1943. By 1947 or 1948 Mr. Johnson would marry for a third time to Cecile Gray Johnston-Maddox.

### **Houseguest: James Kellum Smith, Architect**

Among the first houseguests Pauline and Harold F. Johnson welcomed to Louisville after their marriage in late 1940, was Mr. James Kellum Smith of New York City. He first visited in May, 1941. Smith would return again in July, 1941, and stayed with Pauline and Harold Johnson who were living at a house on the Wolf Pen Branch Mill property in eastern Jefferson County.<sup>73</sup>

It was noted on the society page in late 1941 that Mr. and Mrs. Harold Johnson also visited New York City from their home in “Harrods Creek,” undoubtedly to meet with the architect and to fine-tune their plans for their new “modern” country home.<sup>74</sup>

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<sup>72</sup> the Courier-Journal (Louisville, Kentucky) · Tue, Oct 29, 1940 · Page 14, Burgess-Johnson nuptials solemnized

<sup>73</sup> The Courier-Journal (Louisville, Kentucky) · Sun, May 4, 1941 · Page 22, society page, Mr. and Mrs. Harold Johnson had as guests Mr. and Mrs. James Kellum Smith, New York

The Courier-Journal (Louisville, Kentucky) · Thu, Jul 31, 1941 · Page 13, society page, Mr. James Kellum Smith, New York City is visiting Mr. and Mrs. Harold Johnson at Wolf Pen Mill

<sup>74</sup> The Courier-Journal (Louisville, Kentucky) · Sat, Dec 27, 1941 · Page 8, Mr. and Mrs. Harold F. Johnson have returned to their home in Harrods Creek after a trip to New York

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The Courier-Journal of June 2, 1942 states that “Mr. and Mrs. Harold F. Johnson have moved from the house of Mrs. Robin Cooper, which they have occupied for the last year, into their new home beyond Prospect.”<sup>75</sup>

James Kellum Smith along with his wife, Mrs. Smith visited with the Johnsons again on November 2, 1942. The society page article notes that this visit was “...at the Harold Johnson’s Goshen home, Johnson’s Landing, where they were to stay for a weekend visit”. Based on this information, the Johnson’s Landing house was completed and the property had been renamed “Johnson’s Landing”.<sup>76</sup>

This chronology firmly establishes a timeline for the marriage of Pauline Ahrens Burgess to Harold F. Johnson in 1940 as well as a firm timeline for the design, construction, and completion of the Johnson’s Landing House under the consistent supervision of New York architect James Kellum Smith between 1941 and 1942.

**Architect: James Kellum Smith, Sr. (October 3, 1893-February 18, 1961)**

Architect James Kellum Smith grew up in Towanda, Pennsylvania and attended Amherst college from which he graduated in 1915. After college he attended the University of Pennsylvania where he received his degree in architecture. From 1932-1960 he was the architect for Amherst college. Most notably, he was an architect for the firm of McKim, Mead and White from 1920 to 1961, where he principally designed academic buildings. He became a full partner of McKim, Mead and White in 1929 and was the last surviving partner of that firm. Smith was widely recognized for his design of academic buildings including those at Amherst College, Bowdoin, Union College, Middlebury College, Tufts University, Colgate University, the American University in Beirut, the University of Connecticut, the University of Delaware, and at the University of Pennsylvania. Among his most significant works of architecture was the Mead Art Building at Amherst College (endowed by and named in honor of William Rutherford Mead of the firm of McKim Mead and White) and completed in 1949. At the time of his death in 1961 he was working on the design and construction of the National Museum of American History in Washington DC, a commission assigned to the firm of McKim Mead and White in 1956. He received numerous accolades for his work including the Rome Prize from the American Academy in Rome in 1929, and an honorary doctor of humane letters from Bowdoin college in 1951. He was a member of the American Institute of Architects beginning in 1929 and was named a fellow of the AIA in 1944.<sup>77</sup>

James Kellum Smith’s firm, McKim Mead and White, also designed the 1913 Fayette National Bank in Lexington, Kentucky. Because the Fayette National Bank was completed in 1913, well before Smith worked for McKim, Mead and White, it is presumed that Smith had no involvement in the design of that bank building. The Johnson’s Landing House and the Fayette National Bank are the only two buildings in Kentucky designed by McKim, Mead and White.

<sup>75</sup> The Courier-Journal (Louisville, Kentucky) · Tue, Jun 2, 1942 · Page 11

<sup>76</sup> The Courier-Journal (Louisville, Kentucky) · Mon, Nov 2, 1942 · Page 10, plans for the weekend are taking shape. At the Harold Johnson’s Goshen home, Johnson’s landing, they are looking forward to the arrival of Major James Kellum Smith and Mrs. Smith, who will come down from Cincinnati for a weekend visit

<sup>77</sup> James Kellum Smith, Sr., profile on Wikipedia, accessed on November 16, 2015

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James Kellum Smith graduated from Amherst College in 1915 and Harold F. Johnson was a 1918 graduate of Amherst College. It is plausible that they may have met on the college campus in Amherst, Massachusetts or through mutual friends. While details of the selection of James Kellum Smith of McKim Mead and White as the architect for Johnson's Landing is not entirely clear, what is clear is that both Pauline and Harold Johnson had hired one of the preeminent architects of the day. As noted in the Fayette National Bank National Register nomination, additional documentation, McKim, Mead and White were considered "master architects." Hiring this particular firm to design any building was a notable event and held great prestige.

### **Architect: D.X. Murphy**

The selection of Harold F. Johnson's local project architect, who presumably worked in concert with James Kellum Smith, may be a bit more clear-cut: D. X. Murphy, a renowned Louisville architect, was not only responsible for the design of the famed "twin spires" at the Churchill Downs racetrack in south Louisville but also designed buildings for the business of the bride's family at Ahrens and Ott. Reportedly there are over 44 drawings of the Ahrens and Ott Brassworks, including additions and alterations on file at the Filson Historical Society.<sup>78</sup> It seems obvious that Pauline Ahrens and Harold F. Johnson had great confidence in D. X. Murphy's track record for design, particularly while working in concert with McKim, Mead and White.

### **The Association of the Johnson's Landing House and Farm with Kentucky Derby Season Activity**

The Kentucky Derby, an annual horse race held in Louisville Kentucky on the first Saturday in May, traces its beginnings to the late 1800s at the Churchill Downs racetrack. In the early years it struggled financially. However, by 1902, Col. Matt Winn acquired the racetrack through a syndicate of local businessmen. Under Winn's leadership and vision, the Churchill Downs racetrack and the Kentucky Derby "...prospered and the Kentucky Derby then became the preeminent stakes race for three-year-old thoroughbred horses in North America".<sup>79</sup> By 1925 the Kentucky Derby horse race was broadcast live by radio in both Louisville and in Chicago. By 1949, the race was covered live by local TV affiliate Wave-TV and a recorded version was broadcast nationally through NBC. By 1952, the first "real-time" TV coverage was aired by local TV station WHAS-TV and their CBS affiliate. The Kentucky Derby as a sporting event had become a national phenomenon during Pauline and Harold F. Johnson's tenure at the Johnson's Landing House and Farm. No doubt this elevated the importance of the house and farm to the Johnsons many out-of-town Derby guests.

The perception of the use of Johnson's landing as a notable "Derby Party House" may stem from the high profile parties that Mr. Johnson hosted between 1941 and 1962. During this period, according to the *Courier-Journal* "society page," Pauline Ahrens and Harold F Johnson were noted in many pre-Derby newspaper issues as Derby box holders and as a host and hostess to numerous out-of-town guests and dignitaries. Coupled with the fact that Mr. and Mrs. Johnson's arrivals and departures in and out of Louisville were oftentimes noted in the *Courier-Journal* newspaper, this would lead one to assume that he did not occupy the house at Johnson's Landing during all 12 months of the year. Evidence suggests that he spent time abroad and also spent time stateside in both New York City, the Hamptons and in Delray Beach Florida. His absence from Louisville may well have made his

<sup>78</sup> Authors correspondence with Johna Picco, at the Filson Historical Society, February 24, 2016. [jpikko@filsonhistorical.org](mailto:jpikko@filsonhistorical.org)

<sup>79</sup> [https://en.wikipedia.org/wiki/Kentucky\\_Derby](https://en.wikipedia.org/wiki/Kentucky_Derby), accessed February 20, 2016

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return to the Louisville area an even more notable local event.<sup>80</sup> It may also have led to the perception that the Hardscuffle House was a “party house” because Johnson’s periodic stays were seemingly marked by parties and celebrations. The design of the house, with its large areas devoted to entertaining and its ample supply of rooms for servants seems to support this theory.

Derby Week, the week of celebration that led up to the running of the Kentucky Derby on the first Saturday in May, was a boom time for Oldham County, Kentucky. This seems a natural fit given that there were so many horse farms in the Oldham County area. Numerous restaurants and inns, including the Peacock Dining Room, the Ashbourne Inn, the Chicken Trail Inn and Goshen Gardens were popular spots for locals and out-of-town Derby guests to wine and dine both before and after the races. Several of these establishments, including the Ashbourne Inn, which was owned and operated by Gentleman Farmer Lyons Brown, and Goshen Gardens, which was owned and operated by Gentleman Farmer William Belknap, were renowned for their Kentucky hospitality and farm-to-table restaurant fare.<sup>81</sup>

### **Pauline Ahrens Burgess Johnson & Harold F. Johnson as Patrons of the Arts**

Both Pauline Ahrens Burgess and Harold F. Johnson were avid art collectors and connoisseurs. This proclivity to collect fine art, particularly modern art, was probably fueled by the artistic environment in Paris during the mid to late 1930s. To understand the full breadth of their interest in modern art and their collection of it, the following article from the *Courier-Journal* of January 6, 1963 is presented in part below:

#### **Former Louisvillian Shows His Collection**

A wide acquaintanceship with arts and collectors of art has paid dividends for Louisville in an exhibition now open at the J. B. Speed Art Museum. It consists of a group of 14 contemporary works of the former Louisvillian Harold F. Johnson. Johnson, a retired attorney was a member of the firm of Coudert Brothers, which had offices in New York and Paris. He had homes in each of those cities, and traveled widely. And as he lived abroad and traveled, he accumulated some of the works now on display. He knew many of the artists personally. Johnson’s first wife is the former Miss Pauline Ahrens of Louisville. Although they built a home on Oldham County, they were never able to live there more than three or four months of the year. Mrs. Johnson, who died in 1943, was herself a collector. Johnson has remarried and he and the present Mrs. Johnson maintain residences at Southampton, New York and Delray Beach, Florida.

The article goes on to detail how the paintings lent by Johnson for the exhibit at the J. B. Speed Art Museum represent one of the few private collections in Louisville. Among the artworks are paintings by Toulouse-Lautrec, Marie Laurencin, Pablo Picasso, George Braque, Maurice Utrillo, George Gross, Matisse, and Jean Denis Maillart. The exhibit notes that among the works are oils, watercolors gouaches, and a pen sketch. Also noted is the fact that, “a number of the paintings in the Johnson group were collected by his first wife, who has since died.” These newspaper details seem to indicate that collecting art was a passion that was shared by both Pauline Ahrens and by Harold F Johnson. Their interest in the arts can be traced back to Paris to the late 1930s, even before they became husband-and-wife. This love of art is further reflected in the Johnson’s Landing House as it

<sup>80</sup> Theiss, Nancy Stearns. US 42 was once ‘Derby Highway’. April 30, 2014 Courier-Journal

<sup>81</sup> Theiss, Nancy Stearns. US 42 was once ‘Derby Highway’. April 30, 2014 Courier-Journal



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was deliberately designed to serve as a suitable place to display their notable collection of modern art and was indeed a piece of art in and of itself by virtue of its “modern” design.

### The Johnson’s Landing House Designed by James Kellum Smith

The Johnson’s Landing house proper is best described as a rambling ranch house with a modern design aesthetic. The house was designed to fit in well with the natural landscape features of the hilltop site rather than compete with it. Information about the design intent of Mr. and Mrs. Harold F. Johnson working in concert with their architect James Kellum Smith is best captured by the following quotes from a *House and Garden Magazine* Article of April 1948:

When the Harold F. Johnsons decided to build a house near Louisville, they felt it should be in harmony not only with the countryside, but with their way of living. They told their architect, James Kellum Smith of McKim, Mead & White, that they wanted their house to catch prevailing breezes in hot summer months, enjoy the views up the Ohio Valley although it is a northern exposure. They also wanted the wings zoned so they could be shut off when not in use. Their predilections, rather than any historic precedent, shaped the house... It spreads out on a high bluff above valley farmlands. An open gallery, flanked by terrace and lawn, connects two wings through which river breezes funnel. Glass doors and louvered shutters offer protection from unwelcome winds. Eighteenth-century Kentucky houses had similar breezeways which were known as “dog-trot porches” because they were always crowded with hounds on rainy days. [The] U-shaped service court is also traditionally Southern.<sup>82</sup>

### \$295,000 Oldham County Estate Changes Hands In Three-Way Transaction



Harold F. Johnson home, built 20 years ago, is a good example of pioneer contemporary style

By SIMPSON LAWSON  
Courier-Journal Staff Writer

ONE of the Ohio Valley's most significant early examples of contemporary trends in house design, built in 1922 on an Oldham County bluff overlooking the Ohio River, was purchased last week by a prominent Louisville.

Appraised At \$295,000

Designed by the late New York architect, James Kellum Smith, the house could qualify today, after 20 years, as a superb blend of one-floor design with traditional materials, Island Road property from attorney Harold F. Johnson, formerly of Louisville and now living in New York. The Johnson property had been appraised at \$295,000.

It has the easy relationship with the out-of-doors which has come to distinguish the best of contemporary homes from New York to California. With outdoor views into courtyards, private gardens, wooded slopes and distant river, it was designed for "indoor-outdoor living" long before the phrase became widespread.

A self-effacing house, it has

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This side of the Oldham County house sold by attorney Harold F. Johnson faces the Ohio River. The glass doors in the center open into a gallery, a porch-

like enclosure likened to the "dog trots" of early Kentucky farmhouses. The home, built 20 years ago, was designed by the late James Kellum Smith.

The house was designed to take advantage of a view of the Ohio River to the north with rooms laid out in a stepped-plan so that each room had access to the scenic panoramas. Designed on a partial fall-away lot, the main functions of the house including the living room, dining room, library, bedrooms and kitchen were located on the primary/first floor level while the game room, “flower” room, and mechanical systems were located on the lower level with direct access to the outside.

<sup>82</sup> House and Garden Magazine Article, April 1948, pages 117-120

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The building was set on a concrete or concrete block foundation with brick used at the above grade level and with exterior walls sheathed with Redwood vertical siding and battens. Steel casement windows provide light and ventilation. While the building was originally topped by an asbestos shingle roof with copper flashing, that roof has been replaced by asbestos shingles.

The house was designed to reference traditional Kentucky architecture but with a decidedly “modern” twist. The U-shaped courtyard with its wooden-columned loggia provided a comfortable semi-enclosed exterior space for relaxing and entertaining. A series of sliding glass doors leads from the courtyard into the “gallery”, and interior space defined by flooring of brick pavers, natural Redwood walls and a spacious vaulted ceiling designed for “extra height and airiness”. An additional set of sliding doors form the wall opposite the courtyard sliding doors to provide an unobstructed view of both the interior and exterior of the house.

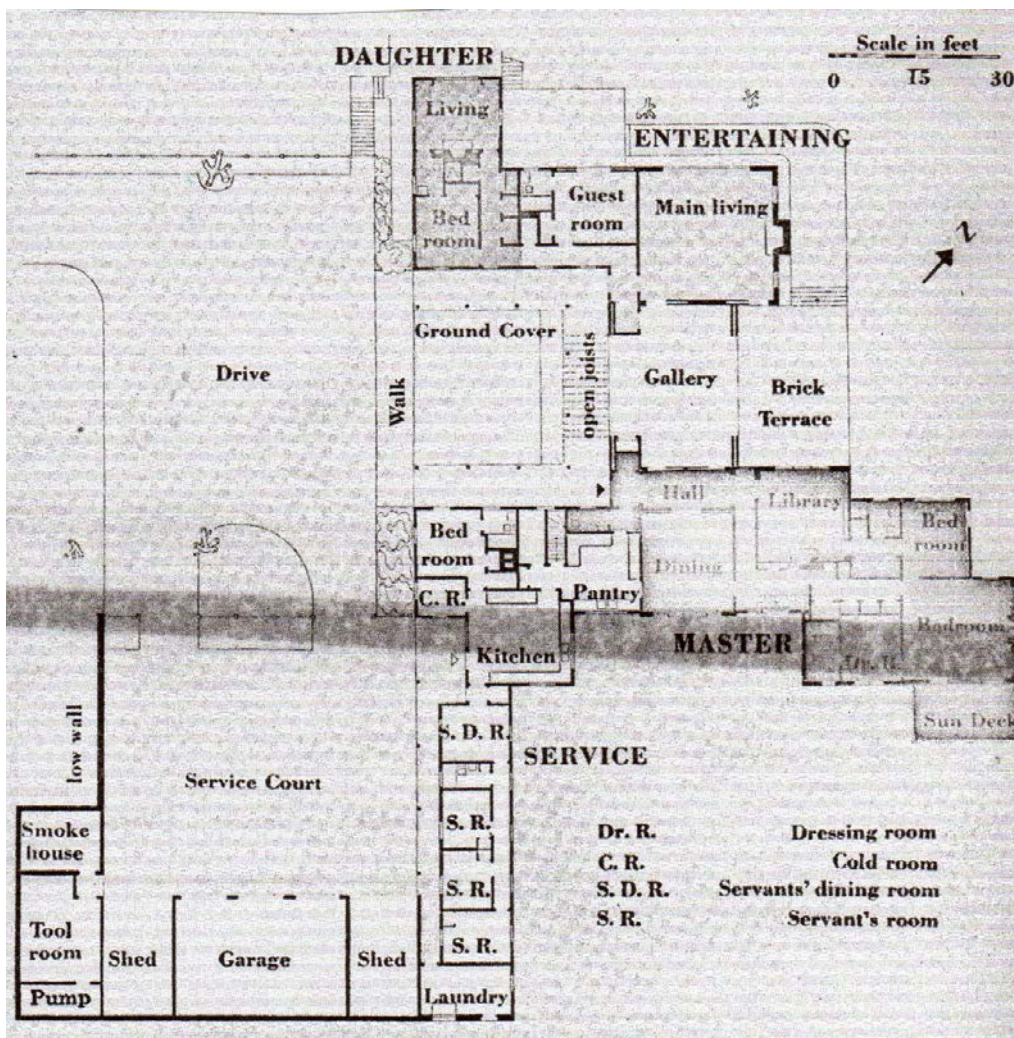
Just off the “gallery” are the main living room and small living room. As described in the 1948 *House and Garden* magazine article,

the...[m]ain living room is used largely for entertaining. Furniture here, as in the rest of the house, shows a felicitous blending of modern and old French, English and Spanish pieces. Fireside chairs and lacquered table are by Robesjohn-Gibbins. [The] [f]ireplace is faced with marble...[The] [s]mall living room has three great exposures for the sun and a view of the Ohio River. It forms part of the master wing which also includes a bedroom, bath and kitchenette. The Empire daybed, recessed in a window view, is from the Johnson’s collection of French antiques. Just off the master bedroom is the “library” that was used as a sitting room and is notable for its walls of dark brown leather.

The plumbing fixtures for the house were from the American Radiator & Standard Sanitary Corporation, the company so closely associated with the family of Pauline Ahrens Burgess Johnson.

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Floor plan (1948)

### Pauline Writes Will & Dies Soon After

Just a few weeks after architect James Kellum Smith and his wife visited Johnson's Landing, Pauline Ahrens Johnson would pen her last will and testament. The timing of the authorship of the will and her death suggests that she knew she was ill. In her will of December 31, 1942, Pauline would leave "...the farm, to my husband Harold, knowing that he will always do what seems best and wisest."

Pauline Ahrens Burgess Johnson died on February 26, 1943, in Washington DC, while visiting her husband Harold. Her body was transferred to Louisville for her funeral at Pearson's Funeral Home at 1310 S. 3<sup>rd</sup> St. in an area now known as Old Louisville. Pauline's will was probated in Oldham County on March 8, 1943. Harold F. Johnson was chosen as executor of his late wife's estate. Pauline was buried on the Johnson's Landing Farm in the Rule Memorial Cemetery next to the Rule Memorial Chapel. While the Chapel is no longer extant, the small rural cemetery remains within the confines of a chain-link fence. No trace of a grave marker for Pauline Ahrens Johnson can be found. It may be

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that her remains have been relocated to another cemetery, perhaps to Cave Hill Cemetery where many of her family members are buried.<sup>83</sup>

### **Harold F. Johnson Marries to Cecile J. Johnston**

Harold F. Johnson remarried after Pauline Ahrens Burgess passed away in 1943. From 1948 until 1954, Harold F. Johnson and his new wife Cecile J. Johnson, would reside in Kentucky at the architect-designed house that Pauline Ahrens Burgess and Harold had built in Goshen, Kentucky in the early 1940s. Cecile J. and Harold F. Johnson appear to have lived at the Johnson's Landing House and Farm on a seasonal basis, much as Harold had done with Pauline Ahrens. By 1955 newspaper records indicate that Harold and Cecile J. Johnson resided in Delray Beach Florida. Harold F. Johnson sold his *Johnson's Landing House and Farm* in 1962 to Dinwiddie Lampton Jr. At the time of Harold Johnson's death, according to his *New York Times* obituary of September 27, 1981, Harold was living with his wife both in Southampton, New York and Delray Beach, Florida.

### **Harold F. Johnson Obituary**

Harold Frost Johnson's *New York Times* obituary paints a very complete picture of this accomplished gentleman. Mr. Johnson was described as an expert on international law and had served on "numerous missions for the United States and the World Bank." The *New York Times* obituary continues, "Mr. Johnson was chairman of the postwar United States mission that negotiated economic and legal provisions governing the continued presence of American Armed Forces in France. Later he headed the World Bank economic missions to Turkey, Taiwan, Ceylon, and Paraguay. He was a limited partner in Merrill Lynch, Pierce, Fenner and Smith until the brokerage firm went public. In his later years, he devoted himself to his elaborate gardens, read widely and swam and golfed regularly." The *New York Times* obituary also notes that Johnson was a trustee of the American Academy in Rome and was an officer of the French Legion of Honor. Perhaps Mr. Johnson's most significant contribution was his \$6 million gift provided to found Hampshire College in Amherst Massachusetts. Mr. Johnson was a "founding member of Hampshire's Board of Trustees, the first chairman of the board, a life trustee and a trustee emeritus. The school's library is named for him." His gift of \$6 million to found Hampshire College was matched by a \$3 million gift from the Ford Foundation.<sup>84</sup>

### **The Harry Lewman Company House and Farm Appraisal, September 1, 1962**

Prior to the three-way land swap that resulted in ownership of the Johnson's Landing Farm and House to Dinwiddie Lampton, Jr., Lampton obtained an appraisal of the subject property. In that appraisal, done by the Harry Lewman Company, the appraiser noted:

This section of Oldham County has the same relationship to Louisville that Westchester County has to New York City. The property [is located on a]...ledge overlooking the river bottom. The farmland is outstanding in its productivity, being of good level blue grass pasture, well-fenced and extremely easy to farm as grazing land or cropland and, for the most part, located above flood level. The tobacco base is approximately 3.78 acres and naturally enhances the productivity of the property. The approximate 2,500 feet of River frontage could be used and sold immediately for River campsites; however the values of the surrounding

<sup>83</sup> Will of Pauline Ahrens Johnson (born on May 12, 1898, died on February 26, 1943) dated December 31, 1942 and probated on March 8, 1943 by the Oldham County clerk; Oldham County cemetery inventory records

<sup>84</sup> Barbanel, Josh. H. F. Johnson, college patron [obituary], *New York Times* obituaries, September 28, 1981



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properties are such that further introduction of this type land use could to some degree affect the value of the high cost in elaborate improvements. The improvements consist of the highest type stock barns, tobacco barn and tenant houses and all are in excellent condition. The main residence, constructed in 1942, is one of the outstanding homes of Pioneer contemporary architecture in the Louisville area. It is a ranch house plan, using California redwood as siding, contains a large master's bedroom area of two bedrooms, den, two baths and living room. Another children's wing consists of two bedrooms, living room, two baths and a small kitchen. The center of the residence has a large living room, dining room and solarium. A third wing consists of the kitchen, Butler's pantry, three servant's rooms and two baths. The plan forms an "E" shape with all of the living room area arranged to enjoy the magnificent River view. The house is heated with oil, has asbestos shingle roof, a full basement and a greenhouse. This property is practically designed for it is quite functional and very attractive from a modern up-to-date standpoint. Though the house contains many rooms, it is not in the category of being "too big" to care for since it is very easy to close any of the three wings off if they are not in use, thus making the house very practical from any standpoint. The entire property is watered from an underground well in the riverbed and supplies some of the finest water available.

**Dinwiddie Lampton Jr...**

Dinwiddie Lampton Jr... acquired the Johnson's Landing House and Farm in 1962 in a three-way land swap that was reportedly one of the largest real estate transactions in Oldham County Kentucky. W. L. Lyons Brown, chairman of the board of Brown-Forman Distillers Corporation and Owner of Ashbourne Farm, another nearby Gentleman Farm, was the other 1/3<sup>rd</sup> involved in the land swap.<sup>85</sup>

At the time of purchase, Lampton was president of the American Life and Accident Insurance Company of Kentucky, a company founded by his father Dinwiddie Lampton Sr. According to his obituary, Lampton's personal motto was "whip and kick and don't give up, you've got an eternity to rest," the wiry-eyebrowed Lampton had a passion for running the insurance company that was founded by his father in 1906 and taking part in the occasional steeplechase, polo event or carriage drive. The article continues, [At the time of his death he was] "... a well-known face around the city who was seen frequently in TV commercials saying, 'Be wise, be insured,' while he sat atop one of his many elaborately designed carriages"<sup>86</sup>. Lampton's obituary noted his love of horses and horse related activities. No doubt it was this interest that led him to acquire farm land in Oldham County. According to a profile in "The Chronicle of the Horse" that appeared upon his death, "Mr. Lampton showed American Saddlebreds as a boy before moving on to compete in polo and steeplechase as a young man. He raced on the flat in the original 'gentlemen' races at Churchill Downs and later spent 30 years driving horses. He was a member of the American Driving Society, the Carriage Association of America, The Coaching Club and the Metropolitan Club in New York City."<sup>87</sup> Lampton was also known as a great collector of horse related memorabilia including horse-drawn carriages, buggies, coaches and equipment including bridles and top hats.<sup>88</sup> As noted in his obituary,... "[a] day after competing in the World's Championship Horse Show at the Kentucky State Fair in 2004, Lampton

<sup>85</sup> The Courier-Journal (Louisville, Kentucky) · Sun, Nov 11, 1962 · Page 91

<sup>86</sup> no author, *The Courier-Journal*, Dinwiddie Lampton Jr..., 95-Long time Louisville Insurance Executive and Enthusiast of Steeplechase Racing and Horse-drawn carriages, Obituary of Dinwiddie Lampton

<sup>87</sup> no author, *The Chronicle of the Horse*, October 17, 2008, obituary of Dinwiddie Lampton

<sup>88</sup> no author, *The Courier-Journal*, Dinwiddie Lampton Jr..., 95-Long Time Louisville Insurance Executive and Enthusiast of Steeplechase Racing and Horse-drawn Carriages, obituary of Dinwiddie Lampton

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attended an auction at Hardscuffle where about a third of his carriage and accessories collection was auctioned. The event attracted carriage enthusiasts from Florida to Canada. During the auction, Lampton told *the Courier-Journal*, "I'm a growing boy at 90," but fought back tears when he saw his carriages being sold. "Old friends," he called them."<sup>89</sup>

**20<sup>th</sup> Century Gentleman Farms in Oldham County as Defined on the Ashbourne Farms nomination form**

In order to fully appreciate the role of the Johnson's Landing House and Farm/The Hardscuffle House and Farm within the context of Gentleman Farms in Oldham County, Kentucky it is important to place this particular farmstead within the context of other Gentleman Farms. In order to meet the qualifications of a 20<sup>th</sup> century Gentleman Farm, as defined by Cynthia Johnson in 2008, the following criteria must be met in whole or in part:

- Owners come from industrialist/business community instead of farm families
- Farms emphasize purebred stock and specialized barns to accommodate those special animals.
- Owners treat these places as hobbies or as a business venture
- The farm's main function is to enhance the status of the owner, or to serve as an object delivering prestige
- Farms reuse icons and vocabulary of Gentleman Farms of the 19<sup>th</sup> century to establish prestige image
- The owners have less an interest in identifying the farm with an agrarian or rural ideal
- Trade journals emerge that define the Gentleman Farm's essential characteristics and mix of animals
- Main dwelling must be a large revival-styled house.

A discussion of these gentlemen farm characteristics are delineated in detail below in reference to both the Johnson's Landing House and Farm and in reference to the Hardscuffle House and Farm.

**Johnson's Landing House & Farm  
 Conformance with Characteristics of a 20<sup>th</sup> Century Gentleman Farm**

Characteristic	Conformance with identified characteristic
Owners come from industrialist/business community instead of farm families	<p>Pauline Ahrens Burgess Johnson (1898-1943) &amp; Harold F. Johnson (1896-1981) were wealthy individuals in their own right, prior to their marriage to one another in 1940. Pauline purchased the Oldham County farm in 1938 at the age of 40, and had the means to do so as the daughter and niece of wealthy industrialists associated with the American Standard Manufacturing Company. Harold F. Johnson was a graduate of the Harvard School of Law and built a fortune through shrewd investments. Johnson was an expert on international law and was asked to serve on several missions for the U.S. Government and for the World Bank. Indeed, his gift of \$6 million to found Hampshire College in 1965 is evidence of his great wealth.</p> <p>Both individuals appear to have lived most if not all of their lives in medium-to-large cities like Louisville, Chicago and Paris. Neither were born into nor spent any consequential period of time on a farm or as a member of a farm family.</p>

<sup>89</sup> no author, *The Courier-Journal*, Dinwiddie Lampton Jr..., 95-Long Time Louisville Insurance Executive and Enthusiast of Steeplechase Racing and Horse-drawn Carriages, obituary of Dinwiddie Lampton

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<p>Farms emphasize purebred stock and specialized barns to accommodate those special animals</p>	<p>When Pauline purchased the Oldham County property, the farm had all the markings of a rural middling farmstead including barns, silos, and a circa 19<sup>th</sup> century tenant house. Those farm structures were retained after purchase of the property in 1938 and continue to be used to the present day. The tenant house (a.k.a. tenant house #2) was retained by the Burgess/Johnson families for use by the tenant farmer who worked on the farm, maintained the property and its outbuildings, and continued to grow and harvest crops on the land on behalf of the property's wealthy owners.</p> <p>The horse barns on the property were retained under the Burgess/Johnson ownership and where used to board horses. It is feasible that Pauline's daughter, Polly Burgess, may have kept one or more horses at the property's horse barn.</p> <p>Inasmuch as Polly Burgess was a noted horsewoman who was a member of the Iroquois Hunt [Club] in Lexington, Kentucky and showed horses at the Rock Creek Horse Show in Louisville and at the Kentucky State Fair Horse Show, these specialized horse barns were likely used to house specialized show horse animals.</p>
<p>Owners treat these places as hobbies or as a business venture</p>	<p>Records indicate that Pauline Ahrens Burgess Johnson &amp; Harold F. Johnson never spent more than 3 to 4 months a year at the <i>Johnson's Landing House and Farm</i>. According to the <i>Courier-Journal</i> "the Johnsons had homes in Paris and in New York City, and traveled widely. In effect the Johnson's landing home served a seasonal vacation home every bit as much as their seasonal vacation homes in Paris or New York. Use of the home on a seasonal basis, particularly during the Kentucky Derby season, is well supported by feature articles that were published in the Louisville <i>Courier-Journal</i> newspaper's "society page".</p> <p>In as much as Mr. and Mrs. Harold F. Johnson left most, if not all of the management of the farmstead, to the tenant farmer and his staff, the owners treated Johnson's Landing as a hobby venture.</p>
<p>The farm's main function is to enhance the status of the owner, or to serve as an object delivering prestige</p>	<p>Numerous works of fine art were displayed in the Johnson's Landing House including works by Salvador Dali, Pablo Picasso, George Braque and other European masters of Modernism. Many were works of art were collected by both Pauline Ahrens Burgess and by Harold F. Johnson prior to their marriage to one another. According to newspaper accounts most were purchased in France. The art collection was of sufficient note that it became the basis for several art shows at the J.B. Speed Art Museum in Louisville, Kentucky and was noted as belonging to an important Louisville-area "art collector". Viewing fine art in a museum setting, open to the public, is a much different experience than viewing fine art within the intimacy of someone's home. Owning artwork completed by such notable modern artists as those found in the Johnson collection would've been a source of great pride and prestige and would have enhanced the status of the Johnsons as owners of these great works of art. The house became a suitable place for them to display these works of art.</p> <p>The selection of architect James Kellum Smith of the renowned architectural firm of McKim, Mead and White lends credence to the fact that the house itself was curated every bit as much as the artwork contained within the house. In fact, the 1941 design layout of the house was "purpose built" with ample room for entertaining guests and for housing the necessary servants needed to accommodate those out-of-town guests. Indeed, the house itself was designed to allow the interior space to be partitioned off when not in use so as to accommodate varying numbers of residents and house guests. The selection of a "modern" ranch house was a deliberate act that served to reinforce Mr. and Mrs. Harold F. Johnsons' worldliness and their sophisticated appreciation for Modernism in both art and architecture.</p> <p>The Louisville <i>Courier-Journal</i> newspaper's "society page" noted that Mr. and Mrs. Harold F. Johnson attended the Kentucky Derby on the first Saturday in May on numerous occasions through the years. They were Kentucky Derby box holders at Churchill Downs racetrack. Both while Harold F. Johnson was married to Pauline Burgess and after Pauline's death and his later marriage to Cecile F. Johnson, Harold F. Johnson was host to numerous houseguests, particularly during the "Kentucky Derby Season."</p>

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	The Kentucky Derby provided the perfect opportunity for Mr. and Mrs. Harold F. Johnson to throw Derby parties and host out-of-town houseguests and would serve as the perfect opportunity to show off their modern artwork in a modern home on a sprawling Kentucky Gentleman Farm.
Farms reuse icons and vocabulary of Gentleman Farms of the 19 <sup>th</sup> century to establish prestige image	Farming icons such as tenant quarters, barns, fences, farm roads and fields were retained under the ownership of Mr. and Mrs. Harold F. Johnson. The new modern 1940s house was built on a high bluff which afforded a view of the land below the house and of the Ohio River beyond. The house atop the hill was segregated from farm activities and personnel below who carried out day-to-day farm functions. This physical segregation and separation of uses reinforces a mindset of cultural and societal hierarchy more typical of the 19 <sup>th</sup> century and lends an air of prestige to the owners of the farmstead as masters of their domain.
The owners have less an interest in identifying the farm with an agrarian or rural ideal	The Johnson's Landing House as designed by James Kellum Smith in the early 1940s does not conform to the idealized and romanticize farm house image of a revival style house. In fact, it presents a much more "modern" and sophisticated image of their life as sophisticated world travelers and art collectors.
Trade journals emerge that define the Gentleman Farm's essential characteristics and mix of animals	The only "trade journals" that emerge that define the <i>Johnson's Landing House and Farm</i> as a Gentleman Farm are those newspaper articles in both the Courier-Journal and in horse trade magazines that associate the property with show horses belonging to Polly Burgess.
Main dwelling must be a large revival-styled house.	Pauline and Harold F. Johnson made a conscious choice not to erect a large revival styled house is their primary dwelling. They chose instead to build an ultramodern house that embodied their sophisticated lifestyle and taste. Their large, rambling, low-to-the-ground ranch style house was not totally devoid of any architecturally acknowledgment to Kentucky vernacular architecture. Indeed, the building owners and their prestigious architect offered up a sophisticated nod to Kentucky vernacular architecture by incorporating a "dogtrot" element into their house style. According to the May 2, 1948 Courier-Journal article, "...when the Harold F. Johnsons decided to build a house near Louisville, they felt it should be in harmony not only with the countryside, but with their way of living.... Their predilections, rather than any historical precedent shaped the house... An open gallery, flanked by [a] terrace and lawn, connects to wings through which river breezes funnel. Glass doors and louvered shutters offer protection from unwelcome and winds. Eighteenth century Kentucky houses had similar breeze ways which were known as 'dogtrot porches' because they were always crowded with hounds on rainy days. [The] U-shaped service court is also a southern tradition." In fact, by introducing a new "modern" house to the Kentucky countryside the sophisticated and erudite taste of Mr. and Mrs. Harold F. Johnson shows through and presents a "modern" updated version of the classic large revival style house.

**Hardscuffle House & Farm**  
**Conformance with Characteristics of a 20<sup>th</sup> Century Gentleman Farm**

Characteristic	Conformance with identified characteristic
Owners come from industrialist/business community instead of farm families	While Dinwiddie Lampton Jr. was born and raised on a farm in Oldham County, Kentucky, he derived his principal income not from the Johnson's Landing/Hardscuffle Farm but from the American Life and Accident Insurance Company of Kentucky, a business started by his father in 1906 in Louisville, Kentucky. Despite his proclivity for business, Lampton's heart belonged on the farm as evidenced by his love of horses.
Farms emphasize purebred stock and specialized barns to accommodate those special animals	According to Lampton's obituary, "As a boy, he showed saddlebreds, as a young man competed in polo, then raced over jumps in steeplechases, raced on the flat in the original "Gentlemen" races at Churchill Downs, and ended with 30 years of driving horses to an array of vehicles, mostly 19th century rolling stock. He was a member of the American Carriage Association, The Coaching Club, and the Metropolitan Club in NYC."



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	<p>Not only did Dinwiddie Lampton Jr. foster his love of polo ponies by owning and maintaining polo barns at Johnson's Landing/Hardscuffle for their exclusive use, he also hosted the annual Bolla Hardscuffle Steeplechase Races for many years. To accommodate the annual crowds that the racing event attracted, Lampton built four polo viewing stands so that attendees could fully view and enjoy the races. In his later years he collected a broad range of vintage horse carriages and vehicles, much as one might collect stamps. Lampton's collection of equestrian vehicles was reportedly one of the most impressive collections in the country. He also collected horse accessories and equipment, from bridles to top hats. Additionally, many of the barns Lampton erected on his farm were built and used exclusively for storing his carriage and tack collection. At age 90, when he sold off a substantial portion of his carriages and associated horse related memorabilia, collectors came from across the country and even from England to attend the sale event.</p> <p>The Hardscuffle farm emphasized Polo ponies stabled in specialized Polo pony barns.</p>
<p>Owners treat these places as hobbies or as a business venture</p>	<p>Dinwiddie Lampton treated the Hardscuffle House and Farm as both a business venture and as a hobby. Lampton oversaw all the farm operations that were carried out by the tenant farmers and their staff as a business venture. He benefited economically from the crops raised and sold. Additionally, he conceived of and oversaw the use of the Hardscuffle farm as a polo horse race venue. The property was rebranded by Lampton from the Johnson's Landing Farm into the Hardscuffle Farm and became well known as the site of the Bolla Hardscuffle Steeple Chase Races, an endeavor that was a tangible reflection of his hobby involving horses in general and Polo ponies in particular.</p>
<p>The farm's main function is to enhance the status of the owner, or to serve as an object delivering prestige</p>	<p>Lampton was well known for his extensive collection of horse-drawn carriages, buggies and coaches that he would frequently drive around the Hardscuffle Farm and would also use in TV commercials for his outside business, The American Life and Accident Insurance Company of Kentucky. He cleverly used his love of horses as the signature branding for his insurance company TV ads. According to an October 11, 2008 newspaper article announcing his death, "...in the ads, Mr. Lampton looked nothing so much as a Dickens character, in a great coat and top hat, perched on his coach and four, with his long grey eyebrows and wrinkled leonine head as coaching horns sounded in the background." Such iconography emphasized and enhanced the status of the property's owner and served to deliver prestige to Lampton's Hardscuffle House and Farm and to the American Life and Accident Insurance Company of Kentucky.</p>
<p>Farms reuse icons and vocabulary of Gentleman Farms of the 19<sup>th</sup> century to establish prestige image</p>	<p>According to an October 11, 2008 newspaper article announcing Lampton death on Sept. 25 at age 94, the Louisville <i>Courier-Journal</i> said he might have been the most colorful local character ever, and he was up against the likes of Col. Sanders. Short of temper and long on charm, he spoke with an accent all his own, used archaic words like "my get" to mean his offspring and peppered his speech with folksy apothegms, including, "Swallow a toad in the morning and you will encounter nothing more disgusting the rest of the day." <i>The Telegraph of London</i> described him in 2000 as "a more perfect example of an eighteenth-century-style squire than any that could be found the length and breadth of England's shires these days." Lampton was purposefully reusing icons and vocabulary of Gentleman Farms of the 19<sup>th</sup> century to establish an image of prestige.</p>
<p>The owners have less an interest in identifying the farm with an agrarian or rural ideal</p>	<p>Dinwiddie Lampton, Jr. made an effort to project a certain image. When asked about the name of his farm, Mr. Lampton explained that it was "...a hardscuffle to get there; it's a hardscuffle to stay."</p>
<p>Trade journals emerge that define the Gentleman Farm's essential characteristics and mix of animals</p>	<p>Trade journals that document the Hardscuffle House and Farm as a Gentleman Farm were numerous in that he was often portrayed as the Dickensian character driving a horse and four carriage and as the driving force behind the Hardscuffle Steeplechase.</p>
<p>Main dwelling must be a large revival-styled</p>	<p>Under Dinwiddie Lampton's ownership the Johnson's landing house changed very little. While the house was a "modern" ranch house and did not fit the image of a Gentleman Farm with its</p>

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house.	"large revival styled house" Lampton was quite satisfied with the functionality of the house and its ability to allow the Lampton family to entertain guests on a regular and frequent basis.
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For discussion purposes, the Johnson's Landing Farmstead will be described by clusters or groupings of buildings that are named as follows. All are set within the larger 300+ acre landscape:

Complex #1: Hardscuffle House and Residential Outbuildings (OL-558)

Complex #2: at the Crossroads of Goshen Lane and North Rose Island Road (OL-559)

Complex #3: North of the crossroads and near the Ohio River (OL-560)

Complex # 5: Rule Memorial Cemetery (OL-291) and related

For a more complete discussion of complex #1 through complex # 4 please see the description in Section 7 of this National Register nomination.

### **Integrity Considerations for Gentleman Farms in Oldham County**

As described by Cynthia Johnson in the National Register Nomination for Ashbourne Farm:

*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*

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*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.*

### **Integrity Evaluation of Hardscuffle House and Farms**

The high level of integrity exhibited at the Johnson's Landing/Hardscuffle House and Farm helps to underscore the significance of the Gentleman Farm Property Type in Oldham County. The historic Johnson's Landing/Hardscuffle House and Farm possesses characteristics that define a Gentleman Farm in Jefferson and Oldham County. The historic significance of the Johnson's Landing/Hardscuffle House and Farm in Oldham County as a Gentleman Farm is conveyed through its high level of integrity in location, design, setting, feeling and association.

The Johnson's Landing/Hardscuffle House and Farm conveys a high level of integrity of **location** and **setting**. The farm is located off 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. It remains today much as it did when it was when acquired by Pauline Ahrens in 1938 and later on by Dinwiddie Lampton, Jr.'s purchase in 1962. The domestic and agricultural buildings, as well as landscape features (fences, pastures, fields and roadways) associated with the Johnsons Landing/Hardscuffle House and Farms, are evident. The setting conveys a strong sense of successful farm with a well-maintained landscape.

The Johnson's Landing/Hardscuffle House and Farm retains a high level of **design** and **material** integrity. The houses, outbuildings and barns have undergone little alteration since construction and are in good to excellent condition. The original massing, scale and architectural design of the main house has not changed.

The Johnson's Landing/Hardscuffle House and 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 associations with a Gentleman Farm Property type. The Johnson's Landing/Hardscuffle House and Farm is a well maintained property and is in excellent condition. The small amount of alteration made to the original farmscape helps to convey a strong sense of how the original farm appeared when purchased in 1938 by Pauline Ahrens.

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## **9. Major Bibliographical References**

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**Hardscuffle Property Valuation Info from Oldham County PVA**

Lot #1	
Property Name	Hardscuffle
PVA Description	House & 313 Acres
Property Location	2300 Rose Island Rd.
map number	04-00-00-1
PVA account	000-6828N
tax district	14
total acreage counted from PVA description	313 acres

**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 # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): OL-03; OL-558 – 561; & OL-291 \_\_\_\_\_

**10. Geographical Data**

Hardscuffle House & Farm  
Name of Property

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County and State

**Acreeage of Property** 313 acres

**Longitude/Latitude Coordinates**

- Point #1-at far at Ohio River (Northeast corner of lot)  
38.437147,-85.598762
- Point #2-5 at Ohio River (Northwest corner of lot)  
38.430593,-35.605906
- Point #3-format Southwest corner (near driveway to residents)  
38.423036,-85.598728
- Point #4-format South/Southeast (near Goshen Lane cul-de-sac)  
38.427182,-85.59112
- Point #5-farm at the Southeast corner (just North of Goshen Lane)  
38.428343,-85.590638

1	<u>          </u>	<u>          </u>	<u>          </u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The property proposed for this listing corresponds to the Oldham County Property Valuation Administrator's property identified as Map Number 04-00-00-1, which has Account number 000-6828N, and is designated Lot #1 of the Hardscuffle Subdivision at 2300 Rose Island Road. The nominated area is the entire 313 acres of Lot #1.

**Boundary Justification**

The boundary encompasses the entirety of the real property and the extent of the historic structure and all land associated with it. The structure has, since its inception, occupied the site.

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**11. Form Prepared By**

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**Photographs:**

Hardscuffle House & Farm

Oldham County, Kentucky

Name of Property

County and State

**Name of property:** Johnson's Landing/Hardscuffle House & Farm  
**City or vicinity:** Louisville  
**County:** Oldham  
**State:** Kentucky  
**Photographer:** Joanne Weeter  
**Date of photographs:** January-December 2015  
**Location of original Digital files:** KHC/SHPO  
**Number of photographs:** 27

### **Official images/Number and Description of each Photograph**

**One of 27: Photo One: Complex Number One, Primary Residence, Exterior, Camera Facing East**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0001

**Two of 27: Photo Two: Complex Number One, Primary Residence, Exterior, Camera Facing West**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0002

**Three of 27: Photo Three: Complex Number One, Primary Residence, Interior, Dogtrot**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0003

**Four of 27: Photo Four: Complex Number One, Primary Residence, Interior, Library**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0004

**Five of 27: Photo Five: Complex Number One, Animal Shelter, Camera Facing North**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0005

**Six of 27: Photo Six: Complex Number One, Pool, Camera Facing South**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0006

**Seven of 27: Photo Seven: Complex Number One, Utility Shed, Camera Facing West**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0007

**Eight of 27: Photo Eight: Complex Number One, Cistern Number One, Camera Facing Southwest**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0008

**Nine of 27: Photo Nine: Complex Number One, Cistern Number Two, Camera Facing West**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0009

**10 of 27: Photo 10: Complex Number One, Carriage Storage Building, Camera Facing West**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0010

**11 of 27: Photo 11: Complex Number Two, White Polo Barn, Camera Facing East**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0011

**12 of 27: Photo 12: Complex Number Two, White Polo Barn, Camera Facing West**



Hardscuffle House & Farm  
Name of Property

Oldham County, Kentucky  
County and State

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0012

**13 of 27: Photo 13: Complex Number Two, Rustic Barn, Camera Facing Southwest**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0013

**14 of 27: Photo 14: Complex Number Two, White Shed, Camera Facing Southeast**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0014

**15 of 27: Photo 15: Complex Number Two, Three Bay Garage, Camera Facing South/Southwest**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0015

**16 of 27: Photo 16: Complex Number Two, Run in Shed Adjacent to Tenant House Number One, Camera Facing East**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0016

**17 of 27: Photo 17: Complex Number Two, Tenant House Number One, Camera Facing South**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0017

**18 of 27: Photo 18: Complex Number Two, Tenant House Number Two, Camera Facing North**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0018

**19 of 27: Photo 19: Complex Number Two, Tenant House Number One Outbuildings One & Two, Camera Facing North**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0019

**20 of 27: Photo 20: Complex Number Two, Gambrel Roofed Barn, Camera Facing West**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0020

**21 of 27: Photo 21: Complex Number Two, Windmill, Camera Facing South**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0021

**22 of 27: Photo 22: Complex Number Two, Implement Shed, Camera Facing South/Southeast**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0022

**23 of 27: Photo 23: Complex Number Three, Polo Viewing Stands, Camera Facing East/Southeast**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0023

**24 of 27: Photo 24: Complex Number Three, Prefabricated Shed, Camera Facing North**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0024

**25 of 27: Photo 25: Complex Number Three, Six Stall Barn, Camera Facing South**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0025

**26 of 27: Photo 26: Complex Number Four, Rule Memorial Chapel Gated Cemetery, Camera Facing East/Northeast**

Hardscuffle House & Farm  
Name of Property

Oldham County, Kentucky  
County and State

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0026

**27 of 27: Photo 27: Rule Memorial Cemetery Headstone, Camera Facing North**

KY\_Oldham County\_Johnsons Landing/Hardscuffle House & Farm\_0027

**Supplemental Images/Description of each Supplemental Image (see bibliography for source information)**

**Images of Pauline Ahrens**

- Black and white portrait, 1929
- *Courier-Journal* Newspaper, December 29, 1939, Louisville's Art Center in New Quarters.
- *Courier-Journal* Newspaper, December 29, 1939, Louisville's Art Center in New Quarters (Close-Up View of Pauline Ahrens Viewing Art Exhibit).
- Black and white portrait, date unknown.
- Pauline Ahrens and Family in Circa 1911, Photograph, Ahrens family collection.
- Pauline Ahrens, Last Will and Testament, December 31, 1942.

**Images of Polly Ahrens Burgess**

- *Courier-Journal* Newspaper, September 7, 1935, Profile of Kentucky State Fair Horse Show Competitors.
- *Courier-Journal* Newspaper, December 6, 1937, Society Page Profile of Debutante Pauline Ahrens Burgess.

**Images of/Related to Harold F. Johnson**

- *Courier-Journal* Newspaper, January 6, 1963, Portrait of Harold F Johnson by U. S. Painter Lawrence Thompkins.
- *Courier-Journal* Newspaper, January 6, 1963, Former Louisvillian Shows His Collection.
- *Courier-Journal* Newspaper, January 6, 1963, Amedeo Modigliani's Pencil Sketch of Woman Was a Gift to Johnson.
- *Courier-Journal* Newspaper, December 16, 1962, Harold Johnson Collection, Now at Speed, Is High-Quality.

**Images of/Related to Dinwiddie Lampton, Jr. (from American Life and Accident Insurance Company of Kentucky archives).**

- Lampton at Culver Military Academy in Polo Attire.
- Lampton Advertisement for American Life and Accident Insurance Company of Kentucky.
- Lampton at Bolla Hardscuffle Steeplechase (1974-1996).

**Aerial Images of Johnson's Landing/Hardscuffle House and Farm**

- Aerial View of Complex #1: House
- Aerial View of Complex #2: Crossroads
- Aerial View of Complex #3: Polo Viewing Stands and Vicinity
- Aerial View of Complex #4: Rule Memorial Cemetery
- Aerial Complex Boundary

**Maps**

- 1879 Map of Goshen, Kentucky

Hardscuffle House & Farm

Oldham County, Kentucky

Name of Property

County and State

- 2016 Map of Goshen, Kentucky
- Map Photo Key Complex Number One
- Map Photo Key Complex Number Two
- Map Photo Key Complex Number Three Map Photo Key Complex Number Four
- 1905 USGS Map of Vicinity of Subject Property
- 1912 USGS Map
- 1948 USGS Map of Vicinity of Subject Property
- 1952 USGS Map of Vicinity of Subject Property
- 1961 USGS Map of Vicinity of Subject Property
- 2013 USGS Map of Vicinity of Subject Property
- 2016 USGS Map of Vicinity of Subject Property

**Hardscuffle House and Farm Residence**

- *The Courier-Journal*, May 28, 1961, "French Garden" Commands Flowers and Vegetables, Photograph of Rear Garden.
- *The Courier-Journal* Newspaper, November 11, 1962, \$295,000 Oldham County Estate Changes Hands in Three-Way Transaction.
- *House and Garden Magazine*, Floorplan of House Circa 1948.

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

---

name Hardscuffle, Inc./American Life & Accident Company of Kentucky of Kentucky

---

street & number 471 West Main Street, Suite 500

telephone 502-585-5347

city or town Louisville

state KY

zip code 40202

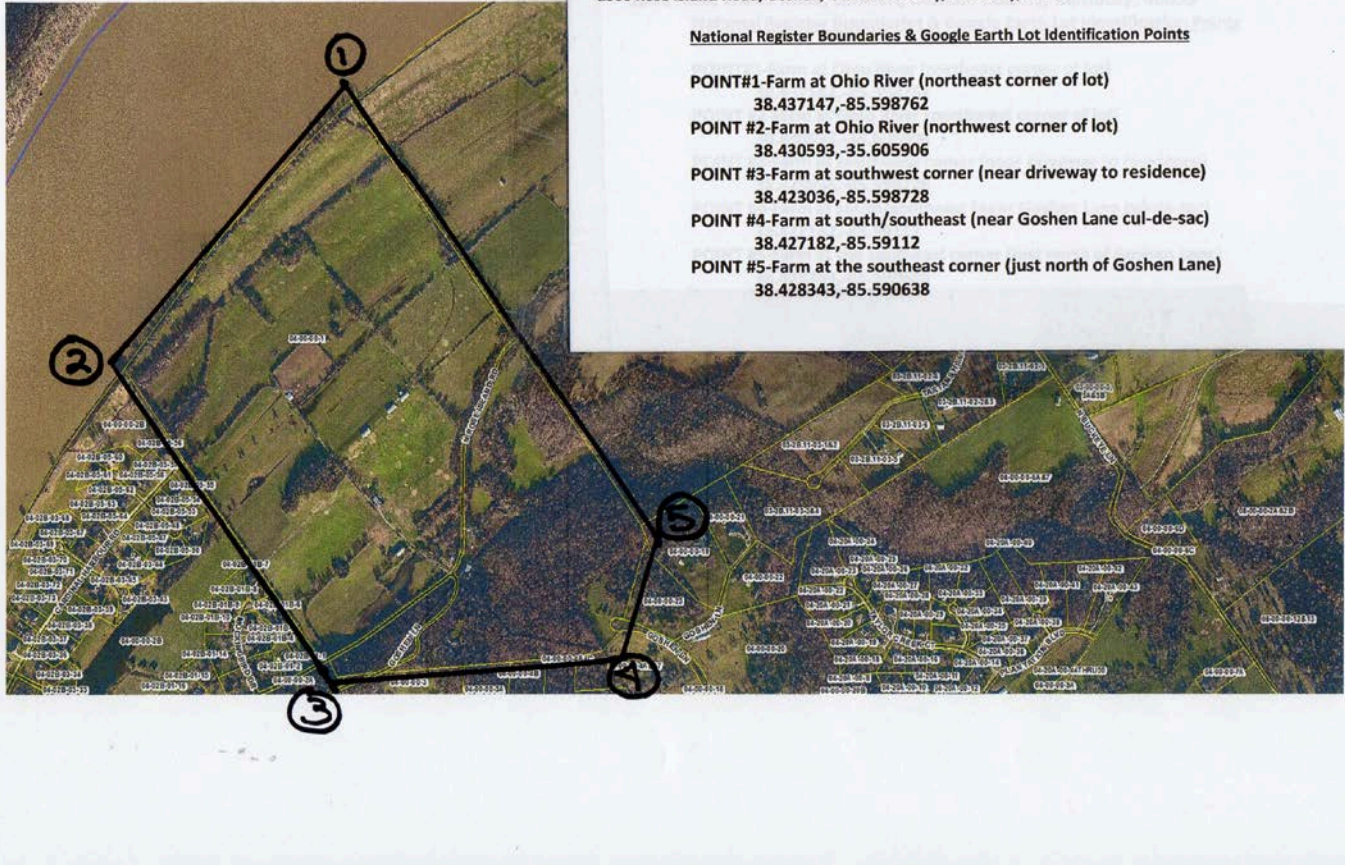
Hardscuffle House & Farm  
Name of Property

Oldham County, Kentucky  
County and State

Johnson's Landing House & Farm, AKA Hardscuffle House & Farm, OL-03; OL-558 – 560; & OL-291  
2300 Rose Island Road, Goshen, Oldham County, Kentucky, 40059

National Register Boundaries & Google Earth Lot Identification Points

- POINT#1-Farm at Ohio River (northeast corner of lot)  
38.437147,-85.598762
- POINT #2-Farm at Ohio River (northwest corner of lot)  
38.430593,-35.605906
- POINT #3-Farm at southwest corner (near driveway to residence)  
38.423036,-85.598728
- POINT #4-Farm at south/southeast (near Goshen Lane cul-de-sac)  
38.427182,-85.59112
- POINT #5-Farm at the southeast corner (just north of Goshen Lane)  
38.428343,-85.590638



Johnson's Landing House & Farm  
Oldham County, Kentucky  
Location Coordinates of nominated area













































WARNING  
This structure is not to be used for storage of flammable or combustible materials. The use of this structure for such purposes is strictly prohibited. The use of this structure for such purposes is strictly prohibited. The use of this structure for such purposes is strictly prohibited.

























WHE







































WILLIAM  
SON OF  
E. H. & M. H. HALL  
Born  
Jan. 6, 1890;  
Died



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Johnson's Landing House and Farm  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: KENTUCKY, Oldham

DATE RECEIVED: 6/24/16 DATE OF PENDING LIST: 7/15/16  
DATE OF 16TH DAY: 8/01/16 DATE OF 45TH DAY: 8/09/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000505

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 8-4-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

"Gentleman Farm" with significant collection of Farm bldgs  
& Architect designed modernist house

RECOM./CRITERIA Accept C

REVIEWER J. Galbraith 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.





**MATTHEW G. BEVIN**  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET**  
**KENTUCKY HERITAGE COUNCIL**

**DON PARKINSON**  
SECRETARY

**THE STATE HISTORIC PRESERVATION OFFICE**

300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
[www.heritage.ky.gov](http://www.heritage.ky.gov)

June 20, 2016

**CRAIG A. POTTS**  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

**RECEIVED 2280**

**JUN 24 2016**

**Nat. Register of Historic Places**  
**National Park Service**

J. Paul Loether, Deputy Keeper and Chief  
National Register of Historic Places  
1201 Eye St. NW 8th Floor  
Washington DC 20005

Dear Mr. Loether:

Enclosed are the nominations approved by the Review Board at their May 20, 2016 meeting. We submit these forms so the properties can be listed in the National Register:

- Harlan Hubbard Home and Studio**, Campbell County, Kentucky
- Edgewood**, Fayette County, Kentucky
- New Castle Historic District**, Henry County, Kentucky
- Wood F. Axton Hall, Simmons College**, Jefferson County, Kentucky
- E.L. Hughes Company Building**, Jefferson County, Kentucky
- Seventh Street School**, Jefferson County, Kentucky
- Independence Historic District**, Kenton County, Kentucky
- Peasenburg Historic District**, Kenton County, Kentucky
- Maysville Historic District (Boundary Increase)**, Mason County, Kentucky
- ✓ **Johnson's Landing House & Farm**, Oldham County, Kentucky
- Woodland**, Oldham County, Kentucky

We also enclose the **State Tuberculosis Hospitals of Kentucky MPS**, which includes two nominations: **London Tuberculosis Hospital** in Laurel County and **Madisonville Tuberculosis Hospital** in Hopkins County.

We enclose documentation for three previously listed properties. This includes new information for the **Elks Athletic Club**, Jefferson County KY (NRIS 79001003) relating to its role in Louisville's LGBTQ past. The second item supports a name change for two previously-listed properties: the **Martin House**, Clark County, KY (NRIS 79003591) would become the **Jonathan Bush House**, and the **Martin-Holder-Bush-Hampton Mill**, Clark County KY (80001498), would become the **Jonathan Bush Mill**.

We thank you for your assistance in listing these properties.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer