653

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280
AUG 14 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

historic name Gardner Farmstead

other names/site number MG-23; 15Mg11; Licking Station

2. Location

street & number Licking Station Road [NA] not for publication

city or town Salyersville [NA] vicinity

state Kentucky code KY county Magoffin code 153 zip code

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** _X_ **local**

Applicable National Register Criteria:

_X_ A ___ B ___ C ___ D

Signature of certifying official/Title **Craig Potts/SHPO** Date 7-16-15

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:)

for Edson W. Beall 9-29-15

Signature of the Keeper Date of Action

Gardner Farmstead
Name of Property

Magoffin County, Kentucky
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	4	buildings
		district
1	1	site
1		structure
		object
3	5	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Agriculture/Subsistence/Agricultural Field
Domestic/Single Dwelling

Current Functions
(Enter categories from instructions.)

Agricultural Field
Domestic/Single Dwelling
Structure/Barn
Site/Funerary/Cemetery

7. Description

Architectural Classification
(Enter categories from instructions.)

NA

Materials
(Enter categories from instructions.)

foundation: Limestone
walls: Wood clapboard
roof:
other:

Narrative Description

Summary Paragraph

The Gardner Farmstead (MG-23) is located .8 miles from the center of Salyersville, seat of Magoffin County, Kentucky. The farmstead was a very large agricultural operation for both eastern Kentucky as well as the state in general during the antebellum period. Benjamin F. Gardner was an entrepreneur who managed a very successful agriculture operation that included a mercantile business known as the Licking Station Store. The store provided an outlet for some of the farm's produce, and its inventory provided for local residents' material needs. The farmstead is being interpreted primarily for its historical agricultural significance during 1830 through 1860. The site proposed for this application includes 190-acres of the original farmstead, Gardner's log house and accompanying log smokehouse, and 4 non-contributing buildings as well as one non-contributing site, a cemetery.

Character of the Site (MG-23)

As Kentucky was forming its counties and growing in the early-nineteenth century, the property was located in Floyd County (est. 1799). When Floyd County was divided, the farm became a part of Morgan County (est.1822), and finally in 1860 the farmstead became a part of Magoffin County, its home county today.

The location, setting, and design of the Gardner Farmstead was influenced by the topography, soil fertility, and accessibility. The farmstead is bordered on three sides by a horseshoe bend in the Licking River. As a result of waters flooding the bottoms, the soil is very fertile. The level-to-gently rolling topography and its fertile soils created excellent conditions for crop cultivation and livestock farming. The soils were favorable for sustaining high crop yields with minimal needs for additional soil enrichment. The soil description for Magoffin County in the area of the farmstead is Shelocta-Pope-Helechawa-Gilpin. Most of the farm is in the Pope category, along the Licking River (USDA, 2002).

That USDA publication says "The landscape is characterized by steep and very steep hillsides breaking to gently sloping to moderately steep terraces above a nearly level flood plane" (figure 4, page 20); this accurately describes the Gardner Farm's land. The Gardner's farmland fits the USDA publication's definition of Prime Farmland: "land that has the best combination of physical and chemical characteristics for producing food, fee, forage, fiber and oilseed crops and is available for these uses." The USDA publication found that 14,000 acres in Magoffin County fit this definition.

There have been two significant topographical changes to the property. First, the Rebel Trace and Old State roads that crossed the farmstead were re-routed many years ago. Historically, the farmstead was easily accessible via either of these roads. Both local neighbors and those farther away used these roads to reach Mr. Gardner's store. They also made it easier for Mr. Gardner to move significant amounts of agriculture produce and livestock to the market.

The second change occurred in 1998—a cut-through of a ridge across the Licking River from the bottoms of the farmstead. The U. S. Army Corps of Engineers designed the cut-through for rerouting the Licking River around the town of Salyersville during high water, to prevent flooding of the town. Much of the land removed for the cut-through was placed in the large bottom land on the farmstead. The southwest bottom of the farm was heightened by about 15 feet from the soil of cut-through

excavation. From a personal view, one does not see a change in the land other than a slight rise around the filled area.

A visitor to the farm enters it by turning off of US 460 into the farm lane, going up a small incline into an open area where one can see the open and rolling landscape. On the right (to the west) is a stand of poplars in a small ravine leading in a southwesterly direction towards the lower property and the Licking River. The lane runs along the top of a knoll in a southern direction. As the lane straightens out, it approaches the original house. Once at the original home place, one can see how the land rolls down and away from the house toward the lower flat plains that go to the Licking River. The land is ideal for agriculture in that it is a large area that could easily be tilled and plowed.

History of the Property's Ownership from 1830 to the present:
One group of facts that describe the property is its chain of owners. The farm has remained in the Gardner family since the first Gardner purchased it in 1830.

1830 – 1860: Benjamin F. Gardner acquired the land consisting of the Gardner Farmstead in the early 1830s. Gardner died on December 14, 1860, leaving his entire estate to his wife Sarah and their four children.

1860 – **1879**: In 1860, Mrs. Benjamin F. Gardner, Sarah, became the sole owner of the farmstead and all the other property owned by Mr. Gardner. She was unable to maintain the level of agricultural activity and business the property once supported. In 1867, the farmstead was officially divided. Sarah received the farmstead that is being discussed in this application, while her four children inherited the remainder of the Gardner property (approximately 6600 acres, of which 600 were improved). Sarah and her family lived on the farmstead and were contributors to agriculture in the area but to a much lesser degree than what Mr. Gardner had accomplished. On December 29, 1879 Sarah died.

1879 – **1884**: After the death of Sarah Gardner on December 29, 1879, her daughter, Emily and her husband Henry Gardner, through family negotiations, became the owners of the current farmstead. We do not have information regarding the agricultural activity during these years. Tax records indicate that Henry and his brother Joseph were listed as cattle brokers. Obviously, the farm was still in operation with a focus on livestock. This would be in conformance with the direction Benjamin F. Gardner had moved the farmstead prior to his death. Crops would have been raised to support the needs of the livestock during those years.

1884: On August 9, 1884 Emily died, leaving the farmstead to her husband, Henry, and their three children, Tone, Richard, and Sidney.

1887-1919: On July 2, 1887 Henry married Patty Mann. They lived on the farmstead together until Henry died June 7, 1920, leaving the farmstead to his wife.

1920 – 1930: Patty Mann Gardner rented the house and parcel of land around it for several years. Through negotiations with his siblings, Tone Gardner had acquired all the improved acreage on the farmstead with the exception of the house and parcel of land owned by Patty. The 1920 tax records show that Tone is listed as a farmer thus indicating the farm was still in the agriculture status.

1930 – 1954: In 1930, Tone purchased the home place and became the sole owner of the entire farmstead. Already owning the improved acreage and purchasing the house with the surrounding land made the farmstead complete once again. Tone Gardner died September 30, 1954.

1954 – 1966: Upon the death of Tone Gardner, his son, Byron, Byron's wife, Julia and their children became the heirs of the farmstead. During this time it was operated as a small farm. Byron died December 8, 1966. His wife Julia remained there for several years until she moved due to health issues.

1999: On January 14, 1999 Julia passed away. The farmstead is still owned and operated by the Gardner family today.

List of Contributing Features, circa 1830-1865:

1. Farming operation: **1 site**
2. Main house: contributing – **1 building**
3. Smokehouse: contributing – **1 structure**

1. Farm fields and Farming operation

Benjamin Gardner's real estate holdings increased continually from 1830 until his death in 1860. His land supported a successful agricultural operation, which in turn supported a successful mercantile business. Although it has been difficult reconstructing the precise limits of his land holdings from deeds, the part of his land proposed for National Register listing is located in the horseshoe bend of the Licking River.

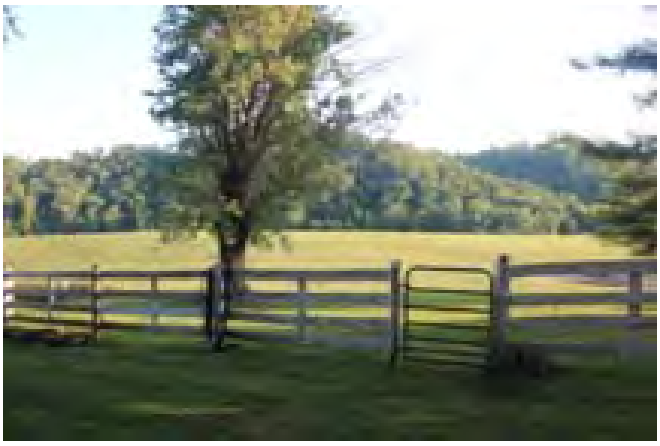

Photo 3: view southwest to farm field

Photo 4: view of field to southeast

The 1850 Agricultural Schedule for his farm listed him as the owner of approximately 10,000 acres, of which 300 were improved and valued at $5,000.00, a high value for the Licking Station area. The details of the farm production indicate that Mr. Gardner was engaged in much more than subsistence farming. The quantity and type of the livestock and agricultural produce indicate an aggressive economic program very different from the average modest family farmer of the upper Licking River

valley during the Antebellum period. The value of his home and the high production from the farmstead indicate a very different pattern of activity for Mr. Gardner's household from his neighbors (U.S. Census, Agricultural Schedule, Morgan County, Kentucky, 1850). His farm surely required many more buildings than the two from 1830-1860 which stand on the landscape today. Archaeologists investigated the site in 1982 (Ball) and in 1995 (Gray & Pape). The latter study reported that Ball's investigation in 1982 revealed no archaeological features, such as building foundations or locations, nor did Gray and Pape report finding any, either (1995: p. 44). The locations of the buildings that inevitably stood on the site remain unknown.

2. Original house:

The Gardner House, now with the appearance of a five-bay I-house with a rear ell, was built about ca. 1830 (Personal communication with Benjamin Gardner, great-great grandson of the original Benjamin Gardner, 1994). The massive log house was constructed as a two-story dog-trot with an open passage way on the first story only, similar to the example showin in Montell and Morse (pg. 32). The date of the original weatherboard application is not known, but may be revealed with further research. The original orientation of the dwelling appears to have been toward the south, facing the river, rather than to the north as it is currently (Gardner House Kentucky Historic Resources Form). At a later date the open passageway (dog-trot) was enclosed and the house took on the appearance of a more conventional I-house. The main portion of the house is constructed of half-dovetail notched logs; the rear ell, constructed in the mid-nineteenth century, is made of frame.

Photo 6, front of original house

Photo 7, view of Southwest side of house

The foundations of the main body of the house and the rear ell are made of massive, dressed sandstone blocks. Dressed sandstone chimneys originally rose at the exterior of both gable ends of the main portion of the house. The addition of the rear ell in the mid-nineteenth century consists of two large rooms and is balloon frame construction. In a 1930s renovation, the west exterior chimney was removed and the present shed-roofed porch was added to the main façade . It reportedly replaced a two story portico, which probably dated to the mid-nineteenth century (Personal communication with Gardner family 1994-1995).

Photo 8: Rear view of the House

Photo 9: East end of the House

The present house is much as it was in Mr. Gardner's day. The only "modern" convenience added in the 1940s was electricity. The present house has only fireplaces for heat, no running water, nor bathroom(s). Water was gathered from the spring over the hill in front of the house in the early days, then a well was dug sometime in the late 1800s.

3. Smokehouse

The smoke house is a single pen, half-dovetail-cornered log structure. The extended gable end created a covered workspace. Its hand-wrought nails, hinges, and hewn logs are evidence of the same period as the house.

Photo 11: Front

Photo 12: East side, Smokehouse

Photo 13: corner notching

List of Non-contributing Features
4 Non-contributing buildings
1 Non-contributing site

4. **Residence**. The residence is a single family dwelling. A one and a half story brick home with a gabled roof, a single dormer, and a two car attached garage. It was constructed in 1991-1992

timeframe. It sits on a 24.26 acre lot. The house is located at the end of the lane as you come on the property. It is part of parcel #040-00-00-007 on the PVA map.

5. **Large storage building**. It is used as a garage. It is constructed of metal with the same type roof. It has five bays with doors, concrete floor, and a side entrance. There is a copula located in the center of the roof. The building is 50' x 32'. It is located approximately 200' southeast of the residence' home. It is part of parcel #040-00-00-014 on the PVA map.
6. **Small engine repair shop**. The building is constructed of metal with the same type roof. It has one bay with garage type door and a side door. It is approximately 30' x 20' with a concrete floor. It is located behind the original house and smokehouse. It is a part of parcel #040-00-00-0007 on the PVA map.

Photo 14: Engine Repair Shop

Photo 15: view of feature 4

Photo 16: large storage building

7. **Barn**. The barn stands just west of the original home place and was built circa 1920s. It is a pole barn with a partial loft and stalls on the lower level. It has two entrances, front and back consisting of double doors. The barn is approximately 60' x 34'. It has a metal roof and is stained black. It is a part of parcel #040-00-00-0007 on the PVA map.

Photo 17: barn

Photo 1: view northeast toward cemetery

8. **Family cemetery**. This non-contributing site is located on a knoll in an easterly direction approximately 200 yards from of the original home place. It is contained within the white boarded fence surrounding it. It is .58 acres in size. It is the burial place of Benjamin F. Gardner and many other family members as well as citizens of the local area. There are 220 identified graves within the fence boundary. It is identified as #040-00-00-0013 on the PVA map.

Changes to the farm since the Period of Significance

1. There were six servants' quarters in the lower field southwest of the house approximately 200 yards. It is unknown when these buildings were removed.

2. In 2014, the foundation to the original kitchen was discovered. It consisted of the same type sandstone as was used for the foundation of the house. It is unknown when this building was removed.

3. Since Mr. Gardner raised such a large inventory of swine and other livestock, it's reasonable to believe there would have been pins and outbuildings for this purpose. We do not know where they were located.

4. The Licking Station store no longer exists, but we do know its approximate location was just southwest of the existing barn by the old house. The family has 8 ledgers which were used in the store during the time Mr. Gardner resided there. They are very interesting reading and indicate the store played an important part in the development of the area.

5. Most of the roadbeds are long gone now, but two areas on the farm have residual evidence they existed. One indentation goes from just west of the barn down the hill towards the location of the bridge (gone now). The other indentation is just west of the poplar grove and east of the Ivy Point hill. It goes from the road (Route 7) down towards the river where the bridge used to be. The flat area prior to the bridge is where the two roads met (Rebel Trace and the Old State Road).

Gardner Farmstead
Name of Property

Magoffin County, Kentucky
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] 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
(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance
(Enter categories from instructions.)

Agriculture

Period of Significance
1830-1860

Significant Dates
1830

Significant Person
(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation
NA

Architect/Builder
Unknown

Period of Significance (justification)
The Period selected is the term of ownership by Benjamin Gardner—1830-1860. During that time, the farm was a very significant agricultural and commercial entity. After 1860, its significance is more difficult to see. Further, there are virtually no historic features on the property that post-date 1860.

Criteria Considerations NA

Statement of Significance

Summary Paragraph

The Gardner Farmstead (MG-23) in Magoffin County, Kentucky, meets National Register Criterion A, significant for its contribution within the historic context of local antebellum agriculture. The farm is an example of a highly successful agricultural complex, well above the norm for its time and location (Project 95-6701 Resource Survey: 46). Its location in the horseshoe bend of the Licking River provided fertile soil for raising crops and livestock. The Gardner's enjoyed high production of agricultural products as well as a variety of livestock. Ready movement of products to market was accomplished because of the farmstead's ideal location along the navigable Licking River and the close proximity of the Old State road connecting Mount Sterling and Pound Gap. The farm's significance is evaluated within the historic context "Agriculture in Morgan and Magoffin County, Kentucky, 1830-1860."

Historic Context: Agriculture in Morgan and Magoffin County, Kentucky, 1830-1860

Research Approach:

To evaluate the Gardner Farmstead's role in the development and growth of agriculture in Magoffin (previously Morgan) County, called for research through a variety of history books, records/documents of historical societies in Morgan, Magoffin, and other counties, various U. S. Census records, letters from the family, information from ledgers of the Licking Station store, and some helpful internet sites. All resources used can be found in the bibliography in section 9.

The approach is to first describe typical farming/agricultural methods for this time period in the Eastern Kentucky Region. The simplistic view is that all people there were subsistence farmers. Indeed, due to topography and poor soils, few families could generate agricultural surpluses which could be sold commercially. The familiar images of the small-game hunter and root gatherer in the eastern Kentucky's hills reinforces this tenuous pursuit of food.

What follows in an effort to define the local conditions within which Benjamin Gardener's farm can be seen as a significant agricultural and commercial operation.

Farming in Antebellum Eastern Kentucky:

Local historian Ron Gevendon characterizes well the challenges of farming in Magoffin County and eastern Kentucky at large:

> The entire eastern part of the State of Kentucky, embracing about forty counties, is a district of hills or mountains varying in height from a few hundred to three thousand feet. Its physical aspect may be conceived from the multiplicity of rivers, creeks and branches. The routes of travel were in the narrow valleys, often in the very creek beds. In winter, the few roads which existed were almost impassable, making it impractical for wagons. The valleys are narrow which caused the farming to be necessarily simple. Trees had to be felled and the stumps had to be uprooted and burned. Stones were gathered from the land to enable plowing the ground. The struggle of plowing on a hillside was especially painful and slow, requiring much physical effort. The owner of

> "bottom" land was especially fortunate. The simple needs of life fully occupied the man/men in the family. The main effort was to raise corn enough to feed the cow or cattle and the family. A saying was "each rod of land was to support its man." A sturdier race of toilers exists nowhere. The people are independent of the outside world. Their wants are few, the ambitions wholly domestic, their concerns almost entirely local. "Going to the mill" was an event, and where the miller-by-trade is missing, the biblical contrivance of two stones revolved by hand brings the problem of life down to a still greater simplicity (unpublished document, genealogy section, West Liberty Library, West Liberty, Kentucky).

In Mr. Gardner's day, farmable bottom land was fairly scarce because more often than not, that type of land was bordered on one or more sides by creeks and/or runoffs from the hills. During heavy rains, flooding of any flatland was common. Because of flooding, raising crops for feeding the family was very difficult. Replanting of crops was not uncommon during especially wet springs. There were few who considered farming as a profitable enterprise.

As a result of these factors, the average farm sizes, based on improved land, are small throughout the region, even during the antebellum period, when elsewhere through the state, improved acreage in farms were much larger. **Table 2** illustrates the average farm size of "improved land' was 63 acres in 1850 and 51 acres in 1860 for Morgan/Magoffin County. Even this average, however, was above what one man could typically farm by himself. Author OLE on the topic of Farming in the 1800's, from www.civilwartalk.com, (2/20/2005): "In the mid-1800's, 40 acres was about as much as one man could till. He might have acres in pasture, and he would have to for the livestock, but unless he had sons or a hired hand, 40 acres was about it." The recent nomination of the Hiram and Art Stamper House in Knott County, Kentucky, gives a 20th century portrait of family members sharing the burden of plowing the land.

At the outset of the contextual period, Morgan County, Magoffin's parent county, had few workers to establish and operate farms. The great need for farming at this time was manual labor, and a sizable amount of it came from enslaved workers. Looking at all of Kentucky in 1830, while most of the state had more favorable terrain than the mountainous east, farming prosperity depended upon a significant enslaved workforce. The state had 687,917 free persons, but called upon the labor of another 165,213 owned workers—or 24% of the free population. In 1830, Morgan County claimed 2857 free people, but with no more than 46 owned workers (less than 2% of the free population), a labor shortage prevented the kind of commercial farming to emerge that arose in the more western parts of the Commonwealth (*Abstract of the Fifth Census of the US, 1830*, p. 31).

Ten years later, the 1840 census reveals how industriously Morgan County's early farmers had worked. The population had risen from 2857 to 4603 (a 61% increase). More than one in three people living in the county (1332 of 4603) were employed in agriculture. Livestock and production totals, while not beyond those same measures in other eastern Kentucky counties, still are impressive. These farms owned 1881 horses, 6594 cattle, 6261 sheep, 13,565 swine, and 4527 poultry. The county's farms had produced 34,849 bushels of oats, 193,697 bushels of corn, 10,727 pounds of wool, and 24,304 pounds of sugar. Home-produced goods had a total value of $22,384 (*1840 Census*, p. 73-75, 264).

If Morgan County farmers boasted about their advance from 1830 to 1840, the census does not reveal much growth in social organization beyond the farm. Morgan County reported no schools or academies in 1840, only 4 people employed in commerce, 10 people employed in manufacturing, and only 2 professional people. The complete list of county industries included 4 tanneries, 2 distilleries, 3 gristmills, and 3 sawmills. The $3561 invested in these industries well exceeded the amount invested in industry in some other eastern Kentucky counties, such as Harlan ($400) and Whitley ($450), but pales in comparison with the investment in industry in Fayette County ($685,740) or Jefferson County ($864,006). By 1840, Morgan County contained 6 store places, which, by this time, included the one owned by Benjamin Gardner (1840 Census, 264-273).

Twenty years later, on the eve of Civil War, Kentucky's farmers had converted an impressive amount of forest into farmland. The growing amount of improved acres (7,644,206) was approaching the point where it would exceed unimproved acres (11,519,053). Statewide gains in rural productivity not only showed that farms were developing, but also provided the basis for growth in the state's urban areas. Newly-created Magoffin County, though, where the Gardner Farm stands, was nowhere near the state's rate of rural or urban development. The acreage that its farmers had improved, relative to unimproved acres, stood at about 1 to 8 (17,963 vs. 146,025). Its livestock totals in 1860 seem puny in comparison to the 1840 livestock totals for Morgan County, even when the difference in size between the two counties is taken into account: 869 horses, 108 mules, 1157 cows, 516 oxen, 3543 sheep, 7585 swine. Crop figures in 1860 Magoffin County are less than half of their corresponding amounts for the larger Morgan County in 1840, with one important exception: corn. The larger Morgan County reported 193,697 bushels of corn in 1840, while in 1860, Magoffin County farmers managed to grow nearly that same amount, 165,325 bushels. At the end of this contextual period, Magoffin County had little industrial activity to indicate progress beyond the point it had achieved in 1840, when it was part of Morgan County: one boot/shoe maker, one leather shop, and one tannery business (Agriculture of the United States in 1860, p. vii, 62-65, 183).

The view we get of the local context from 1830-1860, when Benjamin Gardner operated his farm and store, is a local economy comprised mainly of farms producing little beyond their own needs. Our examination of data associated with farming, work, industry, and local commerce during this period, suggests very little of the development that occurs in Kentucky's other cultural regions can be found taking place in Morgan County.

History of Benjamin Gardner and His Farm

Use of the property location prior to Gardner's tenure:

Early research about the site disclosed an interesting point of significance regarding the Gardner farmstead site. It was initially known as Prather's (Prater's) Fort and later became Licking Station. Following are references identifying this location.

"Magoffin Co[*unty*] KY was first settled about 1800 by emigrants Archibald Prather, John Williams, Clayton Cook, Ebenezer Hannah and a few others. Some of them attempted the settlement in 1794 but were driven back by Indians. Situated on the upper part of the Licking River, [*Gardner farmstead*]

was the site of a pioneer station known as "Prater's Fort" and "Licking Station"" [Collins History of KY p. 536]

"After an aborted attempt at settlement in 1794,the hill overlooking the Horseshoe Bend of the Licking River [*eventually the location of the Gardner farmstead*] just downriver from the present city was fortified and settled c. 1800 by Archibald Prater, Ebenezer Hanna, and others. Originally known as Prater's Fort, the community had become Licking Station." [Rennick, Robert. *Kentucky Place Names*, p. 263. University Press of Kentucky (Lexington), 1987. Accessed 1 Aug 2013]

The following quotes are also from the 1860-1960 Magoffin's First Century Committee (MFCC), Issued at Salyersville, Magoffin County, Kentucky, June 1960, Independent Press, pages 3 and 4 that demonstrate historical significance prior to the Antebellum period of the Gardner farmstead.

> Situated upon a rather prominent, flat-topped ridge called Ivy Point which projects in a south-westerly direction onto a large interior bend of the Licking River, the site locale has been variously known through the years as Prather's (Prater's) Fort and Licking Station. It appears that Ivy Point may have been occupied as early as 1794 by Archibald Prather (Prater), one of the county's earliest Euro-American Pioneers who build a blockhouse and "...settled near Licking Station, just west of where Salyersville now stands. (MFCC 1960:4, 22)

Donald B. Ball, U. S. Army Corps of Engineers, Louisville, Kentucky, also documented the early use of the property:

> Kentucky, according to history, was known as "the dark and bloody ground." It was in Kentucky that the Indians hunted and fought other tribes, and resisted the efforts of the white settlers to take over their "happy hunting ground." Arrowhead found on many farms [many have been found on the Gardner farmstead over the years] in Magoffin county prove that Indians hunted and fought here.
>
> Dr. Thomas Walker, an early explorer, was the first white man known to have entered what is now Magoffin county. On the 2nd of June, 1750, Dr. Walker tells in his journal of his expedition coming down a branch to a river seventy yards wide. It is generally conceded that this branch was the one now known as Gardner Branch, and joins the Licking River at the farm formerly owned by Benjamin F. Gardner.
>
> …although there had been an effort in 1794 to establish a settlement near [the present] Salyersville, [they] were driven back by the Indians [probably Cherokees – page 4].

Use of the property location during Gardner's tenure:
Benjamin Gardner's farm stands far above the farms of his contemporaries in the local context. While surrounded by farms that remained in stasis, he increased his land holdings, his farm's productivity, and the overall value of the property. Some of his land holding and farm activities are indicated in **Table 1**, below. These data shed light on the unusual level of success enjoyed by the Gardner Farmstead as compared to farms in Morgan and Magoffin Counties.

Table 1 – Benjamin F. Gardner's Ownership of the Farmstead via U. S. Tax Tables for Morgan/Magoffin Counties, 1831 through 1858.

Year	Owner	Acres Owned	Value of Land	Tithe	# Owned Humans	Value Owned Humans	Horses	Value Horses	Value Mules	# Cattle	Value Cattle	Total $ Value
1831	B. F. Gardner			1								$0.00
1836	B. F. Gardner	582	$550.00	1			3			15		$4,500.00
1837	B. F. Gardner	1140	$3,023.00	1	3	$650.00	2	$240.00	$240.00			$4,153.00
1840	B. F. Gardner	1638	$3,305.00	0	4	$1,600.00	8	$500.00		28	$250.00	$14,139.00
1848	B. F. Gardner	7493	$6,217.00	0	13	$4,000.00	8	$225.00		38	$200.00	$33,599.00
1851	B. F. Gardner	3728	$7,350.00	0	16	$6,000.00	9	$400.00		64	$450.00	$42,800.00
1855	B. F. Gardner	6406	$15,110.00	0	17	$10,000.00	9	$500.00		66	$800.00	$57,200.00
1858	B. F. Gardner	5463	$10,600.00	0	23	$16,000.00	16	$1,660.00		70	$1,000.00	$69,950.00

The local tax tables show that Mr. Gardner began acquiring land during 1830 and continued to do so through 1840 when his holdings approximated 10,000 acres. Records indicate a decrease in his holdings between 1848 to 1851, down to 3700 acres. He acquired more land, and by 1855, his holdings went over 6,000 acres again. After that, his land holdings decreased. This acquiring of land and selling it off, along with a steady increase in his personal value, suggests that he was profiting from land sales. Whether or not Gardner was actively engaged in land development/speculation, his land holdings were far greater than anyone in the surrounding area. Also, it might have been that Gardner was required to make large purchases of land in order to obtain the prime flat bottom land that would enable his pursuits in the agriculture and livestock businesses.

Mr. Gardner was engaged in much more than subsistence farming as records indicate a very aggressive agricultural, livestock, and economic program. **Table 2** compares the average local farm in 1850 & 1860 to the Gardner farm. It's obvious from the amount of land owned as well as the agricultural output that Mr. Gardner had an exceptionally large agricultural operation. (U. S. Census, Agriculture Schedules for 1850 and 1860. The 1840 data were lost in a fire).

Table 2: U. S. Agriculture Schedules, Morgan/Magoffin County, Kentucky, 1850 and 1860.

Item	Average Farm 1850	Gardner Farm in 1850	Average Farm 1860	Gardner Farm 1860
Improved Land	63	300	51	900
Unimproved Land	233	9700	363	6000
Cash Value of Farm	$1150	$5,000	$973	$3000

Item	Average Farm 1850	Gardner Farm in 1850	Average Farm 1860	Gardner Farm 1860
Value of Farm Implements and machines	$30	$200	$22	$400
Horses	3	9	2	20
Milk Cows	3	8	3	20
Working Oxen	1	4	1	14
Other Cattle	7	10	4	70
Sheep	16	20	7	80
Swine	26	150	15	250
Value of Livestock	$257	$1,400	$249	$6000
Indian Corn Bushels	463	3,000	380	4000
Oats Bushels	60	500	28	1500
Wool Pounds	21	60	9	150
Peas, Beans Bushels	5	40	1	10
Irish Potatoes Bushels	10	300	15	200
Sweet Potatoes Bushels	10	100	15	200
Butter Pounds	120	500	51	500
Hay Tons	2	50	2	30
Value of Homemade Manufacture	$39	$50	$14	$59
Value of Animals Slaughtered	$56	$250	$50	$700

The following are some observations regarding this massive operation. First, his operation extended beyond just the present Gardner Farmstead. To have enough tillable land to produce outputs in these quantities required that he used fields in other locations.

Second, this level of activity cannot be the work of a single individual. Gardner's need for manual labor would have been extreme—to till the land, plant, maintain crop growth, and then harvest and cleanup. We know he maintained six dwellings for his workforce in the lower bottom of his property, a couple hundred yards southwest of the house. U. S. Slave Schedules show that Mr. Gardner owned upwards of 30 people at one time, who helped with the agriculture and livestock work.

Third, he would have had to have several structures to store the grain until it could all be taken to a miller for grinding or taken to the market. Marketplaces were difficult to reach during this time and weren't nearby. With the amount of land and produce, Gardner would have needed multiple structures, such as corn cribs and even barns, to house produce until shipping it became practical. We have not yet discovered the number or placement of such structures.

Few improvements in transportation came to this region of Kentucky during the contextual period. One primary transportation mode in Morgan/Magoffin County was transport via the waterways that

drain Eastern Kentucky. According to Collins, transport in and out of eastern Kentucky increased on the Big Sandy, Little Sandy, and the Licking Rivers (p. 28). Family letters testify to Gardner's use of the Licking River for shipping his goods to other merchants.

By using these rivers, Gardner's commercial contacts reached throughout the state and even beyond Kentucky. Gray & Pape, consultants studying the farm in 1995, write, "The scope of Gardner's trade and mercantile associations reached well beyond the upper Licking River valley. He reportedly bought and sold goods with wholesale merchants in Philadelphia and Pittsburgh. He drove a team of oxen overland to Poplar Plain in Fleming County (68 miles from the farmstead) with goods to sell and returned with goods he had purchased (p.46)." His mode of transporting goods to Philadelphia and Pittsburgh started on the Licking, then the Big Sandy, and eventually to the Ohio Rivers.

Mr. Gardner's outreach in commercial business from Magoffin County extended into the international market. "He had a store located on the point between his residence and the Licking River, and among the 'produce' he bought was ginseng, which he clarified in a house specially built for the purpose, after which he shipped it direct to Hong Kong, China" [MFCC 1960:23).

Mr. Gardner's agricultural endeavors shifted from 1850 to 1860. He harvested fewer crops but increased greatly in livestock. **Table 2** shows that his number of horses increased from 9 in 1850 to 20 in 1860. Likewise milk cows increased from 8 to 20; working oxen from 4 to 14; other cattle grew from 10 to 70 and sheep from 20 to 80; swine increased from 150 to 250. His value of livestock increased from $1,400 to $6000. These increases are orders of magnitude above the farmers in the Morgan/Magoffin county area.

The amount and kind of animals Gardner kept also helps us understand the type of farming he was engaged in. Gray & Pape draw upon 1860 census returns, writing, "The agricultural production continued to be enormous, which suggests that the Gardner store served as a venue for their distribution and sale, perhaps to smaller regional merchants… The value of Gardner's livestock rose… In a period when agricultural machinery was relatively rare and most farming was executed by oxen, mules, and occasionally horses (for the new, lighter plows), owning a large number of draft animals points to a substantial farming operation. The farm produced large quantities of molasses, butter, honey, and beeswax, and had a very high value of animals slaughtered in the previous year" (p.46).

The family has an original hand-written contract Mr. Gardner made with five men to drive 80 head of his cattle to other grazing lands he owned. They were to stay there until fall when the men would return them to the Gardner farmstead. The letter is dated April 26, 1853. Thus, he hired area men to help with some of his livestock chores.

Mr. Gardner wasn't content with just agricultural endeavors but also operated a mercantile business—the store building on the west side of the present barn. Ledgers from this store indicate a large volume of customers and a wide variety of inventory.

His itemized Will demonstrates his wealth in material items. It indicates his material value was a little over $55,000, a huge sum for its day. We know he helped many people in the region. His will also

indicates that over 100 people owed him money in the amount of $40,000. It was normal for country store owners to serve as the earliest providers of credit transactions in rural regions of this country.

Mr. Gardner died December 14, 1860. After his death, his family remained at Licking Station and continued to operate the store, although apparently not with the same success that Mr. Gardner saw. The agricultural schedule for 1870 detailed a much smaller and more conventional agricultural operation under the supervision of Sarah Williams Gardner. The population schedule for that year indentified one of his sons-in-law, Henry, as a farmer and the head of the household in which his mother-in-law lived. The household had two domestic servants; one black and one white (U. S. Census, Agriculture Schedule, Population Schedule, Magoffin County, 1870).

Evaluation of the Historical Significance of the Gardner Farmstead in the context "Agriculture in Morgan and Magoffin County, Kentucky, 1830-1860"

Benjamin Gardner is clearly significant in local agriculture, as far and away the most significant farmer by measures of acreage, land value, personal value, production of most common crops, and numbers of livestock owned. No other farmers in this geographic context can be found that equal his quality. He also served a vital function of local store owner, making consumer goods available to local people who, while self reliant, could not produce all manner of goods in their homes. "On the 4th day of October, 1839, Mr. Gardner was commissioned as Postmaster of Licking Station, in the County of Morgan, State of Kentucky by Postmaster General Mr. Amos Kendall" [MFCC 1960:21). While he surely was well known locally for his farming and commercial abilities, we cannot find evidence of his significance actually inspiring others to follow his lead. Even his own family members were not able to carry on the same levels of agricultural or commercial output. So, while he was a significant producer, he did not become a significant model that others emulated.

One aspect of Gardner's approach to agriculture and commerce distinguished him from his fellow farmers—his ownership of a large human workforce. Few farms in Morgan and Magoffin County owned their workers. Gardner's death in 1860 came just a few years before the Civil War's end and passage of the 13th Amendment to the Constitution, which ceased the ownership of humans in this country. It is true that most of Kentucky's largest, most productive, and most valuable farms in the antebellum period each owned a large workforce. Many of those farms also reported significant reversals of fortune in the 1870 census, explained as the consequence of the cost of wage labor. Too often, our understanding of this relationship, between labor costs and the resulting farm values, is not well understood or examined at all. By the 1880s, most Kentucky farms learned how to make a profit without relying on an enslaved workforce. Because Benjamin Gardner died just before the era of wage labor farming began, we will not know whether his economic success came more from his own great business acumen, or whether it came more from the value of his captive labor force.

The Integrity of the Gardner Farmstead's significance in light of its current physical condition

The Gardner Farm retains some of the important features from its most active time, as well as retaining much of the landscape from which those profits came. It's unusual for resources predating 1860 in this part of the state to remain intact, so this property gives us a rare combination: a highly significant and extremely old survivor. Still, a detailed consideration of integrity is worthwhile, to

assess the impact of lost historic features, as well as the impact of newer features, upon the nominated resources' ability to tell us the story of Benjamin Gardner's operation.

The Gardner Farmstead has integrity of **location**, because the property is as pristine today as it was in Mr. Gardner's day. Its location is an important aspect of the farm's identity through the advantage gained by being located along a horseshoe bend of the Licking River. That location provided fertile bottom lands and the river offered commercial opportunities for selling the farm's wares to distant markets. The *History of Kentucky* identifies the "principal rivers of Kentucky are the Ohio, Mississippi, Tennessee, Cumberland, Kentucky, Green, **Licking**, Big Sandy, and Little Sandy" (Collins: page 28).

The farm's location along the Old State Road, the primary route between Mount Sterling and Pound Gap, also benefitted the agricultural business. Mr. Gardner established a successful early country store, which became an important mercantile operation in the area. The importance of Gardner and his operation was confirmed through the commissioning of him as Postmaster of Licking Station on 10/4/1839 (http://webpmt.usps.gov/pmt005.cfm). Another trail, Rebel Trace, which can be seen crossing the farmstead over the knoll and down past the Licking Station Store and approaching the house, to the bottom, where it connected with the State Road at the river crossing.

The area proposed for listing has integrity of **setting**. It is but a fraction of the total area that Gardner owned by the end of the Period of Significance—10,000 acres. An area of 10,000 acres equates to 15 square miles. To put that size in perspective, were Gardener's acres contiguous, they would cover the area of Kentucky's 14th largest city, the capital Frankfort, which has a population of 25,227, with .3 of a square mile left over (J. C. Grant, Yahoo Contributor Network, May 14, 2010). At any rate, the nominated area it is close to the 300 acres that census returns described as improved and valued at $5,000.

The house has integrity of **design** and **materials**, as its foundation, chimneys and log structure follow construction patterns prevalent in antebellum Morgan County. The original logs were covered by weather boarding sometime in the latter part of the 1800s. Although the metal roof has been replaced it is still the same roofline as when originally built, with the exception of the added room on the rear of the house. This room illustrates a typical practice of adding a specialized space for food preparation and consumption to a log house (Williams 1991:65-67). It is believed by some historians and family members that this addition may have originally been used as the business office of Mr. Gardner. It would keep the people he did business with out of the house and yet would be convenient for him. The second historic feature of the property, the smoke house, remains somewhat true to its overall form. Its roof was destroyed a few years ago and was rebuilt using modern materials. The house currently has no running water, indoor plumbing, central heating (only the original fireplaces), or bathroom facilities. The only modern addition was electricity, installed in the 1940s. Apart from electric wiring, the house is much as it was when built during the Period of Significance.

Because the property has integrity of location, setting, materials and design, the property can be said to have integrity of **association**. An archaeological investigation of the property was undertaken in 1984. The sample of historic archaeological materials recovered from a domestic reuse deposit from the house lot reflects the pattern one expects at the home of a "prosperous" family. This was evidenced in the number of shards of refined earthenware (Ball: 25).

9. Major Bibliographical References

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U. S. Census, Agricultural Schedule, Morgan County, Kentucky, 1860

U. S. Census, Slave Schedule, Magoffin County, Kentucky, 1860

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2002 "Soil Survey of Magoffin and Morgan Counties," from data collected in 1992 and 1993. Document on-line at: http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/kentucky/magmorKY2002/magmorKY2002.pdf.

U. S. Tax Records, Morgan County, Kentucky, 1831

U. S. Tax Records, Morgan County, Kentucky, 1836
U. S. Tax Records, Morgan County, Kentucky, 1837

U. S. Tax Records, Morgan County, Kentucky, 1840

U. S. Tax Records, Morgan County, Kentucky, 1848

U. S. Tax Records, Morgan County, Kentucky, 1851

U. S. Tax Records, Morgan County, Kentucky, 1855

U. S. Tax Records, Morgan County, Kentucky, 1858

Williams, Michael Ann, 1991, "Homeplace: Social Use and Meaning of the Folk Dwelling in Southwestern North Carolins," Athens, Georgia: The University of Georgia Press

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): _____MG-23_____

10. Geographical Data

Acreage of Property 194 acres

UTM References
Salyersville South quad
All coordinates calculated via ArcGIS Explorer

Coordinates in NAD 83:

Gardner Farmstead
Name of Property

Magoffin County, Kentucky
County and State

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	316956.67	4179858.64	3	17	31592571	4179366.90
2	17	316798.40	4178899.64	4	17	315955.61	4179860.42

Verbal Boundary Description
The proposed boundary is provided on Map A. The properties in this proposed boundary include the entire area of the following parcels, identified by their parcel ID numbers as given by the Magoffin County Property Valuation Administrator:

040-00-00-014 040-00-00-007 040-00-00-013

Boundary Justification
This boundary includes the most significant resources—the contributing features—and attempts to eliminate non-historic features from the listed boundary. This area gives a strong view of the main acreage that Mr. Gardner used as the headquarters of his vast land holdings and agricultural endeavors. It has been drawn to incorporate the area that retains as much integrity of setting as possible.

11. Form Prepared By

name/title Jack S. Cook
organization None date 10/1/2014
street & number 1151 Tidewater Court telephone 614-882-5693
city or town Westerville state Ohio zip code 43082
e-mail jscook@columbus.rr.com

Photographs:

Name of Property: Gardner Farm
City or Vicinity: Salyersville
County: Magoffin County
State: Kentucky
Photographer: Jack Cook & David Gardner
Date Photographed: 7/17/2014 & 2/27/2015

Description of Photograph(s) and number:

1: Family cemetery (site 1) noncontributing, camera facing northeast, photo 0001
2: Frontal property looking towards road, camera facing northeast, photo 0002
3: Farm field, camera facing southwest, photo 0003
4: Farm field, camera facing southeast, photo 0004
5: Farm lower fields, camera facing southwest, photo 0005
6: Front of original home place, camera facing southwest, photo 0006
7: View of the southwest side of home place, camera facing southeast, photo 0007
8: View of the back of the home place, camera facing northwest, photo 0008
9: View of the southeast side of the original house, camera facing northwest, photo 0009
10: View of the foundation of the house, camera facing south, photo 0010
11: View of northeast front of original smokehouse, camera facing southwest, photo 0011
12: East side of original smokehouse, camera facing west, photo 0012
13: Corner log construction of smokehouse, camera facing north, photo 0013

Gardner Farmstead
Name of Property

Magoffin County, Kentucky
County and State

14: Small engine repair shop, noncontributing, camera facing south, photo 0014
15: View of residence, noncontributing, camera facing south, photo 0015
16: Large storage building, noncontributing, camera facing southeast, photo 0016
17: View of barn beside the original house, noncontributing, camera facing southeast, photo 0017

Property Owner:

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

Name

street & number telephone

city or town state zip code

Photo 0001 view NE towards family cemetery (noncontributing)

Photo 0002 view N towards the main road

Photo 0003 view SW field view

Photo 0004 SE field view

Photo 0005 W view of lower field

Photo 0006 front view of original home place

Photo 0007 view of SW side of house

Photo 0008 rear view of the house

Photo 0009 view of east end of the house

Photo 0010 view of house foundation

Photo 0011 view of NE front of smokehouse

Photo 0012 east side of smokehouse

Photo 0013 corner construction of smokehouse

Photo 0014 small engine repair shop (noncontributing)

Photo 0015 view of residence (noncontributing)

Photo 0016 large storage building (noncontributing)

Gardner Farmstead

Name of Property

Magoffin County, Kentucky

County and State

Photo 0017 view of barn beside original house

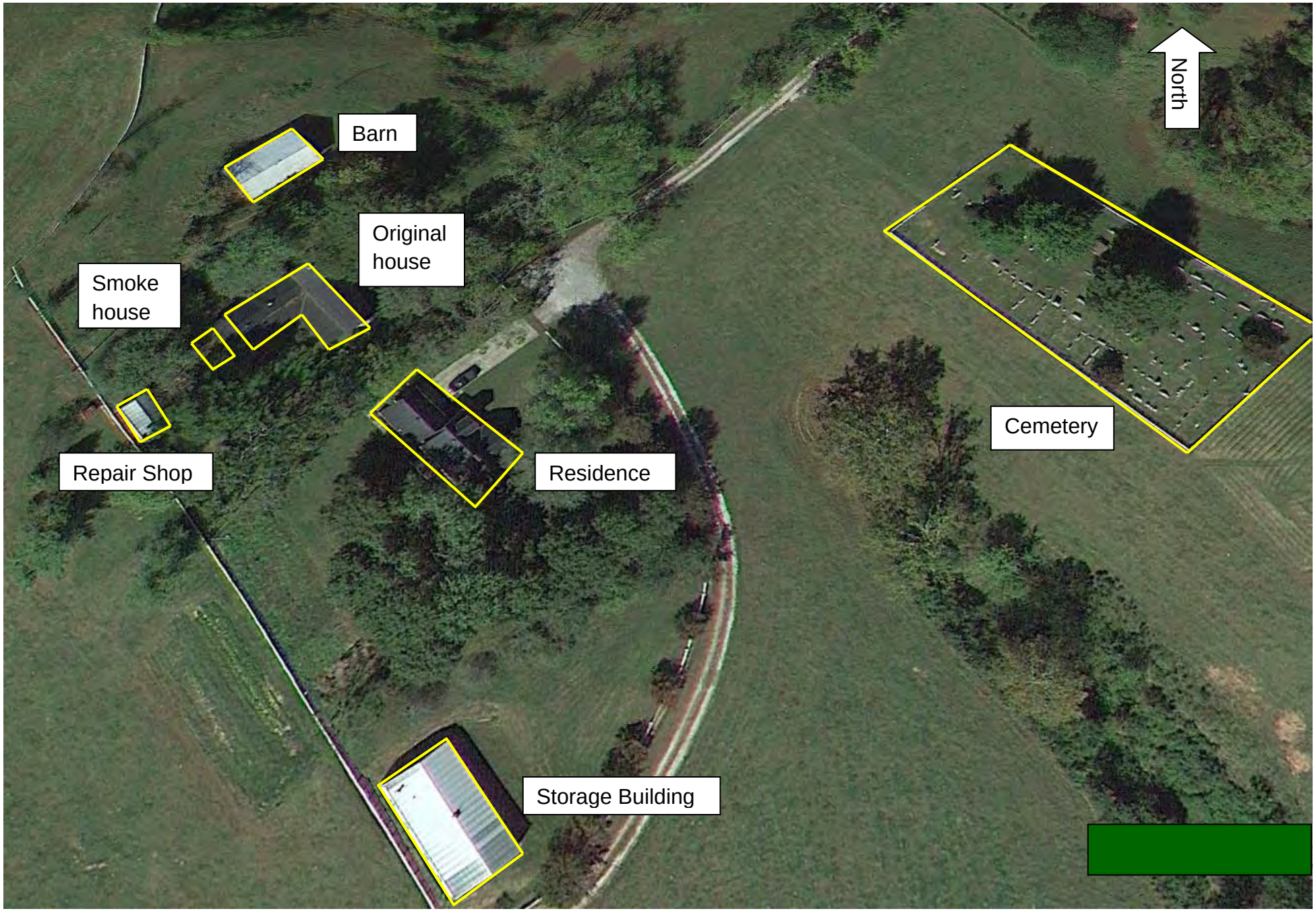
KENTUCKY GEOLOGICAL SURVEY
UNIVERSITY OF KENTUCKY
WEST LIBERTY 21 MI.
GIFFORD 3.1 MI.
PAINTSVILLE 19 MI.
STRINGTOWN 2 MI.
4359 I SE
(SALYERSVILLE NORTH)
Quarry
Connelley Cem
Gardner Cem
LICKING
RIVER
Salyersville
Burning
Branch
Gardner
Gas Well
Cem
KENTUCKY 7 INTERCHANGE
Flint
Branch
Powers Cem
Lakeville
Mason
Rose
Branch
Ford
Oil Well
Tin Can
Branch
Creek
Bull
Lick
Craft Cem
Gardner Farmstead
Salyersville, Magoffin County, Kentucky
Salyersville South quad Zone 17
Coordinates in NAD 83:
1: 316956.67 East; 4179858.64 North
2: 316798.40 East; 4178899.64 North
3: 315925.71 East; 4179366.90 North
4: 315955.61 East; 4179860.42 North

Map A: Gardner Farmstead MG-23, Magoffin County, Kentucky, Boundary Map

Scale 1" = 200'

0 200 400

Map B: Gardner Farm, Magoffin County, Kentucky, Detail map of nominated area



Scale 1" = 300'

0 30' 60'

FIRST SETTLEMENT