

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Benjamin F. Bulloch House
other names/site number

2. Location

street & number Spring Street (GA 41/GA 27)
city, town Warm Springs () vicinity of
county Meriwether code GA 199
state Georgia code GA zip code 31830

() not for publication

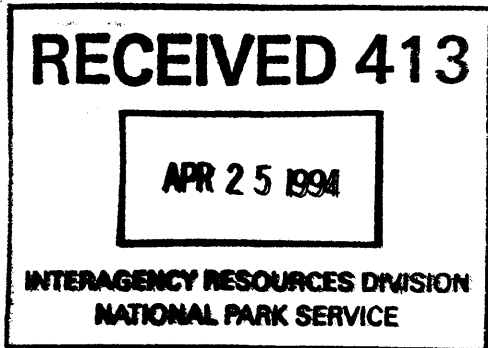
3. Classification

Ownership of Property:

- (X) private
- () public-local
- () public-state
- () public-federal

Category of Property

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



Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

Contributing resources previously listed in the National Register: n/a

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. () See continuation sheet.

Elizabeth A. Lyon
Signature of certifying official

4/20/94
Date

Elizabeth A. Lyon
State Historic Preservation Officer,
Georgia Department of Natural Resources

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. 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:

see continuation sheet

Entered in the
National Register

Guy M. Rapsley 5/20/94

for _____
Signature, Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

COMMERCE: restaurant/specialty store

7. Description

Architectural Classification:

LATE VICTORIAN: Queen Anne

Materials:

foundation	Brick/Concrete
walls	Wood
roof	Asphalt
other	n/a

Description of present and historic physical appearance:

The Benjamin F. Bulloch House is located in the western portion of Georgia in Meriwether County, one block from the commercial center of Warms Springs in a residential area (photo #1). The house faces west-southwest on a wooded 2.375 acre lot at the corner of Spring and Elm Streets. The current owner completed a certified rehabilitation of the house for commercial use in 1992.

The Bulloch House was built in 1893 and is an early example of a New South Cottage type house with its central square mass with hipped roof and gable projections (photo #2). It is a one-and-one-half story Queen Anne style frame cottage with a brick pier with concrete block fill foundation. It has a truncated hip roof with lower cross gables over projecting two- and three-sided bays, central turret, and front gable dormer (photo #3). The central turret has three 24/1 decorative Queen Anne windows and a finial. The front facade is asymmetrical with a projecting bay on the left side.

There is a central entry with a wood panel and single-light, glass door and a one-story porch across the front facade wrapping around the left facade (photo #4). The porch has grouped columns on pedestals, cornice-line dentils, turned balusters, and a rounded portion in front of the bay projection on the left side. There are decorative fishscale shingles, bargeboard, and molded woodwork in the gables, decorative brackets and drops at the corners, and an original interior chimney with patterned brick and corbelling. There is an exterior chimney on the rear gable and metal awnings over side facade windows and the right portion of the porch (photo #5). Most of the windows are double-hung, 1/1; however, two large windows on the front facade are 2/1 and there is a 63/1 window on the front gable and 24/1 windows in the turret.

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The house has a central-hall plan with three rooms on one side and two rooms on the other side on both the first and second floor. A historic shed addition and a modern one-story ell addition are located at the rear. The interior walls are plaster and there are elaborate turned balusters and decorative drops on the stairs (photos #6 and #7). The house retains its original mantels on the first and second floor, vertical board wainscoting, and hardwood floors (photo #8).

The wood window and door moldings are intact with the downstairs having more elaborate detailing of bull's-eye medallions and a pilaster-like appearance. The mantels have classical-influenced details of pilasters, bull's-eye medallions, and dentils. The front room mantels are even more detailed with paired tiered shelves and mirrors, as these rooms were the public spaces--main living room and parlor (photo #9). There are original pocket doors between the former main living room and dining room on the northwest side of the house (photo #10). The upstairs has polychromatic glass in the multiple-light windows, beaded-board paneling in the bath, built-in furniture, and transoms above the paneled doors (photo #11).

The only recent change to the property has been the addition of the rear ell banquet room. The addition is a one-story, side-gable, wood-sided building with a gable front portico, decorative posts, and handicap ramp. A parking lot has also been added in the rear of the building (photo #12).

The house sits on a corner lot surrounded by mature oak and magnolia trees. Due to the lay of the land, concrete steps lead from the sidewalk to the brick steps of the front porch (photo #1). There are no outbuildings.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Commerce
Community Planning and Development
Social History

Period of Significance:

1893-1910

Significant Dates:

1893 - Construction date of Benjamin F. Bulloch House

Significant Person(s):

Benjamin F. Bulloch (1851-1910)

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Render Lewis Crowder

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OML approved no. 1024-0018

APR 25 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

Built in 1893 for Benjamin F. Bulloch, the Benjamin F. Bulloch House is significant in architecture because it is an excellent example of the Queen Anne style with its asymmetrical shape, especially the roof, its use of shingles, its tall, corbeled brick chimney, and overall massing. The use of hexagonal roof shingles, bargeboard, fishscale shingles, drops, and other decorative elements characterizes the Queen Anne style.

According to McAlesters' A Field Guide to American Houses, the Bulloch House is an example of a hipped roof with lower cross gable subtype of Queen Anne style houses. Over fifty-percent of Queen Anne homes fall into this category. The detailing on the house is free classic meaning that it utilizes classical details such as the grouped columns and cornice-line dentils.

The Bulloch House is also architecturally significant as an early representative example of the New South Cottage type of house form as identified in Georgia's Living Places: Historical Houses in Their Landscaped Setting. Named after the turn-of-the-century period of economic growth and regional confidence, the New South Cottage was a popular house type built for middle- and upper-middle income Georgians between the 1890s and 1920s. Characteristics of the New South Cottage include the central square mass, usually with a hipped roof, gabled projections, and the central hall as typified in the Bulloch House.

The house is significant in commerce and community planning and development because of its historical association with Benjamin F. Bulloch (1851-1910), a co-founder of Bullochville, now Warm Springs, who helped establish and operate the first store, planned and donated land for the new community, and was a prominent community leader and business man.

Along with his brother Cyprian Bulloch and his cousin William T. Bussey, Benjamin F. Bulloch ran the Bulloch, Bussey & Company general store first in the nearby community of Stinson and then on the site of the present Gorham Home. In the early 1890s, they moved to the eastern part of present-day Warm Springs to establish Bullochville, which was incorporated in 1893. Bullochville and Warm Springs were separated only by the Southern Railroad that had arrived in Warm Springs in 1887.

In 1891, Bulloch, Bulloch, and Bussey owned thousands of acres in Meriwether County. Over one thousand of these acres came from the

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purchase of the Wellborn Cold Springs or the Lamar Plantation which ran adjacent to the railroad. It is from this land that the men were able to develop Bullochville and donate the land for schools, churches, a cemetery, and fish hatchery. The partners purposefully located their store next to the railroad--anticipating the growth of the community spurred by rail transportation. The store became the first store in the new town just across the tracks from the earlier resort community of Warm Springs.

Benjamin F. Bulloch and the other founders laid out the town, and owned and operated many of the other businesses. It was just blocks from the store on Spring Street where Benjamin F. Bulloch built his house in 1893, thus beginning the residential development of Bullochville. In 1924, the towns of Bullochville and Warm Springs were united under the present name.

The Benjamin F. Bulloch Home is significant in social history because when built in 1893, it was the home of Benjamin F. Bulloch, the founder and namesake of the community of Bullochville. The house remained in his family until 1990. Therefore, it serves as a major monument in the community as one of the oldest and most significant houses in the eastern portion of Warm Springs, the former town of Bullochville.

National Register Criteria

The Benjamin F. Bulloch House is eligible under **Criterion A** for its significance in the commercial, developmental, and social history of the community of Bullochville, now Warm Springs. The house is eligible under **Criterion B** for its direct historical association with the co-founder of the community, Benjamin F. Bulloch. The house is also eligible under **Criterion C** for its significance as an excellent and intact example of the Queen Anne style of architecture and the New South Cottage type of house.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The Benjamin F. Bulloch House was constructed in 1893. Benjamin F. Bulloch died in 1910.

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Contributing/Noncontributing Resources (explanation, if necessary)

The one building on the property is the historic house.

Developmental history/historic context (if applicable)

NOTE: The following history is taken from Dianne McInvale's account of the founding of Bullochville. On file at the Office of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia.

In the little hamlet of Stinson (later to be called Durand), some six or seven miles to the west of Warm Springs, a modest general store was being operated by a firm known as Bulloch, Bussey & Company. The firm was composed of town brothers, Benjamin F. and Cyprian Bulloch Jr., and a relative (cousin) William T. Bussey.

These three partners would play key roles in the founding and building of the town of Bullochville. They lived within the general area lying between the future towns of Bullochville and Manchester.

Each of these gentlemen, in addition to having a plantation, operated a general store on the premises of his respective home.

Their general store at Stinson, a joint enterprise, may have been established in 1885 when the North and South Railroad (later the Central of Georgia) was extended from Chipley (Pine Mountain) to Greenville. The line passed through Stinson, (Durand), where several important dirt roads came together in the center of a prosperous farm region.

However, Bulloch, Bussey & Company apparently saw greener pastures near their homes, due to the construction of the Georgia Midland Railroad past Warm Springs. It is not known if they moved the Stinson store building to Warm Springs, or if they built a new one at the crossroad near Warm Springs. But the same type of business was established on the Woodbury (Sand Town) road a few hundred yards north of the yet not built depot of the Georgia Midland. It is quite likely that the store was erected before the location of the depot was determined.

The location of this store was near the Gorham home of that day, (the oldest home still standing in the community), but the store building, of wooden construction and two stories in height, was destined not to remain on its site at the crossroad.

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In the year 1887 Benjamin and his brother Cyprian already had acquired some lands around the cold springs area both by inheritance and purchasing. After the inauguration of train service on the Georgia Midland, in the same year (1887), the proprietors of the crossroad business decided to move the store building and all to a location near the railway depot station. The building was sawed into two sections and, one section at a time, placed on smooth logs for the slow and tedious journey down the Woodbury road to its new site just east of the station. Mules were the motive power for the step-by-step operation. As a section was pulled forward, a few feet at a time, a log was waiting in front to serve as a scooter and a roller. The hindmost log would in turn be snaked by mules to the front again. Thus in slow successive steps each unit was moved toward its destination, there to be positioned, mounted on pillars, and leveled. When the two sections were finally in place, they were joined again by suitable carpentry at the point where they had been sawed apart.

The Atlanta, Birmingham & Atlantic Railroad (later the Atlanta, Birmingham & Coast, the Seaboard and now the C.S.X.) had not been built at the time the store building was moved, hence the present cut and highway bridge did not exist as obstacles to the log-rolling journey of "Bulloch, Bussey & Company."

The new location of the store was on the ground now occupied by the Hotel Warm Springs. An old photograph is still in existence (in the family) which shows the front portion of the store building facing southward on Broad Street, and its position relative to other store buildings built later years. The old wooden structure bore the distinction of being Bullochville's first store.

Bulloch, Bussey & Company operated this pioneer enterprise many years, and it was said to have done a thriving business. A Masonic lodge occupied a portion of the upper story, to which access was provided by an outside flight of steps. The building remained substantially intact in this location from 1887 till about 1912--roughly twenty-five years. In later years, it was torn down to make way for the Tuscawilla Hotel. Now the Hotel minus the wrap around porches will be recognized as the Hotel Warm Springs, which was built on the site in 1912-1913. The firm's operation in the historic structure was probably terminated about 1900.

But the pioneering partners were ready to launch on new venture, in the 1891 Bulloch, Bussey & Co. purchased Cold Springs Plantation (also known as the Wellborn Cold Springs and the Lamar Plantation), consisting of 1,113.75 acres of land. This land started at the Southern Railroad tracks and comprised what would become "main street" of Bullochville.

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The three men who comprised Bulloch, Bussey & Company--William T. Bussey, Cyprian Bulloch Jr., and Benjamin F. Bulloch--were the prime organizers and founders of the town of Bullochville. They also possessed the insight that enabled them to select young men of integrity and promise as aids in their endeavors.

After the purchase of Cold Springs plantation, these three men and partners would build their homes and remain in Bulloch to enhance the town's prestige and progress. It was in 1893 when Benjamin F. Bulloch built his home one block from the Bulloch, Bussey & Company store on Spring Street.

Bulloch, Bussey & Company built three mercantile stores of brick across the road from the original wooden structure. They owned and operated and built the Bullochville Bank, a casket factory, a grist mill, a government distillery, and a hotel. They also farmed the large plantation.

In the year 1898, a law was passed by Congress and approved by the President of the United States allowing the government to build and establish fisheries on lands leased by the Federal government. In February, 1899 Bulloch Bussey and Company donated to the Federal government eighteen acres of land and 2/3 of the cold spring for the fish hatchery.

Bulloch, Bussey & Company donated lands for schools, churches, a cemetery, and the fish hatchery. They also gave to the town all the water they could use from the cold spring until the year 1948, when the city wanted to buy a part of the flow of the spring.

Bullochville and the Warm Springs community were divided by the old Southern Railroad almost down the middle. There were two post offices and practically two separate towns. In 1924 a town meeting was called and it was unanimously voted to change the name of Bullochville to Warm Springs. By this time, the Warm Springs area had become a popular tourist attraction that the future President Franklin D. Roosevelt was visiting.

9. Major Bibliographic References

Turner, Julie. "The Benjamin F. Bulloch House, Historic Property Information Form, April 13, 1992." On file at the Office of Historic Preservation, Georgia Department of Natural Resources, Atlanta, Georgia with supplemental information.

Previous documentation on file (NPS): () N/A

- (X) preliminary determination of individual listing (36 CFR 67) has been requested 07/09/92
- () 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:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

WS-2 (Meriwether County Survey)

10. Geographical Data

Acreage of Property approximately 2.3 acres

UTM References

A) Zone 16 Easting 717290 Northing 3641070

Verbal Boundary Description

The boundary encompasses the 2.375 acres as indicated by the heavy black line drawn to scale on the enclosed plat map.

Boundary Justification

The nominated property is all the current owner owns at this location and all that is associated with the house.

11. Form Prepared By

name/title Leslie N. Sharp
organization Office of Historic Preservation, Georgia Department of Natural Resources
street & number 205 Butler Street, S.E., Suite 1462
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** April 20, 1994

(OHP form version 12-08-93)

United States Department of the Interior
National Park Service

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Photographs

Name of Property: Benjamin F. Bulloch House
City or Vicinity: Warm Springs
County: Meriwether
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1993


Description of Photograph(s):

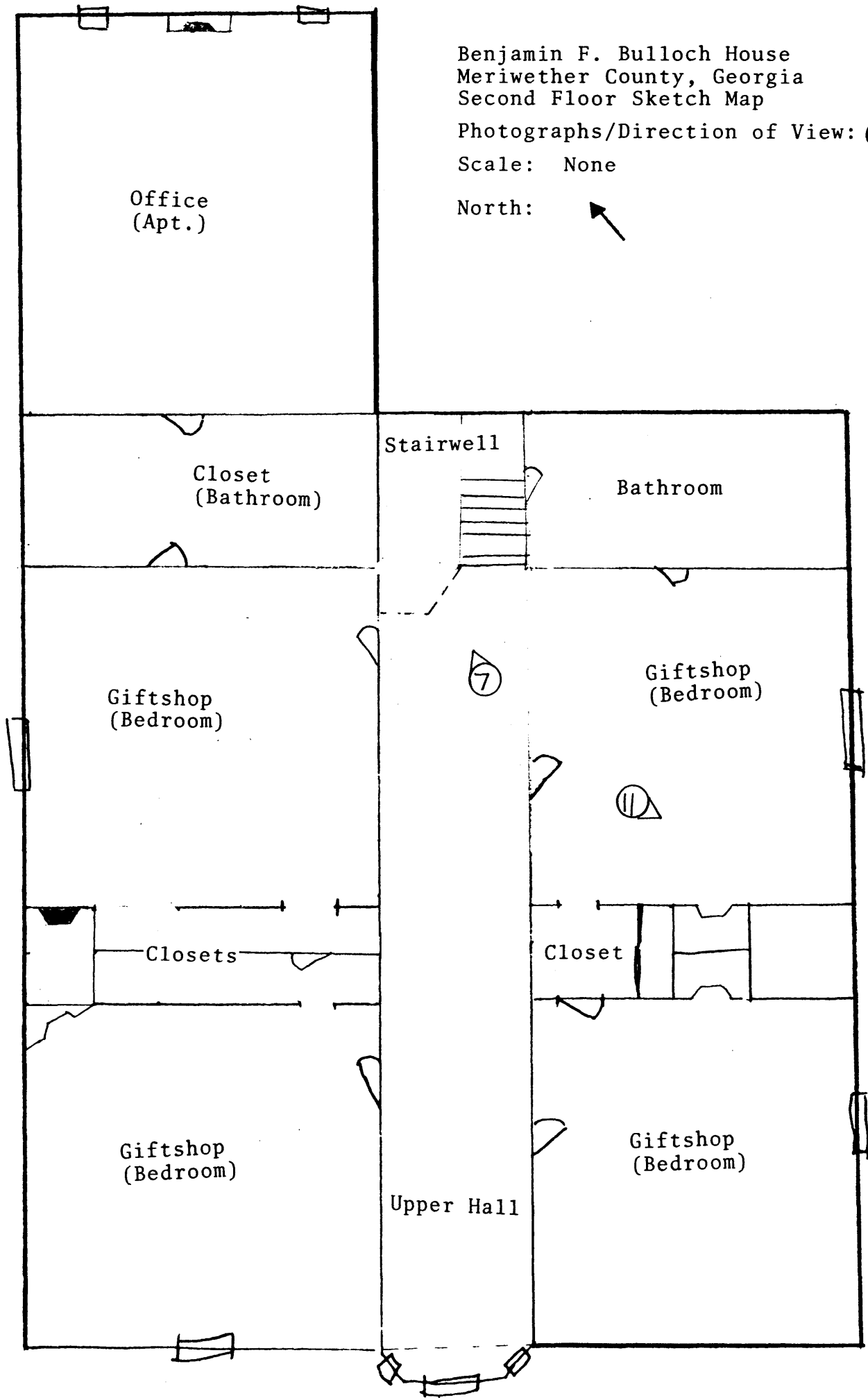
- 1 of 12: Front facade of Benjamin F. Bulloch House; photographer facing east-northeast.
- 2 of 12: Front facade of house; photographer facing northeast.
- 3 of 12: Southwest facade of house; photographer facing northwest.
- 4 of 12: Front porch; photographer facing north-northeast.
- 5 of 12: Rear addition; photographer facing southwest.
- 6 of 12: Central hall; photographer facing east.
- 7 of 12: Upstairs hall; photographer northeast.
- 8 of 12: Rear, northwest room, dining room; photographer facing west.
- 9 of 12: Front, southeast room (former parlor) looking into rear southeast room (former bedroom); photographer facing east.
- 10 of 12: Front, northwest room (former main living room) looking into dining room; photographer facing north.
- 11 of 12: Second floor, rear southeast room; photographer facing southwest.
- 12 of 12: East corner of rear addition, photographer facing west.

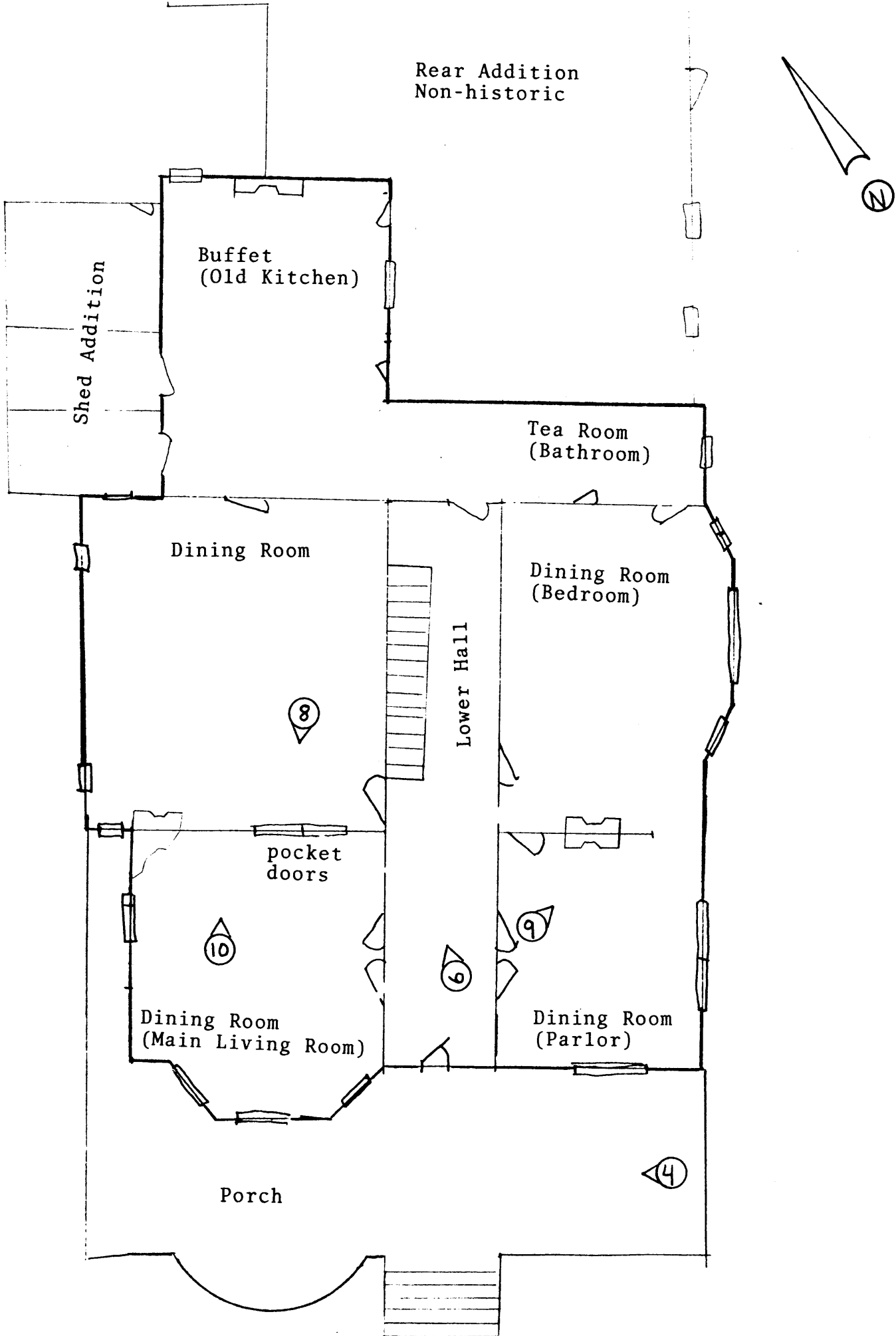
Benjamin F. Bulloch House
Meriwether County, Georgia
Second Floor Sketch Map

Photographs/Direction of View: 


Scale: None

North: 





Benjamin F. Bulloch House
 Meriwether County, Georgia
 First Floor Sketch Map

Photographs/Direction of View: 
 Scale: None

