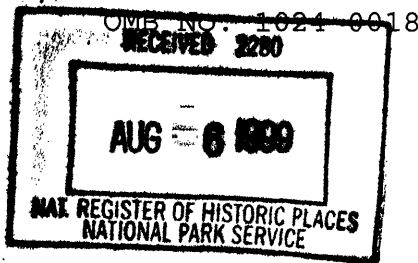


NPS Form 10-900
(Rev. 8-86)

1084



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

historic name: Nathaniel Point Farm

other name/site number: NPS Tract #114-62; #114-21, List of Classified Structures, HS-413-414.

=====

2. Location

street & number: 4606 Akron-Peninsula Road, 4631 Akron-Peninsula Road.

not for publication: N/A

city/town: Peninsula

vicinity: X

state: OH county: Summit

code: 153

zip code: 44264

=====

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this _____ 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 _____ meets _____ does not meet the National Register Criteria. _____ See continuation sheet.

Ronald M Greenberg

8-4-99

Signature of certifying official

Date

National Park Service

State or Federal agency and bureau

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

Barbara Tower, *Dept. Head Planning, Inventory and Registration*

January 7, 1999

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet.

=====
9. Major Bibliographical References
=====

See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

=====
10. Geographical Data
=====

Acreage of Property: 3.1

UTM References: Zone Easting Northing Zone Easting Northing

1)	17	452780	4561560	3)	17	452920	4561610
2)	17	452880	4561540	4)	17	452960	4561560

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

The nominated property contains the buildings and acreage that are historically associated with the agricultural practices of the farm, and continue to retain historical integrity.

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

Name/Title: Sam Tamburro, Historian

Organization: NPS/ Cuyahoga Valley NRA Date:10/98

Street & Number: 15610 Vaughn Road Telephone: (330) 657-2096

City or Town: Brecksville State: OH ZIP:44114

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Point Farm Page 1
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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Description

The 3.1 acre Nathaniel Point Farmstead is located within the Cuyahoga Valley National Recreation Area in Boston Township. The Point House and Barn are bisected by Akron-Peninsula Road. The Point House is situated on the west side of Akron-Peninsula Road in a line of evergreens and Maple trees on a section of land that once was the ancient terrace of the Cuyahoga River. To the west of the house is a sloping, wooded area with scrub growth that extends to the eastern bank of the Cuyahoga River. On the east side of Akron-Peninsula Road is the barn, and south of it is a steep, wooded hillside (see photo 21). North of the barn is a field in cultivation.

There are ten resources within the Point Farm that are considered contributing: the house, the shed, the garage, the barn, the water pump, a well cap, two historic foundation sites, the flagstone walkway, and the field.

Built 1876, the house is a Tri-Gabled-Ell, two-story, wood balloon frame building that can be classified as a vernacular interpretation of the Queen Anne style. Along the west side (rear) of the core section of the house is a one-story, 10 x 18 foot addition with a shed roof. The addition, likely added in the early twentieth century, is the kitchen. On the west side of the house is a 6 x 4 foot, one-story, gable-roofed addition covering the basement bulkhead door that was added early in the twentieth century. Along the south and east sides of the house is an eight-foot wide wrap-around porch with a shed roof, which contains a gable-roofed portico. The porch's perimeter is adorned with machine-turned spindle posts, rails, balusters, and

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Point Farm

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Description (continued)

curved corner brackets with finials. The door and window surrounds are plain faced. The steps to the porch are later additions but are similar to the flagstone walkway and the cut sandstone block foundation of the house. The flagstone walkway is considered a contributing structure because of its historic association to the farmhouse. Evident in a circa 1910 photograph, the walkway led to the main entranceway into the house (see photo 20).

All faces of the house are clad with asbestos shingles, and all of the roofs are covered with asphalt tab shingles. Full-sized windows are one-over-one with double hung sashes. Two slightly larger windows are situated in the first and second floors of the gable oriented section of the façade. The first floor window is a one-over-one, top light fixed transom window. An attic window is located in the gable oriented elevation of the house that contains colored panels surrounding a clear light. Both the attic window and the top light fixed transom window are characteristic of the Queen Anne architectural style (see photos 4-8).

A full basement with a poured concrete floor exists under the entire structure. The foundation is constructed of cut sandstone block (see photos 22-26). The addition on the west side (rear) of the building has a concrete block foundation. The interior of the house includes original wood trim with molded lintels, baseboards, and sills (see photos 27-34). The two exterior doors consist of four horizontal panels with a 2 x 2 foot glazed panel separating the first and second panels. The interior doors are two paneled.

North of the house is an 8 x 10 foot wooden shed with a gabled roof that may have been used as a granary. The structure is elevated on masonry piers. All sides of the shed are clad with horizontal tongue-and-groove siding, and all windows are six light fixed. The

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Description (continued)

roof is covered with standing seam metal roofing material added during a recent stabilization effort. In light of the design and building materials, the shed was likely constructed in the late nineteenth century. (see photos 11,12).

Along the west, south, and east elevations of the shed is a 20 x 45 foot cut sandstone foundation one foot above the grade. This contributing site may be the foundation of the milk house remembered by a former resident during her childhood, but further research is required to verify this hypothesis (see photos 13,14).¹ The dimensions seem too large for the typical milk house and the size may indicate a barn or machine shed instead.

Roughly 15 yards southwest of the foundation is an additional 10 foot linear outcropping of cut sandstone. Further excavation is needed to conclude if the foundations were once connected. Both foundations are considered contributing sites for their potential to convey information regarding the orientation of outbuildings and arrangement of the Point Farmyard complex.

Approximately fifteen yards east of the shed is a 27 x 27 foot, wood frame, gabled roof garage. The foundation is concrete block. The floor of the building is compressed dirt. All sides of the garage are covered with horizontal novelty, or drop, siding, and all windows are six light fixed. Judging from the building materials (novelty siding and concrete block) the Point's added the garage in the early twentieth century. The south gabled end contains two sliding-track doors. The roof is covered standing seam metal roofing material, which was added during a recent stabilization effort (see photos 15,16). Additional contributing resources include the well cap and the water pump.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Description (continued)

The Point Barn is situated on the east side of Akron-Peninsula Road. The raised bank barn is a 40 x 60 foot, two-story, four-bay, gable-roofed, post-and-beam building (see photos 1-3). According to the Summit County Tax Auditor's Duplicates, the Point's built the barn in 1877.² The southern-most bay is probably a later addition.³ All sides of the barn have twelve-inch, flush, vertical, wood board siding, and the roof is covered with eighteen-inch standing seam metal roofing material. The west side of the barn contains a 6 foot high by 20 foot wide earthen ramp leading to the door of the threshing floor. A large sliding-track door to the basement is situated on east side of the barn. The foundation is cut sandstone block. All basement windows are three light fixed. The threshing floor gabled-ends contain two wood-louver vent openings with paired segmental arch heads. The floor joists are constructed of full-dimension, rough-sawn, 2 x 12 inch lumber, and the main floor is supported by hand-hewn posts (see photos 35-40). All posts above the main floor are machine cut, 10 x 10 inch timbers connected with 4 x 4 inch stringers (see photos 41-46).

The field north of the Point Barn is considered a contributing site in the nomination. Historically, the field has been in cultivation since the beginning of the farmstead.

The nominated area also contains an archeological site not included in the resource count.⁴ The archeological site needs to be studied further in the context of other near by sites, such as the Everett Knoll Complex (33 SU 14, National Register 1977), the Point Mound (33 SU 7), Whittlesey Earthwork #7 (33 SU 3), and other sites to determine its significance. Future research and analysis of this site are recommended, but are beyond the scope of this document.

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Point Farm

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Photographs

All the following information is the same for all photographs.

Name of property: Point Farmstead
County and state: Summit County, Ohio
Name of photographer: Jeff Winstel
Date of Photograph: 5 March 1998
Location of negative: Cuyahoga Valley National Recreation Area

1. Barn, north and east elevations, facing southwest.
2. Barn, north and east elevations, facing southwest.
3. Barn, façade, facing east.
4. House, façade and south elevation, facing northwest.
5. House, façade and south elevation, facing northwest.
6. House, façade, facing west.
7. House, south and west elevations, facing northeast.
8. House, north and west elevations, facing southeast.
9. Well cap, west elevation, facing north.
10. Water pump, north elevation, facing west.
11. Shed, east elevation, facing west.
12. Shed, west and south elevations, facing northeast.
13. Foundation, north side, facing south.
14. Foundation, east side, facing west.
15. Garage, south and west elevations, facing northwest.
16. Garage, south and east elevations, facing northwest.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Photographs (continued)

All the following information is the same for all photographs.

Name of property: Point Farmstead
County and state: Summit County, Ohio
Name of photographer: Jeff Winstel
Date of Photograph: 5 March 1998
Location of negative: Cuyahoga Valley National Recreation Area

17. Brick rubble, northeast side, facing southwest.
18. Field, southwest side, facing northeast.
19. Parking lot, northeast side, facing southwest.
20. Walkway, east side, facing west.
21. Wooded hillside, west side, facing east.

Historic Photographs

All the following information is the same for all photographs.

Name of property: Point Farmstead
County and state: Summit County, Ohio
Name of photographer: Unknown
Date of Photograph: Circa 1910
Location of negative: Cuyahoga Valley National Recreation Area

22. House façade, facing west.
23. Second Barn, west and south elevations, facing northeast.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Photographs (continued)

Interior Photographs

All the following information is the same for all photographs.

Name of property: Point Farmstead
County and state: Summit County, Ohio
Name of photographer: Sam Tamburro
Date of Photograph: 25 September 1998
Location of negative: Cuyahoga Valley National Recreation Area

- 22. House Basement, east wall, facing east.
- 23. House Basement, east wall, facing east.
- 24. House Basement, northwest wall, facing northwest.
- 25. House Basement, southeast wall, facing southeast.
- 26. House Basement, east wall, facing east.
- 27. House, first floor, kitchen, south wall, facing south.
- 28. House, first floor, Kitchen, (stairs), facing north
- 29. House, first floor, kitchen, west wall, facing northwest.
- 30. House, first floor, northwest room, facing northwest.
- 31. House, first floor, southeast room, facing south.
- 32. House, first floor, southeast room, facing east.
- 33. House, first floor, southeast room, facing east.
- 34. House, first floor, southeast room, facing east.
- 35. Barn, basement, southeast wall, facing east.
- 36. Barn, basement, southeast wall, facing southeast.
- 37. Barn, basement, southwest wall, facing west.

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Point Farm

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Photographs (continued)

Interior Photographs

All the following information is the same for all photographs.

Name of property: Point Farmstead
County and state: Summit County, Ohio
Name of photographer: Sam Tamburro
Date of Photograph: 1 October 1998
Location of negative: Cuyahoga Valley National Recreation Area

38. Barn, basement, east side, facing east.
39. Barn, basement, south side, facing south.
40. Barn, basement, west side, facing southwest.
41. Barn, threshing floor, northwest corner, facing northwest.
42. Barn, threshing floor, north side, facing north.
43. Barn, threshing floor, northwest side, facing north.
44. Barn, threshing floor, southwest side, facing south.
45. Barn, threshing floor, east wall, facing east.
46. Barn, threshing floor, west wall, facing west.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Endnotes

¹ Helyn Toth, interviewed by Jeffrey Winstel and Kristen Marolf, Everett, Ohio, 14 December 1993, Historical Resource File, Hawkins Library, Cuyahoga Valley National Recreation Area.

² Summit County Tax Auditor's Duplicates, 1876, 1877.

³ The southern most bay is evident in the earliest photograph of the barn (1910). Therefore, it is reasonable to conclude that the Point's added the bay sometime between 1877 and 1910.

⁴ Jeffrey Richner, MWAC, Trip Report (Cuyahoga Valley National Recreation Area), 13 August 1996, Historic Structure File 413-414 (Point File), TAPS Division, Cuyahoga Valley National Recreation Area.

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Point Farm

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Nathaniel Point Farm
Boston Township
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Statement of Significance

The Point Farm meets the registration requirements for farmsteads eligible under Criteria A and C as specified in the Agricultural Resources of the Cuyahoga Valley Multiple Property Documentation Form (Agricultural MPD).

This property is being nominated under Criterion A for association with the agricultural practices of the Cuyahoga Valley. The Point Farm is a significant example of a farmstead that evolved in the Cuyahoga River Valley as a result of the development of advanced modes of transportation and improvements of farming technology. The "Railroads, Industrialization, and Scientific Farming: 1851-1913" section of the Agricultural MPD notes the increase in crop production and specialization as well as a focus on dairying on valley farms during this period.¹ The Point Farm's agricultural activity reflected these trends.

The farmstead is also significant under Criterion C for containing buildings that embody the distinctive characteristics of a type, period, or method of construction. The Point farmhouse is a Gabled Ell, a building type identified in the Agricultural MPD as significant. The Gabled-Ell is an example of the influence of pattern books and trade journals on the vernacular building types in the Cuyahoga Valley.

The Point barn, a Raised Bank Barn, is recognized in the Agricultural MPD as the dominate barn type in the Cuyahoga Valley. The Raised Bank Barn is indicative of the increasing importance of dairy farming as well as the specialization of grain production after the Civil War. Historical evidence of the Point Farmstead's agricultural production reinforces its relationship to these broad trends of agricultural practices in the Cuyahoga Valley.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Historical Background

In 1794, the Treaty of Greenville ceded a majority of land north of the Ohio River to the United States and opened it to white settlement. The State of Connecticut retained ownership of the Western Reserve of the Ohio Territory, and on 3 August 1795, the state sold the entire tract to the Connecticut Land Company (CLC) for \$1,200,000.

Like all land in the Cuyahoga Valley, speculators in the CLC originally owned the Point Farm, Boston Township Lot 29. In 1817, Ephram Root of Hartford, Connecticut invested \$31,000 with the CLC for an undisclosed number of lots in Boston Township. Subsequently, Root granted power of attorney to the land company to sell lots to several non-resident individuals, which included Elephalet and Funice Averill.² According to the 1839 Summit County Tax Auditor's Duplicates, Averill secured clear title to Lot 29, and in 1847, the 111.82 acres were sold to David G. Meyers for \$578.³ On 26 February 1857, Meyers sold Boston Township Lot 29 (111.82 acres) to Nathaniel Point for \$1,900.⁴

Point began his career in agriculture, and by 1860, increased the value of his farmstead to \$3,000.⁵ In 1876, the Summit County Tax Auditor's Duplicates note a house being built on the Point property (see photo 22). In the following year, Point constructed the existing barn. Tax records also list an additional barn, located to the northwest of the existing barn, being built in 1882 (see photo 23). Oral histories conducted with subsequent owners indicate the second barn was demolished in the 1940s.

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Historical Background (continued)

Between 1867 and 1888, Point traded, purchased, and sold various land parcels along the eastern bank of the Cuyahoga River as well as "bottom land" between the river and the Ohio & Erie Canal. At the time of Point's death in 1902, his farm contained a total of 138 acres.

Nathaniel Point Jr. inherited the farmstead, and by 1904, he reduced the farm to its original 112 acres. Nathaniel Point Jr. farmed and raised a family on the land until his death in 1937. On 2 January 1939, Archie Point, son of Nathaniel Point Jr., sold the property to the Union Joint Stock Land Company of Detroit for \$3,500. On 1 October 1940, the bank sold the farm to Dan and Alice Biro for \$6,500.⁶ Prior to Dan Biro's death in 1956, the Biros divided the farm between their four children. Alice Biro retained a life estate interest in the house and 1.5 acres of the farm.⁷ Alice Biro died in 1973, and her heirs sold the house and 1.5 acres to Robert and Maree Peck.⁸ In 1980, the National Park Service (NPS) acquired the 1.5 acre land parcel and designated it HS 413 (CUVA Tract #114-62). The NPS purchased the barn (HS 414) in 1978 (CUVA Tract #114-21).

Since the acquisition of the Point House in 1980, the NPS has initiated rehabilitation efforts to convert the structure into an office. All actions were conducted in compliance with the Secretary of Interior's standards for historic rehabilitation.

Criterion A: Agriculture

The Nathaniel Point Farm is a significant example of a farmstead that developed in the Cuyahoga River Valley during the historic period of "Railroads, Industrialization, and Scientific Farming"

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Nathaniel Point Farm
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Criterion A: Agriculture (continued)

as defined in the Agriculture Resources of the Cuyahoga Valley Multiple Property Documentation Form.

Between 1850 and 1860, Ohio experienced a dramatic increase in the production of staple crops due to internal transportation improvements. Consequently, Cuyahoga Valley also enjoyed a growth in their agricultural economy. Driven by improved lines of transportation resulting from the Ohio & Erie Canal (O&EC) and later the Valley Railway, the Point Farm's agricultural production characterized the shift from subsistence to market-driven farming in the Cuyahoga Valley, emphasizing wheat, corn, and oats. With Akron emerging as a major grain-milling center on the O&EC, farmers in the area responded by adapting their crops to meet market demands.⁹

The land on which the Point Farmstead is situated has been in agricultural production since the mid-nineteenth century. A review of available census statistics illustrates the increase in grain crops over time. The 1850 U.S. Census Productions of Agriculture Schedule for Boston Township Lot 29, then owned by David G. Meyers, lists crop production as the following: 45 bushels of wheat, 100 bushels of Indian corn, 45 bushels of oats, and 20 bushels of Irish potatoes.¹⁰

By the 1870 census, Point significantly increased all areas of production to the following levels: 130 bushels of wheat, 600 bushels of Indian corn, 200 bushels of oats, and 100 bushels of Irish potatoes. The amount of improved acreage also increased from 40 in 1850 to 75 in 1870.¹¹ As a comparison, the 1870 averages for 75 acre farms in the valley were the following: 136 bushels of wheat, 302 bushels of Indian corn, 183 bushels of

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Criterion A: Agriculture (continued)

oats, and 87 bushels of Irish potatoes.¹² The Point Farmstead crop production was above average in nearly category and it is reasonable to conclude that Point utilized his close proximity to the O&EC to sell "cash crops."

Although competition from the emerging railroad industry after 1850 reduced the total amount of freight shipped on the entire O&EC system, the valley's portion of the canal still remained a viable transportation route. With the opening of the Cleveland & Pittsburgh Railroad and the Cleveland, Akron & Zainesville Railroad in 1852, the O&EC developed a symbiotic relationship with the new railroads. The canal shipped the valley's bulk staples, oats and grains, to distribution centers such as Cleveland and Akron where the goods were reloaded on freight cars and sent to eastern markets. The Point Farm's 345 percent increase in oat production is especially indicative of the development of a market economy. Furthermore, local farmers utilized the O&EC as an option against the artificially inflated freight rates that characterized the early history of the railroad industry.¹³ Although a slower mode of transportation, the O&EC still serviced major centers of commerce, such as Akron.

During the mid- to late-nineteenth century, Akron's Ferdinand Schumacher built his rolled oats cereal business into a nationwide commodity later known as Quaker Oats, a staple historically regarded as horse fodder. Dubbed the "Oatmeal King," Schumacher expanded his company rapidly after supplying oatmeal cereal to Union troops during the Civil War. Schumacher paid high prices for oats, and it is clear that local farmers, like Point, adapted their crops to meet the demand.¹⁴ Situated

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Criterion A: Agriculture (continued)

next to Schumacher's Mill on North Street in Akron, the O&EC served as a direct line into the valley's hinterlands. The influence Quaker Oats had on area farms was a localized occurrence and is historically significant.

The Point Farm's rise in agricultural production echoed the prosperous agricultural community of Everett, Ohio (National Register of Historic Places, 1993). According to the Everett Historic District Cultural Landscape Report, agricultural market production increased from ten percent in 1850 to sixty-seven percent in 1870 on farms in the Everett community.¹⁵ The Point Farmstead, approximately one mile from Everett, utilized the "unincorporated hamlet's" services, such as the school, post office, and later the train station. The Point Farmstead also experienced agricultural growth similar to the entire Everett community. Everett is a significant example of a community that underwent the transformation from yeoman farms to market-based farms as a result of internal improvements and industrialization in Northeast Ohio, and the Point Farm was part of the paradigm shift.

Criterion C: Architecture

The Point Farm's buildings contain significantly distinct characteristics of construction practices associated with agricultural development in the Cuyahoga Valley as defined in the Agricultural Resources of the Cuyahoga Valley Multiple Property Documentation Form. Moreover, the spatial "flow" relationship between the buildings and the contributing field convey the sense of a functionally related unit and resembles a

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Criterion C: Architecture (continued)

regional pattern of farmstead development in the Great Lakes area.

The farmhouse evidences features associated with the vernacular interpretation of the Queen Anne building tradition, which is identified in the MPD as being representative of one of the architectural styles in the Cuyahoga Valley after the Civil War.¹⁶ The Point Farmhouse (c.1876) is a Tri-Gabled-Ell, a half I-house form attached to a perpendicular wing with gabled ends. The porch is one-story high and extends along the south and east sides of the I-house section. The porch contains turned spindled posts and brackets that are consistent with the Eastlake influence on the Queen Anne style.

The Point House is characteristic of the influence of improved transportation in the Cuyahoga Valley. With the national emergence of railroads, popular architectural styles were being widely distributed in plan and pattern books as well as trade journals.¹⁷ Farmhouses built adhering to modern styles indicated a certain level of success and prosperity. The 1870 U.S. Census Productions of Agriculture Schedule illustrates that Point's Farm was a successful operation, and it is reasonable to conclude that his home represented a subtle reflection of his prosperity.

The Point Barn, situated on the east side of Akron Peninsula Road, is a Raised Bank Barn, a dominant style in the Cuyahoga Valley after the opening of the Ohio & Erie Canal, and one which continued to be built well into the late-nineteenth century. The barn is a rectangular, gable-roofed structure that has an

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Point Farm

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Criterion C: Architecture (continued)

earthen ramp built on one of the eave-oriented elevations (west side). The foundation of the barn is cut sandstone block, and a large sliding-track door to the barn's basement is located on the east side. The second floor (threshing floor) held grain crops, and the basement housed equipment and livestock, especially "milch" cows (see photos 35-46).

Dairy production represented a significant aspect of the Point Farm, which is reflected in the barn's architecture. Butter production increased 100 percent from 100 pounds in 1850 to 200 pounds in 1870, but the number of milch cows declined from five to three respectively.¹⁸ This rise in milk yield is clearly indicative of the influence of scientific farming in the valley. County fairs and agricultural associations educated area farmers to new and improved methods of farming. Area farmers chose improved breeds of cattle, fed them with specialized grains, and kept them inside barns during winter, which all increased milk yields per cow.¹⁹ The Point Barn's design is representative of these agricultural improvements that attempted to make farming more efficient.

The Point Farm is also significant as a specific type of farmstead that developed in the Great Lakes region, a New York-Boston Fluid Milk Farm (NYBFM). Geographer Glenn T. Trewartha, in his article "Some Regional Characteristics of American Farmsteads," identifies seven distinct farmstead types in the United States: Cotton, Wheat, Puget Sound-Willamette Valley, Range Livestock, Corn and Livestock, New York-Boston Fluid Milk, and Driftless Hill Land.²⁰ Applying Trewartha's criteria of style of home, building location, and field dimensions, the Point Farm clearly fits within the NYBFM farmstead model.

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Section number 8

Point Farm

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Nathaniel Point Farm
Boston Township
Summit County, Ohio

Criterion C: Architecture (continued)

One of the main regions in which the NYBFM farmstead developed was New York's Mohawk River Valley along the Erie Canal. Historian Nick Scrattish notes that a large portion of the Cuyahoga Valley's population migrated from New York after the opening of the Ohio & Erie Canal.²¹ Settlers from New York likely brought the model to the Cuyahoga Valley in the early nineteenth century. Crop production, livestock specialization, dairy production, and farmstead design is strikingly similar between the two regions.²²

The Point Farmstead contains all of the following defining characteristics of a NYBFM farmstead: eighty-eight percent of NYBFM farm houses are two-story structures with basements, and forty-one percent were built circa 1870; twenty-five percent of the house plans were Tri-Gabled-Ell; fifty-seven percent of the NYBFM farms had 100 to 260 acres of land and were rectangular in shape; and finally, fifty-three percent of the farmsteads fronted a public road of which thirty-three percent of the houses and barns were separated by a public road, more than any other region (See Figure 1).

Trewartha notes that this farmstead style characterized regions with advanced lines of transportation (roads, canals, rivers, and railroads) which experienced settlement early in the history of the United States. The Point Farm's architecture, spatial design, and production indicate the strong impact of cultural influences and scientific improvements on farmsteads in the Cuyahoga Valley.

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Period of Significance Justification

The Point Farmstead's historic era of significance could be placed within the period of "Railroads, Industrialization, and Scientific Farming: 1851-1913," defined in the MPD, but it extends into the 1930s when the remaining Point family member sold the property. Therefore, the period of significance for the Point Farmstead is best defined as 1857 to 1939. During those eighty-two years, the property was farmed by the Points. There is no information that indicates that the Points engaged in leasing out land, truck farming, or sold mineral deposits, all which were characteristic of valley farms in the twentieth century.

All evidence suggests that the Point Farmstead remained a traditional late nineteenth century valley farm which did not experience the diversification some area farms did in the twentieth century. With the exception of the garage, all of the contributing resources convey the historical integrity of a functioning farmstead before the twentieth century. Built within the period of significance (1857-1939), the garage indicates the subtle intrusion of the automotive age on the Points and does not detract from the historical integrity of the farmstead.

Historical Integrity

The historical integrity of the Point Farmstead is well preserved. All of the nominated buildings have a high degree of design integrity. The house, although now clad with asbestos shingles, still retains its defining features. The house's

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Historical Integrity (continued)

spindle work porch elements, massing and fenestration, retain significant integrity of materials and workmanship. The farm buildings are in the same location they were during the farmstead's period of significance (1857-1939), experienced no significant alterations, and are effective in communicating their historical functions. The rural setting surrounding the nominated property provides integrity of setting, feeling, and association, which reflects the agricultural existence of the Points.

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Endnotes

- ¹ Jeffrey Winstel, Agricultural Resources of the Cuyahoga Valley Multiple Property Documentation Nomination for the National Register of Historic Places, Brecksville, OH: National Park Service, 1993, 14. Cited hereafter as MPD.
- ² Summit County Recorder, Deeds, Vol. C, p. 630.
- ³ Summit County Recorder, Deeds, Vol.10, p. 595.
- ⁴ Summit County Recorder. Deeds, Vol. 34, p. 81.
- ⁵ U.S. Bureau of the Census, Population Schedules, 1860.
- ⁶ Summit County Recorder, Deeds, Vol. 1837, p. 415; Vol. 1970, p. 502.
- ⁷ Summit County Recorder, Deeds, Vol. 3642, p. 147.
- ⁸ Summit County Recorder, Deeds, Vol. 5694, p. 416.
- ⁹ George W. Knepper, Ohio and Its People, (Kent, OH: Kent State University Press, 1987), 157.
- ¹⁰ U.S. Bureau of Census, Productions of Agriculture Schedule, 1850.
- ¹¹ U.S. Bureau of Census, Productions of Agriculture Schedule, 1870.

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¹² U.S. Bureau of Census, Productions of Agriculture Schedule, 1870.

¹³ Albert W. Niemi, "Interregional Canals and Manufacturing Development in the West of the U.S.A. before 1840," Revue Internationale d'Histoire de la Banque, 1974 9 (2): 198; Harry Scheiber, Ohio Canal Era: A Case Study of Government and the Economy, 1820-1861. (Athens, OH: Ohio University Press, 1987), 320.

¹⁴ Karl H. Grismer, Akron and Summit County, (Akron, OH: Summit County Historical Society, 1952), 174-180.

¹⁵ Jeffrey Winstel, Everett Historic District Cultural Landscape Report, (Brecksville, OH: National Park Service, 1993).

¹⁶ Winstel, MPD.

¹⁷ Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1997), 88.

¹⁸ U.S. Bureau of Census, Productions of Agriculture Schedule, 1850, 1870.

¹⁹ Winstel, MPD.

²⁰ Glenn T. Trewartha, "Some Regional Characteristics of American Farmsteads," Annals of the Association of American Geographers, 1948 38: 178.

²¹ Nick Scrattish, Historic Resource Study: Cuyahoga Valley National Recreation Area, Ohio, (Denver, CO: National Park Service, 1985), 142.

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²² R. Douglas Hurt, "Dairying in Nineteenth-Century Ohio," Old Northwest, 1980 53 (4), 387-399.

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Boston Township
Summit County, Ohio

UTM References

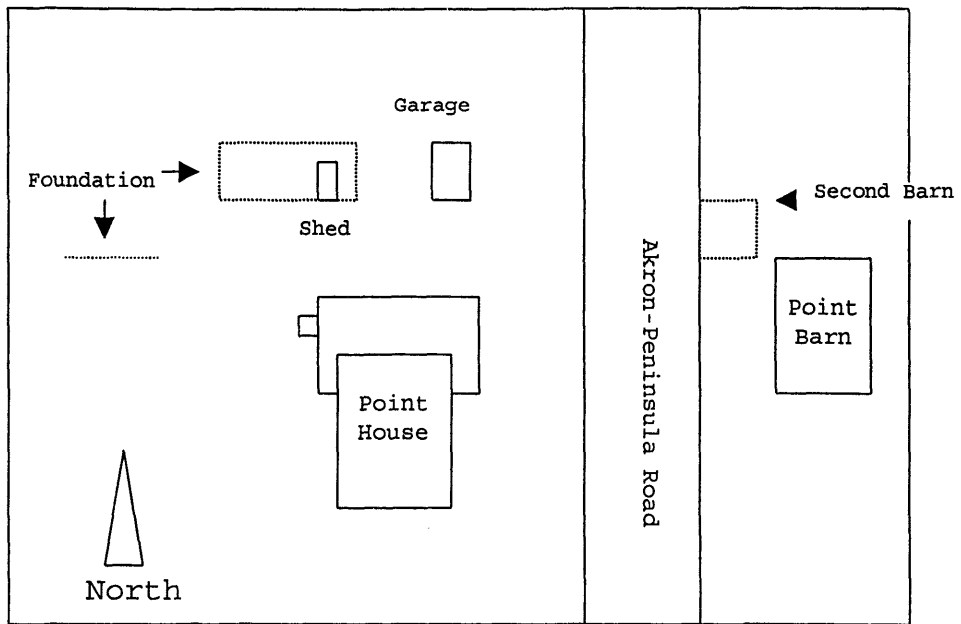
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Verbal Boundary Description

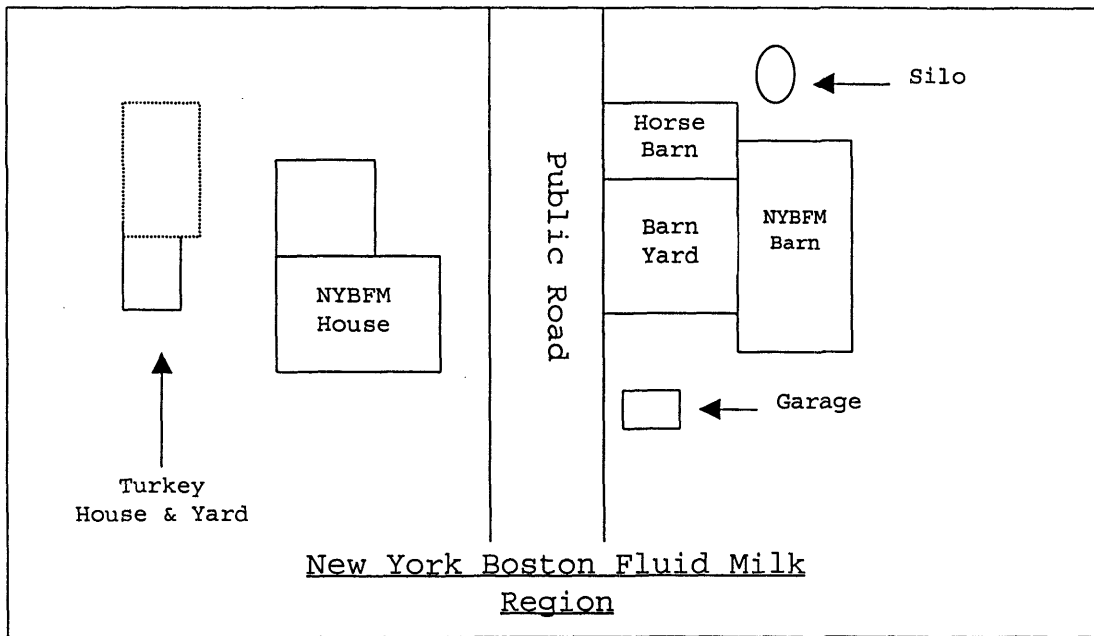
Beginning at Point 1 on the sketch map, proceed east a distance of 202 feet to Point 2; thence proceed north a distance of 350 feet to Point 3; thence proceed northeasterly along the tree line a distance of 640 feet to Point 4; thence proceed southwesterly along the tree line a distance of 545 feet to Point 5 (southwest corner of the barn); thence proceed southwesterly along the wooded tree line (crossing Akron-Peninsula Road) a distance of 235 feet to Point 6; thence proceed west a distance of 170 feet to Point 7; thence proceed north a distance of 210 feet to the point of origin.

Figure Index

- 1) The Point Farmstead and the New York Boston Fluid Milk Region.
- 2) Point Farmstead Sketch Map.
- 3) Point Farmhouse First Floor Plan.
- 4) Point Farmhouse Second Floor Plan.
- 5) Point Farmstead Photographic Map.
- 6) Point Farmhouse Basement Photographic Map.
- 7) Point Farmhouse First Floor Photographic Map.
- 8) Point Barn Basement Photographic Map.
- 9) Point Barn Threshing Floor Photographic Map.



Point Farmstead



New York Boston Fluid Milk
Region

(Figure One)

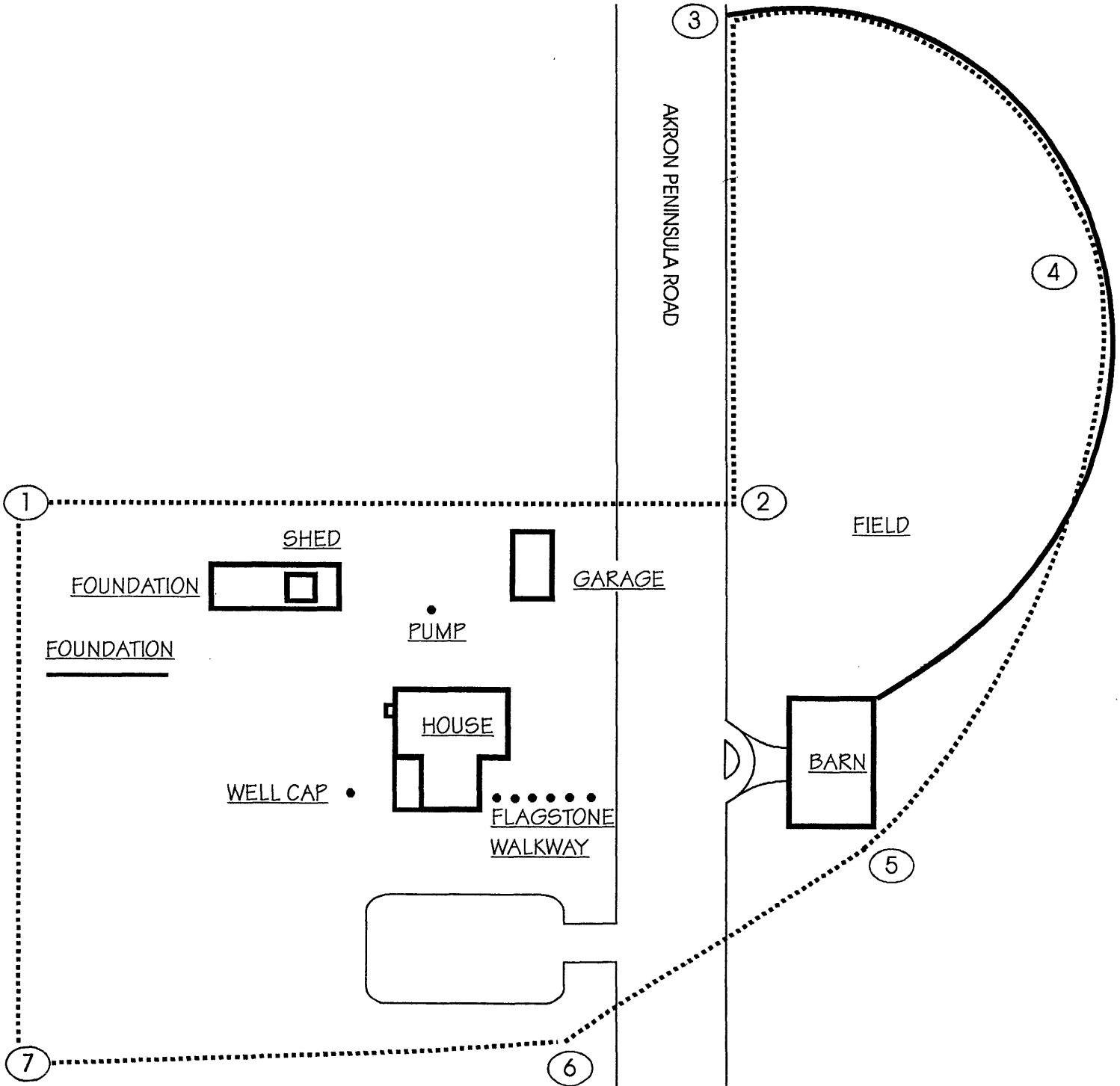


FIGURE TWO
 SKETCH MAP
POINT FARMSTEAD
 SUMMIT COUNTY, OHIO
 PENINSULA VICINITY
 OCT 98
 CUYAHOGA VALLEY
 NATIONAL RECREATION AREA

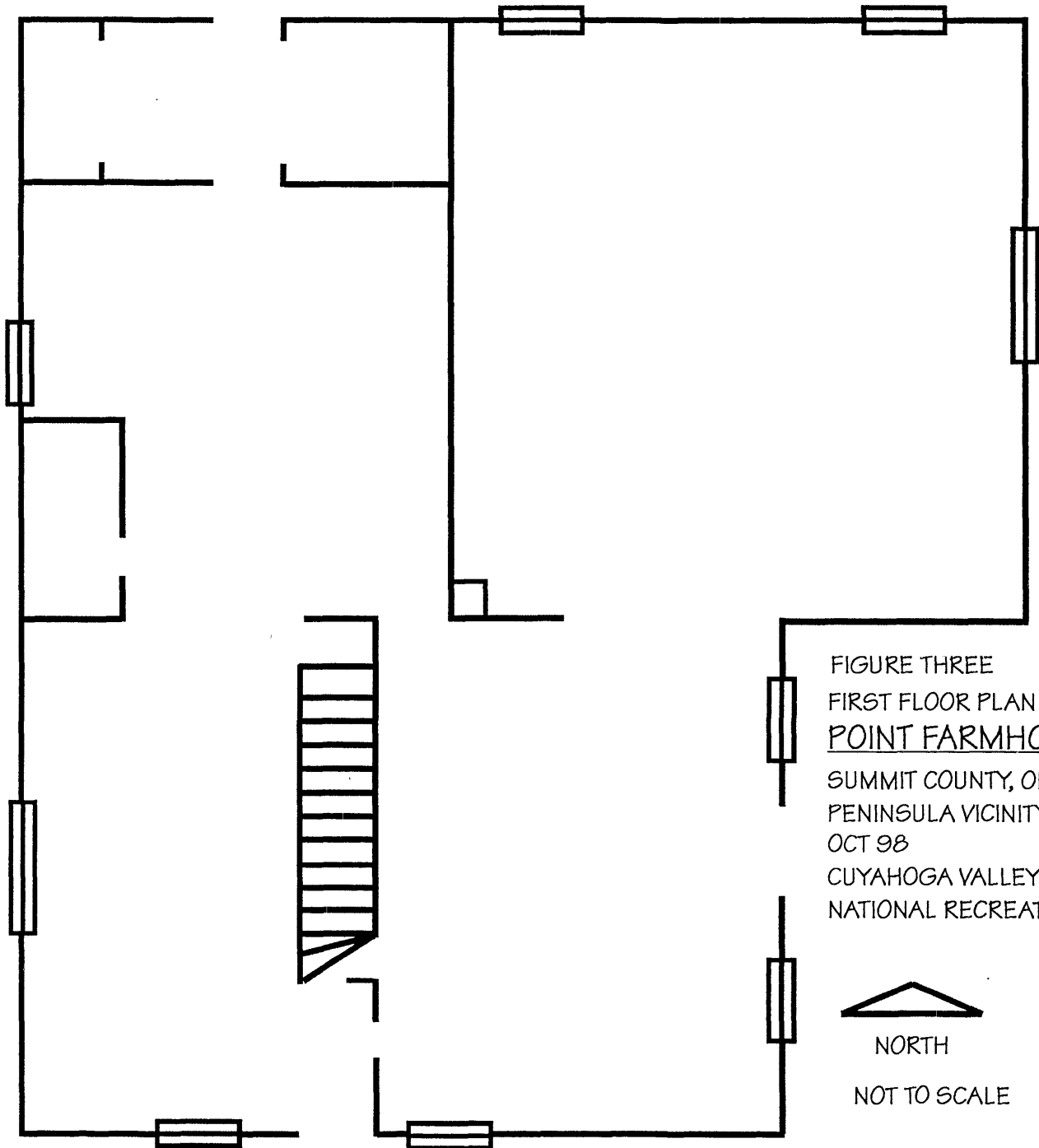


FIGURE THREE
FIRST FLOOR PLAN
POINT FARMHOUSE
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



NORTH

NOT TO SCALE

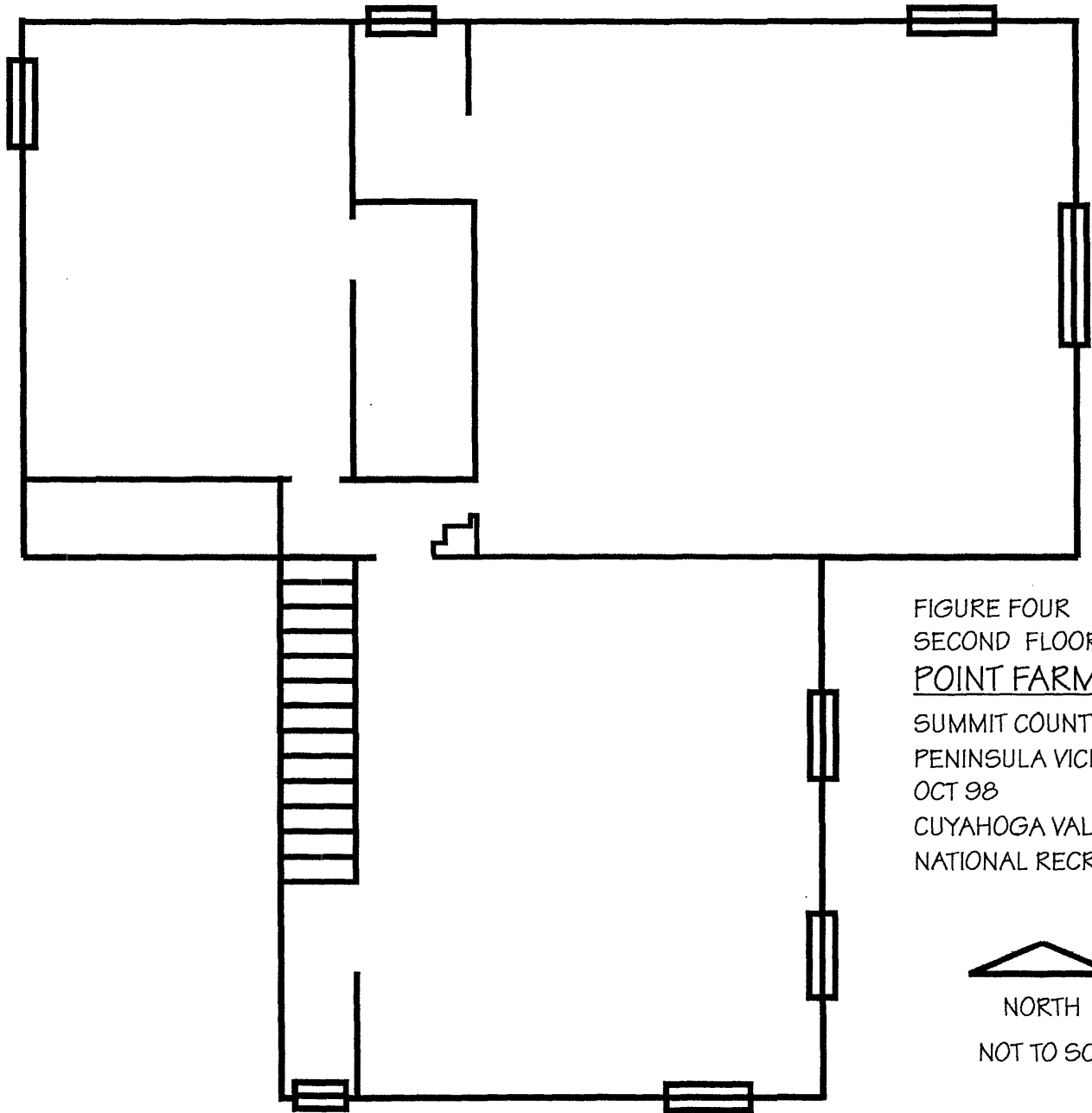


FIGURE FOUR
SECOND FLOOR PLAN
POINT FARMHOUSE
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



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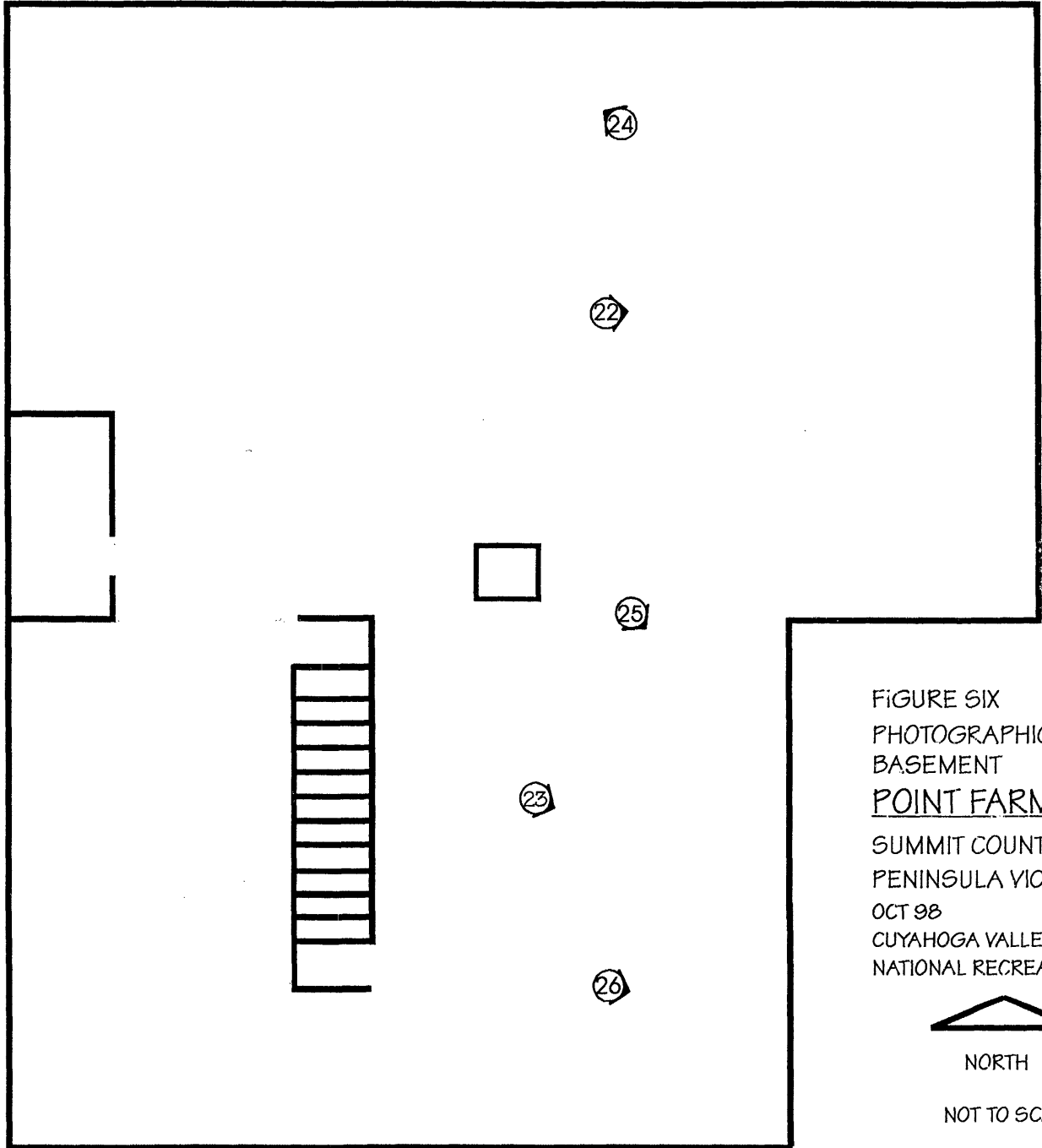


FIGURE SIX
PHOTOGRAPHIC MAP
BASEMENT
POINT FARMHOUSE
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



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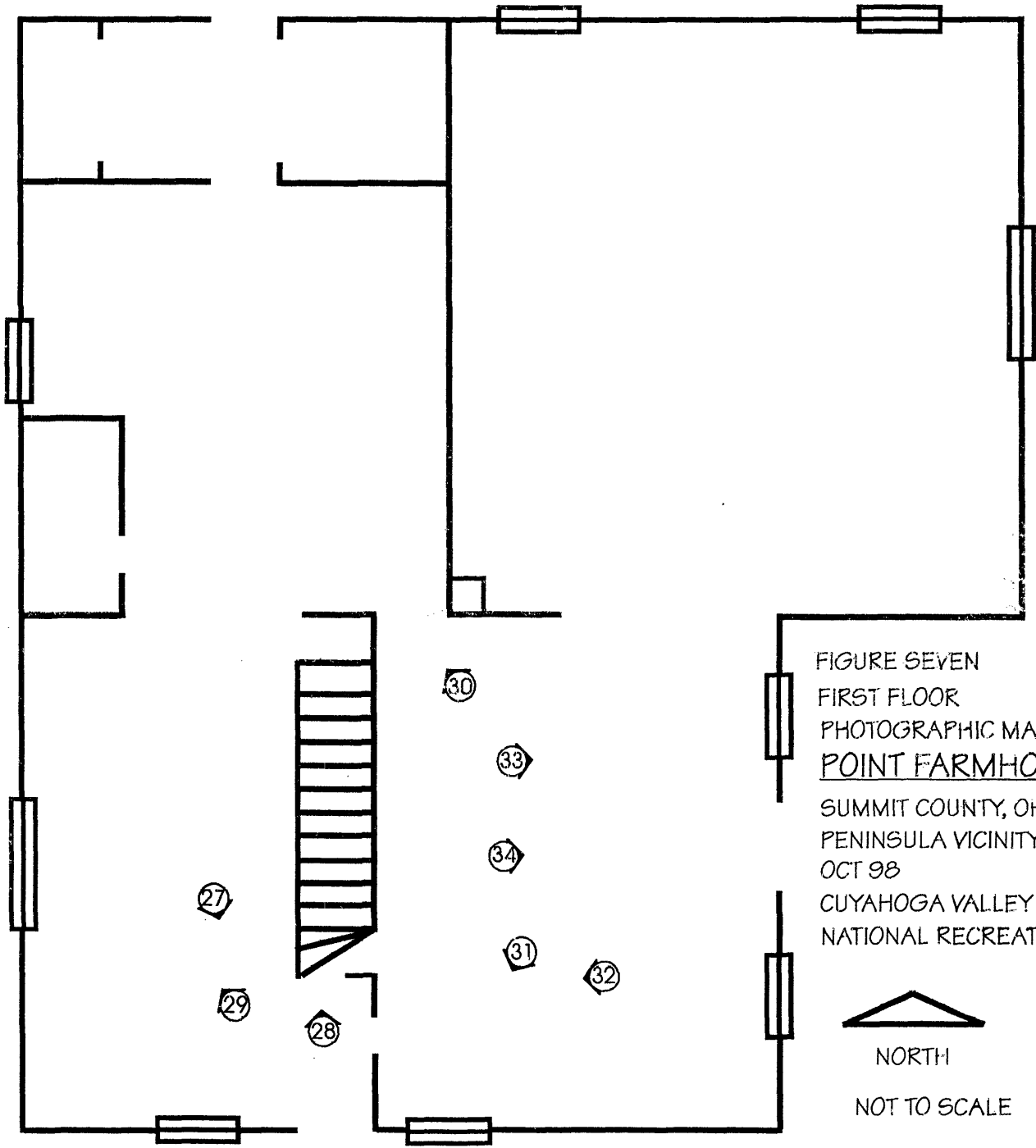
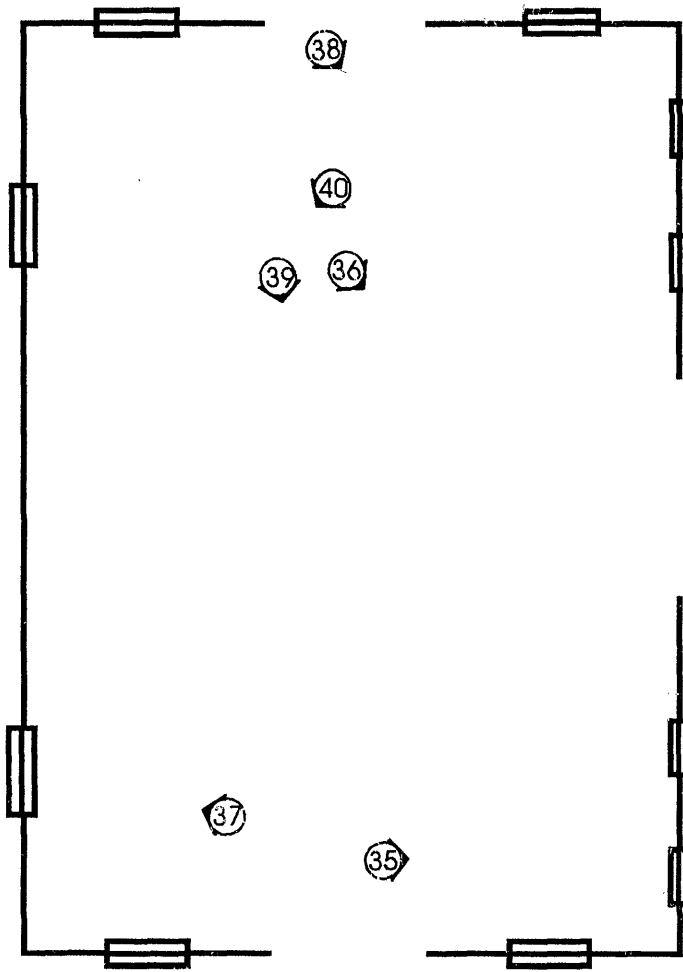


FIGURE SEVEN
FIRST FLOOR
PHOTOGRAPHIC MAP
POINT FARMHOUSE
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



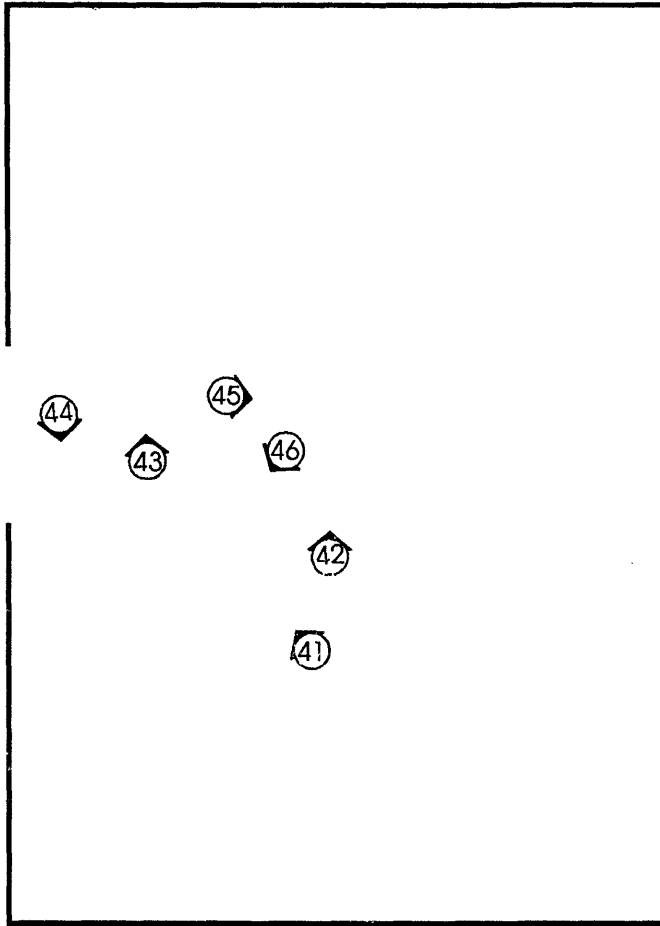
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FIGURE EIGHT
BASEMENT
PHOTOGRAPHIC MAP
POINT BARN
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



NORTH

NOT TO SCALE

FIGURE NINE
THRESHING FLOOR
PHOTOGRAPHIC MAP
POINT BARN
SUMMIT COUNTY, OHIO
PENINSULA VICINITY
OCT 98
CUYAHOGA VALLEY
NATIONAL RECREATION AREA



3 5'98



3 5'98



3 5 '98



Hill Home - Jernstedt Hill
River & Trails
Conservation Area
Ojibwa Valley
Association

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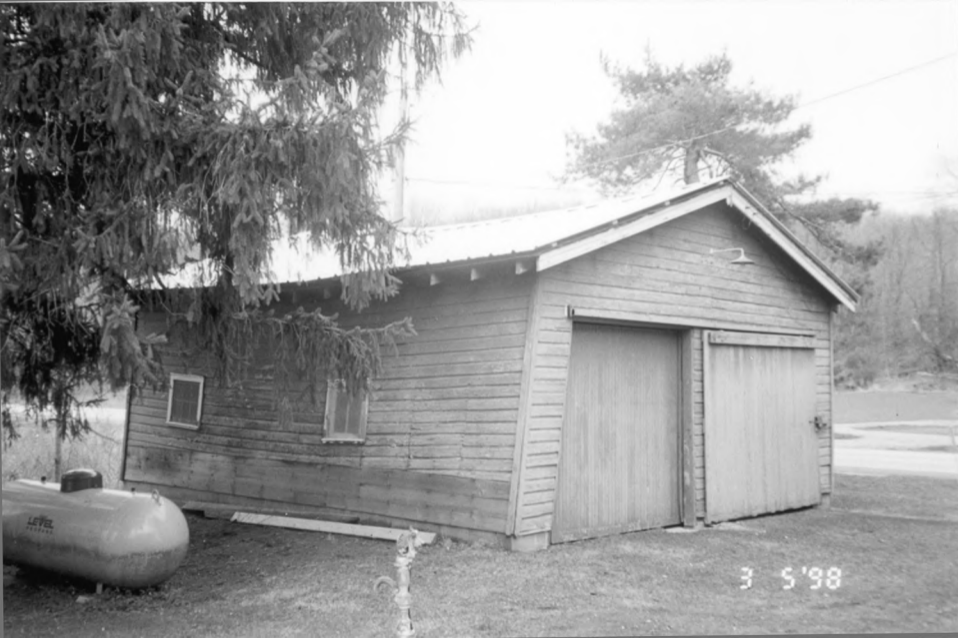
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ViewSonic GS771

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Color Monitor with SuperClear

ViewSonic

HP LaserJet 5

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