

**United States Department of the Interior  
National Park Service  
National Register of Historic Places Registration Form**

NPS



**1. Name of Property**

Historic name: Bulen, Granville M. House and Farm Complex  
Other names/site number: Bulen Farm  
Name of related multiple property listing:  
N/A  
(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**

Street & number: 10001 Bulen-Pierce Road  
City or town: Lockbourne State: OH County: Pickaway  
Not For Publication:  N/A Vicinity:  N/A

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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.  
I recommend that this property be considered significant at the following  
level(s) of significance:

\_\_\_ national \_\_\_ statewide  local  
Applicable National Register Criteria:  
 A \_\_\_ B  C \_\_\_ D

Barbara Power DSHPO Inventory & Registration December 23, 2013  
Signature of certifying official/Title: \_\_\_\_\_ Date  
Ohio Historic Preservation Office, Ohio Historical Society  
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

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**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 Elson W. Beall*

*2-24-14*

Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

Contributing <u>11</u>	Noncontributing <u>8</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>2</u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>14</u>	<u>8</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

DOMESTIC/single dwelling/secondary structures

AGRICULTURE / SUBSISTENCE/animal facility; stockyard, barn

AGRICULTURE/SUBSISTENCE/agricultural out buildings; corn crib, wagon shed

AGRICULTURE/SUBSISTENCE/agricultural field; crop field

**Current Functions**

DOMESTIC / single dwelling/secondary structures

AGRICULTURE / SUBSISTENCE/animal facility; stockyard, barn

AGRICULTURE/SUBSISTENCE/agricultural buildings/storage

AGRICULTURE/SUBSISTENCE/agricultural field; crop field

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**7. Description**

**Architectural Classification**

LATE VICTORIAN / Queen Anne

NO STYLE / Other: English Four-Bay Threshing Barn, Forebay Barn

**Materials:**

Principal exterior materials of the property:

Foundation: Brick, Limestone, concrete

Walls: ASBESTOS, WOOD

Roof: Slate, metal

Chimneys: Brick,

Other: WOOD

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***Narrative Description/Summary***

The Bulen, Granville M. House and Farm Complex is located in northeast Pickaway County in central Ohio. The Queen Anne style home was built by Bulen in 1901 and is surrounded by the agricultural buildings that historically supported the Bulen family's way of life. The complex of buildings is surrounded by rolling farmland. Bulen lived in the house from the time he had it constructed until his death in 1935 (the period of significance) when it was passed down to his children and grandchildren.

The agricultural and domestic buildings and structures which constitute the contributing resources of the property served the contiguous three hundred thirty four acres still held by Bulen descendants included within the boundary of this nomination.

The farm buildings stretch along Bulen Pierce Road to the east between Bulen house and the neighboring Pruitt house.<sup>1</sup> The fields stretch from just west of the Bulen house along the road past where the road turns to the CSX railroad, planted with corn, wheat, oats, and hay when Bulen farmed during the period of significance. In his day book which spans 1900 to 1935, Bulen recorded the management of his farm which included breeding cows and pigs, growing crops for home consumption and commercial sale and the construction of their home.<sup>2</sup>

Today the fields, owned by Bulen's great granddaughter, grow corn and soybeans; however they retain their historic agricultural function and field patterns. The Bulen house and farm complex is representative of Pickaway County's important agricultural heritage and architectural history in the early twentieth century.

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**Narrative Description**

The Bulen Farm Complex is located in a rural agricultural area on the plains of a ground moraine of the Wisconsin glacier in the wide, diffuse middle Scioto Valley.<sup>3</sup> This layer of glacial lake sediments and outwash covers the lands to the east of the Scioto valley, making the land perfect for raising crops and grazing cattle.<sup>4</sup> The land was farmed throughout the nineteenth century into the expanse of farmland of which the Bulen farmstead was one of many half and quarter section farms. These farms represent the conquest of the settlement landscape and subsequent development of an agriculture-based economy that fueled the growth and prosperity of the region and state.

The 1871 atlas for Harrison Township shows the Maddy prairie just south of the Bulen farm [fig.

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<sup>1</sup> Pickaway County Auditor Parcel number D12-0-00-300-268-01 owned by Donald R & Patricia M Pruitt 10089 Bulen Pierce Road, Lockbourne, OH.

<sup>2</sup> The day book includes reports to the tax assessor, an annual recap of crop yields, lists of Sunday School and church members, and most especially an accounting of the construction of his house in 1901. The day book covers 1900 to 1935. Granville Moody Bulen, *Day book 1900-1935*. Diary on loan from Peggy Ann Lambert Seeley, Chicago, IL.

<sup>3</sup> Mark J Camp, *Roadside Geology in Ohio* (Missoula, MT: Mountain Press Publishing, 2006): 227.

<sup>4</sup> Camp, *Roadside Geology*, 227.

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7]. A tributary of Walnut Creek runs through the farmland providing a source of water for the farm. The swamp and creek contribute to the fertility of the soil, making it a natural location for successful farming.

To the west are the Scioto River, the location of the Ohio Erie Canal, and US Route 23 while to the east is the Scioto Valley Railway, all of which provided transportation routes to markets in Columbus, Cincinnati, and beyond as early as 1875.<sup>5</sup> The farmstead was originally about 1/4 mile away from its nearest neighbor, a not-uncommon landscape of large self-supporting farmsteads [fig. 2 and 9]. Recent rural housing compromises that landscape beyond the fields associated with the historic Bulen farm. In addition, an industrial park, rail yard and active military / freight airport complex are just 1.5 miles to the east. To the north, along US Route 23 are Scioto Downs raceway and a new casino, both of which dramatically increase traffic along the highway. The Bulen house and farmstead is sufficiently distant from US Route 23 and the airport so the noise is not heard. There is regular traffic from the nearby intermodal hub located in the industrial park.

#### LOCATION

The site of the farmstead is on a slight rise of Eldean Loam, two to six percent slope, above slightly more level and less-well-drained soils, clearly a choice location on the historical parcel for a farmstead among its rich soils.<sup>6</sup>

The Bulen House and Farm Complex is surrounded by a rural and agricultural environment of farm and non-farm homes and agricultural fields. The property is on the south side of the intersection of Shepherd Road and Bulen-Pierce Road, both two-lane secondary rural roads. Shepherd Road runs south from Lockbourne and intersects with Bulen-Pierce Road, forming a T-intersection there with a dramatic perspective of the house [photo 1 and fig. 3-4, 9]. Shepherd Road continues west away from the property, while Bulen-Pierce Road runs east past the Bulen farm buildings, two residential houses and turns south toward Duvall Road, bisecting the eastern part of Bulen's farm land.

Associated agricultural buildings are clustered near the home as would be expected for a functional farm. Although farm configurations vary widely in Ohio due to ethnic preferences, time of settlement, associated crops or livestock and geographic features, the Bulen Farm Complex layout is representative of its period since it was common for farms buildings to face a service yard where livestock and produce could be moved between buildings without opening gates or from field to buildings with ease.

To the east of the Bulen farmhouse are eight non-contributing elements within the boundary: two

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<sup>5</sup> The Scioto Valley Railway, stretching from Columbus to Portsmouth along the Scioto River opened in 1878. *History of Franklin and Pickaway Counties, Ohio with Illustrations and Bibliographical Sketches of Some of the Prominent Men and Pioneers* (Cleveland, OH: Williams Brothers, 1880): 60, 349. The Scioto Valley Railway tracks are now owned by CSXT.

<sup>6</sup> Soil Survey of Pickaway County, United States, Department of Agriculture, Natural Resources Conservation Service "Web Soil Survey" <http://websoilsurvey.nrcs.usda.gov/app/> accessed 30 April 2013.

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residences and six out buildings or garages. The nearer is a recent ranch house built in 1993, a non-contributing structure with 2 modern non-contributing out buildings on this parcel [photo 55]. The farther is a c1870-1920 frame house used by one of the married Bulen daughters as a tenant house. Modifications to this residence negatively impact its historic integrity, as described in the inventory below. There are 4 additional buildings associated with this house. The house and one shed were constructed before 1900 and have been re-sided and roofed and completely renovated inside in the 1990s [photos 56-58]. A small shed is located to the south of the house, which has been reroofed and resided [photo 59]. Two additional sheds and the garage were built after 1990, and do not contribute to the significance of the farm complex.

These resources were part of the original Bulen farm acreage; although these lots were separated for tax purposes they are part of the overall farm complex being considered for nomination. Despite the non-contributing resources located on this land, it was included because it was historically associated with the original farm.

The Bulen house and some of the farm buildings face north, toward the road, while other buildings face inward, forming informal courtyards. Mature trees and a mown lawn surround the house [photo 60-62]. The view from the house is of almost entirely open fields and scattered farmsteads and residences [photos 60-62 and fig. 4]. Viewed from the southern half of Bulen Pierce Road, looking north at the house, one sees only farm fields [photo 61], today planted with soybeans. Corn is planted in the eastern fields today as it was in Bulen's day, during the period of significance (1901-1935).

Almost the entire original farm remains under cultivation, though probably a third to half of it was pasture for livestock early in the period of significance and before.<sup>7</sup> According to the Pickaway County Auditor tax duplicate records, a frame house was constructed on the property and subsequently taxed in 1892.<sup>8</sup> This house was replaced in 1901 by the current residence.

Where Bulen-Pierce road curves south, it runs between the fields, splitting the tillable land into two uneven parts. The land is bordered by rows of trees. A line of hardwood and deciduous trees marks the border between the house and farm buildings, separating the structures from the northernmost edge of the tillable land. Another line of trees just to the west of the house divides it from the western 26 acres of tilled land. At the southern edge is another row of trees, dividing the land from the neighbor to the south. Otherwise, there is little visual evidence of hedgerows or old fences. Today soybeans and corn are planted on the acreage where Bulen planted corn,

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<sup>7</sup> Studying the yearly reports to the tax assessor in the Day Book, Bulen planted at least 100 to 150 acres with corn, wheat, and oats. The rest was planted with alfalfa or other ground cover suitable for hay and grazing of cattle and hogs.

<sup>8</sup> Pickaway County Auditor Tax Duplicate 1892, 1899-1902 Harrison Township S22 NE ¼. According to the tax records, the property value for Section 22 dropped from \$1160 in 1900 to \$910 in 1901 and increased in 1902 to \$1600, with the construction of a new house.

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wheat, oats, and hay, among other crops [photos 61].<sup>9</sup> A drainage ditch, lined with cattails and scrub brush runs under Bulen Pierce Road carrying away excess water from the road that bisects the eastern fields.

The complex includes both domestic and agricultural historic resources which represent the residence and the occupation of the Bulen family. Within the nomination boundary there are 11 contributing buildings, 2 contributing structures, and one contributing site.

Although the exact dates of construction cannot be precisely determined for many of Bulen's farm buildings, it can be concluded that they represent the period of significance since Pickaway County Auditor records use 1900 as their start date for all structures in the county that were built *before* 1900. It is also not unusual for local farmers to reconstruct or move functional buildings or to re-use material from older structures for newer ones on existing foundations.

The extent of the nominated property encompasses almost the precise acreage of the original historic farm. Fields, pastures and woods have been in continuous agricultural use over the years and in general retain a high degree of historic integrity. This cultural landscape is counted as one contributing site and it also includes several historic features that are not substantial enough in scope to count individually, but represent features that existed during the period of significance. These features are; the privy foundation, back barn site and addition foundation, farmyard courtyard, back trough, farrow shed foundation, scale shed foundation and front shed foundation. (Further described in the following inventory)

#### INVENTORY OF RESOURCES

##### 1) THE BULEN HOUSE CONTRIBUTING BUILDING - 1901

The Bulen House is a Queen Anne styled two-and-a-half story wood frame house built in 1901. The exterior of the house has been minimally altered and is easily recognizable as a restrained Queen Anne, reflecting the architectural preference of its prosperous original owner [photos 1-4 and fig. 8, 10].

##### STYLE

This house has modest Queen Anne characteristics with a generally four-room core and integrated rear extension.<sup>10</sup> The Bulen House has a typical three-step [modulation] of the front and one side, creating a hipped roof core with a gabled pavilion on the two sides. Additionally, it has a gablet on the other (west) side, and porches that further the modulations and rhythm for the style [photo 3 and 4].

The style is the Free Classic subtype of the Queen Anne; not extravagant, lacking some of the

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<sup>9</sup> Corn is currently grown (in 2013) in the fields east of Bulen-Pierce Road, soy in the fields west of Bulen-Pierce road.

<sup>10</sup> John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, *Common houses in America's small towns: the Atlantic Seaboard to the Mississippi valley* (Athens: University of Georgia Press, 1989): 209.

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more exuberant Queen Anne ornament. Elements present on this house include the irregular yet methodical massing; multiple porches; turned posts, bracketry, and gable ornament of porches; varied window size, shape, and placement; dormer and gablet fenestration; and one surviving patterned masonry chimney [photo 5].

Elements of the Free Classic subtype are also exhibited through the simple front porch gable, cornice returns, and the similar moulding connecting them and the Palladian window arrangement in the front gablet with a tall keystone.

#### MATERIALS

The building has a common-bond brick foundation. Some lower parts visible in the basement are of coursed limestone rubble block. There are hints that an earlier house was on the site and part of its foundation may have been reused or the materials recycled.<sup>11</sup>

The exterior is currently covered in cement-asbestos shingles with a slight wavy lower edge. The exact date of the installation of the current cladding is unknown, but pre-dates the mid-1950s. Historic photos and comparison to the contemporary and adjacent water tower house indicate the house is probably sided with diagonal sheathing, sealed with doubled or beaded drop siding, which is most likely intact under the asbestos-cement shingles [fig. 10-11]. The diagonal sheathing is visible inside the tank house and the garage, which today are sided externally with the same asbestos shingles [photo 22, 28]. Most of the trim also appears to remain intact.

The windows are original one-over-one double hung, with added triple-track storm windows installed within the past 5 years. A decorative segmental arch was added over the front large first floor window by the current owner to accent the large front window. The doors have added wooden storm doors.

The original slate roof survives, of cove-cornered slates creating a near-octagonal pattern. The lower three courses are of square-butt slates, probably replacing original flush gutters. Metal ridge trim also survives, with six small lightning rods at the peaks of the roofline and on each chimney.

One of the four original chimneys survives, at the rear gable. It has a five-course corbeling, sawn stone cap, and plain clay tile chimney cap [photo 5]. The front three chimneys have been rebuilt with common brick with a straight profile except for a simple corbel near the top and plain clay tile chimney caps.

Four original porches are distributed around the house, originally with spindled railings, turned posts, jigsawed brackets, dentilation. The front porch has a gable with mould trim and jigsawed scroll ornament in the gable. Its decayed posts have been replaced with resin replicas and the

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<sup>11</sup>A mention in the day book of "demolition" before construction of this house, and several of the farm buildings are older than the house and indicate this was a complete farmstead before 1901. Bulen *Day Book*, 8.



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railing removed. Some of the ornamental brackets have been replaced with ¼ fans of beaded spindles [photo 6]. This photo of the east porch shows the flower design in the original brackets (left) and the replacement (right).

On the west side are two early additions built shortly after the house was constructed<sup>12</sup>; a box bay for the west room and an unusual extended pantry for the kitchen. Evidence of additions is seen in the historic photograph [fig. 8 and 9] and by concrete foundation visible for the pantry.

#### INTERIOR

The integrity of the interior of this house is evident in original material and layout-although some of the room functions have changed. Significant modifications include updated electricity and modernized kitchen and bathrooms. The ground floor consists of five rooms and the second floor has four bedrooms and a full bath [fig. 12]. Bulen's accounts of the construction of the house include funds for the toilet suite, indicating that the bathroom was part of the original design.<sup>13</sup> One over one double hung windows [photo 10], wood moulding around doors, windows, floors, and ceilings [photo 12], and original transom hardware are visible in each room [photo 11].

Six glazed tile fireplaces with decorative wooden mantels remain; designed to burn coal [photo 9]. Each fireplace is surrounded by glazed bi-colored tiles 1-1/2 inches high by 3 inches wide arranged in a running bond pattern. The glazed tiles are a different color in each room. Four of the six mantels have an over-mantel with mirror and carved or fluted columns [photo 8 and fig. 6]. Two fireplaces upstairs, in the northeast bedroom and the east bedroom have no over-mantel. Fire backs or metal plates designed to radiate heat from the fire into the room cover each fireplace opening. [photo 9]. Three fireplaces are located on the first floor in the two front rooms and the eastern room. At least one of the fireplaces is documented to have come from a Columbus supplier [photo 9 and fig. 6]. Wooden floors appear to be original to the house.

A pantry located in the southwest corner of the kitchen and built in cabinets on the south wall are original. Another large built in cabinet with bevel paneled doors adorns the west wall of what is today the family room. This built in cabinet is conveniently located to the kitchen through a doorway in the south wall of the room and visible evidence this was once the dining room [photo 13].

The stairs from the hallway (on west side of house) consist of three risers with a landing and a single twist to the east [photo 14]. At the top of the stairs is a long hallway to the south and a hallway / landing with a one over one double hung window facing west. A modern half-bath is tucked under the front stairs in what was once a closet or storage area [photo 15]. A back staircase rises from the north wall of the kitchen up to the second floor and down to the basement.

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<sup>12</sup> The asbestos shingles are all the same across the house, tank house, and garage, indicating that all additions were completed before the new siding was installed.

<sup>13</sup> Granville Moody Bulen, *Day book 1900-1935* (Diary on loan from Peggy Ann Lambert Seeley, Chicago, IL): 12.

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A parlor or front room fills the northwest corner of the house with a Queen Anne style window. Large pocket doors separate the parlor from the living room [photo 16]. The living room fills the northeast corner of the house with a large one over one double hung window facing north and another facing east. A large single pane front door with two beveled panels, etched with decorative scrolls and lines and original hardware, leads to a porch with three stairs to the front walkway [photo 17 and 18]. Above the front door is a transom and original hardware. The glazed tile fronted fireplace with original mantel is situated on the east wall [photo 8].

Upstairs, the full bath contains the original cast iron, claw-foot bathtub and a small linen closet. Just off the bathroom to the right is the top of the narrow back stairs. A large south bedroom 15x20 (over the kitchen), features a single one over one double hung window in the west wall facing a row of trees along the western property line. Original window frames and mouldings surround the door and window. The original transom over the door is intact along with the hardware. A long closet is built into the north wall. The east bedroom (12x16), with three windows, two facing east and one over the side porch facing north, contains a built in closet on the west wall. The original coal burning fireplace is situated in the east wall of the room.

There are two bedrooms along the north side of the house. The first (16x16) in the northeast corner sits over the living room. It has a small closet in the northeast corner. A fireplace and mantel decorates the east wall, sharing the chimney with the room below [photo 19]. Two windows face north and a third window in the southeast corner of the bedroom faces east looking out over the east side porch. The northwest bedroom (16x16) sits atop the parlor, with two one over one double hung windows side by side. There are no windows in the west facing wall. A small closet is tucked into the northwest corner of this bedroom.

#### THIRD FLOOR / ATTIC

The stairway to the full attic / unfinished third floor is accessed through a door on the west wall above the stairs. The original roof framing is visible [photo 20]. Pedimented dormer windows facing north, east and south are functional and intact. The Palladian window lets in light in the northwest corner of the attic [photo 1].

#### BASEMENT

The basement walls are concrete block and rubble stone [photo 21]. The floor is unfinished. The rafters include traces of knob and tube long since replaced with modern electricity. The basement space is divided into three rooms, one for cold storage, the second holding the old-style furnace with round heating vents and chimney flues. Remnants of the coal chute and bin are beside the furnace. The use of the third room is unclear. The bases of the chimneys empty into basement where ash and unburned coal can be removed.

#### 2) TANK HOUSE      CONTRIBUTING STRUCTURE      1901

This is a rare surviving private water tank located at the rear southeast corner of house [photo 22]. It was built at the same time as the house, in 1901. It is one and half stories tall, with internal wooden cylindrical tank [photo 23]. Siding and roofing match the house. The tank held water for

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domestic and farm-related use.

The tank house is a wood frame structure with diagonal wood cladding on the walls on a concrete block foundation. A pyramidal roof is covered with the original octagonal shingles to match the house. The external walls are covered with asbestos shingles which also match the house. There is a small one over one double hung window in the rear or southern wall. The wooden tank, which occupies the upper half of the structure, is supported by wooden beams 1 foot apart. The tank is approximately six feet in diameter and at least 6 feet high. There is a wooden spout or trough built into the northeast corner of the tank house that runs from the tank down the northern wall and along the east side of the door frame, down a wooden downspout into a now missing bucket, barrel or piping system [as seen on the left side of photo 23]. A ladder affixed to the inside southern wall of the tank house provides access to the tank above. Remnants of a pipe running from the upper half western wall, just below the eaves, into the tank house and tank provide a clue as to how the water was pumped from the adjacent windmill into the tank.

3) WINDMILL                      CONTRIBUTING STRUCTURE - CA. 1900<sup>14</sup>

The windmill represents another relatively rare example of an early twentieth-century utilitarian agricultural feature. It is intact, but missing the fan blades [photo 24]. This is a Flint & Walling Windmill No. 24, probably their tower No. 2, as listed in the 1925 catalog in possession of the owners.<sup>15</sup> The windmill is situated next to the tank house and pumped water into the large wooden tank within to be used in the house and to water the animals in the nearby barns. The windmill is 8'x8' square and is made of metal. The top of the windmill rises a full story above the tank house and house.

4) SIDE SHED OR COAL BIN      CONTRIBUTING BUILDING - CA. 1890

On the left (west) side rear of the house is an older two-cell storage shed measuring 10'x16', predating the house and likely dating to between 1870-1900 [photo 25]. The two-room one-story wooden building has a brick pier foundation, is timber frame with pinned joints, vertical beaded siding, and corrugated steel replacement roofing. The unfinished interior testifies to its intended use as a generic storage building for coal as there are lumps of coal in and around the building and it is adjacent to the coal chute into the furnace room [photo 26]. Vinyl siding covers the intact original wood vertical siding. Wooden doors swing out toward on the east side of the shed toward the west side of the house.

5) GARAGE                      CONTRIBUTING BUILDING 1901

Early twentieth century rock-faced concrete block foundation, wood frame with asbestos-cement shingles, two replacement overhead garage doors, slate pyramid roof, two auto bays [photo 27]. The garage measures 20'x22' with three 2-over-2 double-hung windows in the rear wall and one

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<sup>14</sup> NOTE: Pickaway County Auditor records use 1900 as their start date for all structures in county that were built before 1900.

<sup>15</sup> T. Lindsay Baker, *A Field Guide to American Wind Mills* (Norman, OK: University of Oklahoma, 1985): 68, 244-245.

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2-over-1 window in the east wall [photo 28]. The interior walls reveal the original diagonal wood cladding (which match the house and the tank house), now hidden beneath asbestos shingles. The slate roof is supported with wood rafters, ending in decorative brackets under the eaves [photo 29].

**6) REAR CRIB OR FEED SHED CONTRIBUTING BUILDING - CA. 1900**

Early twentieth century small 8'x12' portable wood frame shed with "keystone" slanted wall profile and feed troughs on the long sides. This portable shed was built on skids for easy movement. The walls are constructed with horizontal wooden slats. The gable roof is clad in steading seam metal. [photo 30]. A small window is built into the southern or rear wall and a door in the northern face [photo 31]. This shed was used for storing corn in the fields and in the barnyard near the cows.

**7) MILK HOUSE CONTRIBUTING BUILDING CA. 1900**

An early-twentieth-century single story, one-room 20'x22' concrete block shed with one four-pane metal-frame window and a replacement standing seam metal roof topped with lightning rods on north and south ends [photo 32]. Now devoid of fixtures, this one room building sits adjacent to the milking parlor and provided a convenient storage place for milk or cheese. Examination of the interior reveals one horizontal row of three metal pipes half way up the northern wall, possibly carrying chilled water to cool the contents of the brick structure.

**8) MILKING PARLOR CONTRIBUTING BUILDING CA. 1900**

This concrete-block, one-story 29'x22' shed-roofed building sits between the milk house and feed barn [photo 33]. The building has steel-frame windows, two sliding wooden stock doors, large stove chimney pipe, lumber framing inside and metal on the roof and upper walls. Remnants of milking stanchion, plumbing fixtures and 3-1/2' x 14' long feed trough are visible inside [photos 34-35]. A 3-1/2' x 14' long trough is located outside the milking parlor along the eastern wall. Remnants of plumbing used to pipe in water are found in the southernmost end of the trough.

**9) FEED BARN CONTRIBUTING BUILDING CA. 1900**

A medium-sized 18'x73' barn has a dirt floor and is open to east with a hayloft above. The partial concrete foundation reaches about six feet into this barn. The barn has vertical wooden siding, although the south wall has been re-clad with steel panels. The barn retains its corrugated metal roofing and four lightning rods [photo 36-37]. There are four openings in the west wall that hinge open at the top to facilitate moving feed or supplies into this barn from outside [photo 39]. The loft is supported by heavy wooden timber piers affixed to concrete bases set in the dirt floor [photo 38]. The loft, accessed by wooden stairs, has a wooden floor and three openings on the east side through which feed and hay was moved. Small windows in the north and south walls provide light and ventilation [photo 40].

**10) EQUIPMENT SHED CONTRIBUTING BUILDING CA. 1900**

This small late nineteenth / early twentieth century barn is open to the east. Corrugated steel

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siding was added over vertical wood with steel roofing [photo 41]. This open shed is 20-1/2' x 52' with a red standing seam metal roof. Constructed with vertical wood planks, as seen from the inside and wooden rafters, the outside is covered with corrugated wood sheeting. Heavy timber support beams, mounted atop concrete bases on a dirt floor, support wooden rafters and roof [photo 42]. There are four openings in the west wall, hinged at the top, for easy pass through of feed or portable equipment [photo 43]. Smaller tractors, wagons, and farm equipment fit within this large shed. The open side of this shed faces east and looks out onto the barnyard. Just east of this shed are the remnants of a concrete trough, measuring 3'x14' used for either water or livestock feed.

11) SECONDARY BARN                      CONTRIBUTING BUILDING CA. 1900

Medium-sized 20'x 56' barn with ground floor open to south, slightly overhanging loft above presents a Forebay Barn profile. This barn has a concrete foundation (probably replacement), and vertical wood siding with remnants of red paint on the boards under the eaves. The metal roof with standing seams is topped with four lightning rods [photo 44]. Heavy wooden timbers hold up the loft. There is one loft opening in the south face of the barn through which bales of hay or straw were lifted, with at least two openings in the north face. A ladder along the northwest wall provides for access to the upper floor [photo 45]. The lower, ground-level barn, with its overhanging loft was used to house livestock. A 16'x16' utility shed is attached to the east side of this barn, perfect for storing small pieces of equipment [photo 46]. This secondary barn opens out onto the open barnyard with easy access to the remnant of a trough and the farm fields.

12) PRIMARY BARN                      CONTRIBUTING BUILDING CA. 1900<sup>16</sup>

Early twentieth century English/ Four-Bay Threshing Barn measuring 32'x62' has two smaller barns or lean-to sheds, attached on the east and west sides. Concrete foundation (possibly replacement), beaded horizontal (2 inch wide) weatherboard siding is pierced by one large sliding center door, and two smaller doors to either side. The roof is covered with octagonal slate tiles (same as the house) topped with, lightning rods. All the bays in this large barn open north and south to provide easy access for tractors, grain trucks, and livestock. The lofts of this barn hold straw, filled today using mechanical lifts [photo 50]. The central bay has a large wagon or threshing floor with stalls on either side for housing livestock. The newer east shed has vertical wood siding on the outside [photo 48],<sup>17</sup> while the internal walls are lined with horizontal wooden board with nails to hold drying corn [photo 51]. The western shed holds small farm equipment.

13) GRAIN BARN / CORN CRIB                      CONTRIBUTING BUILDING CA. 1900

This medium-sized 28'x28' early twentieth century four-crib grain barn has all the original

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<sup>16</sup> Pickaway County Auditor Tax Duplicate 1900-1902 Harrison Township S 23 N 1/2. According to the tax records, the property value for Section 23 increased from \$8380 in 1900 to \$11510 in 1901 with a note that an additional barn was constructed valued at \$500. In 1902, the value of Section 23 was assessed at \$11870, which included the new barn.

<sup>17</sup> The historical photograph of the farm and barn shows only one additional shed on the west side of primary barn. See fig. 9.

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mechanicals and elevator cupola off-center in roof [photo 52-54]. Built on a concrete foundation, the horizontal crib siding covers all the exterior walls and the interior drive through. The slats or spaces between the horizontal wall boards in the corn crib allow for air ventilation as the corn dries over the winter. A standing-seam metal roof tops the corn crib and elevator/ cupola. The cupola is topped with a lightning rod [photo 52]. A small 10-1/2'x3' boxed shed covered with corrugated steel sheeting pushes out the west wall of the corn crib, housing the motor and fan belts for the elevator. The corn is moved to the upper levels of the corn crib in the metal scoops affixed to a large chain / gear mechanism in the west side of the building [photo 53]. A stenciled label inside states equipment was manufactured by the Meyer Manufacturing Company of Morton, Illinois. A ladder on the west side of the corn crib provides access to the upper levels of the crib / elevator [photo 54]. This corn crib is still used today to store corn and oats before sending them to market.

#### REMNANTS & SMALL STRUCTURES

A) PRIVY FOUNDATION - Concrete slab with toilet hole filled in with large rocks behind the house, near rear barn foundation. A narrow sidewalk runs between house and privy.

B) BACK BARN SITE & ADDITION FOUNDATION - Behind the house is a large level area where a one-story barn stood until soon after 1993. The concrete foundation to what appears to be an addition to it remains at its northeast corner, near the privy foundation. This foundation appears to be for a garage bay addition. No other remnants are visible in the grassy area.

C) FARMYARD COURTYARD - At the convergence of the six farmyard buildings is a rough concrete pad poured probably for sanitation and footing for cattle. A few structures are around the pad, including a damaged concrete trough, a steel automatic waterer, and a few loose masonry pieces.

D) BACK TROUGH - Behind the secondary barn and gear shed is a large concrete trough, probably part of a livestock barnyard.

E) FARROW SHED FOUNDATION - CA. 1939 -

Located just east of the Grain Barn / Corn Crib, this concrete pad and foundation consists of the bases for sills, or openings, including floor toughs. According to the neighbor, piglets were raised in this structure. In the concrete is scratched what appear to be "H.C. Baum 4/14/39" indicating construction by Bulen's son-in-law. Demolished since 2010.<sup>18</sup>

F) SCALE SHED FOUNDATION - Demolished 2010. Large late nineteenth / early twentieth century shed with off-center drive-through and mostly intact scales in housing. Before demolition, it featured fieldstone piers, balloon and timber frame, vertical siding, steel roofing.

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<sup>18</sup> The information about this structure was provided by the neighbor, Don Pruitt, who lives in the adjacent property.

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G) FRONT SHED FOUNDATION

Parallel concrete foundations are beside a tree in front of the primary barn were likely for a shed, possibly a small workshop or tool shed.

NON-CONTRIBUTING BUILDINGS

There are eight buildings within the nomination boundary that do not contribute to the significance of the property. They were built outside the period of significance or they have been altered and have lost historic integrity. They have been included in this nomination because they are located on property that was part of the original acreage of the Bulen farm.

A) To the east are two residences; the nearer is a recent ranch house, built c. 1993, with one 18'x21' shed (built c.2009) and one 30'x30' garage ( built 1993), all non-contributing due to a date of construction later than the period of significance [photo 55].

B) The farther is a c1870-1920 frame house that was used by one of Bulen's daughters or by a tenant. This house is frame with a gable roof, one gable roofed wing addition off the west side and two gabled dormers in the south roof. In the 1990s, the roof was replaced with asbestos shingles and the original horizontal wood shingles covered by aluminum siding. The original windows were replaced with aluminum framed double hung windows. The current owner gutted and remodeled the inside of the house completely. Sizable additions, alterations and improvements negatively impact the historical integrity of the house and it bears little resemblance to its historic appearance [photos 56-58].

There are four out-buildings on this property; one 10'x17' shed (ca. 1992), one 10'x20' shed (c1900), one 8'x17' shed (ca. 1992) and one 30'x40' garage (ca. 1998) on this parcel. The 1900 shed was resided, reroofed, and remodeled at the same time of the house [photo 59]. The adjacent residences were part of the original Bulen farm acreage, although these lots were separated out for tax purposes, and are part of the overall farm complex being considered for nomination.

SUMMARY

Together this collection of resources represents an active, prosperous early twentieth-century farm. The farm buildings are located in close proximity to the house [fig. 3, 4, 9] and cluster around open farm yards and service areas that are structurally intact and functional, showing evidence of repairs and maintenance over the last century as they continue to be used by descendants of Bulen. The lack of modern (mid to late twentieth-century) farm buildings that would reflect the transition of technology from draft animals and early small-scale farm equipment to large scale farm machinery adds to the historical significance of this farm complex. These buildings taken together are significant as they are visual and physical examples of historic farms and agricultural enterprise of the previous century. The farm complex illustrates successful farming, economic prosperity and agricultural practices at a time when labor was provided by draft animals and small-scale farm equipment.

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**8. Statement of Significance**  
**Applicable National Register Criteria**

- 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**

- 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**

agriculture

architecture

**Period of Significance**

1901-1935

**Significant Dates**

1901, 1935

**Significant Person**

N/A



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**Cultural Affiliation**

N/A \_\_\_\_\_

**Architect/Builder**

N/A \_\_\_\_\_

**Statement of Significance**

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**Summary**

The Bulen, Granville M. House and Farm Complex, located in a rapidly transitioning rural area just south of Columbus, is eligible for listing in the National Register of Historic Places under Criterion A through its association with central Ohio's agricultural development in the early-twentieth century.

The nominated property meets National Register of Historic Places eligibility under Criterion A by embodying Ohio's early 20<sup>th</sup> century farming. Agriculture has been a major industry and economic engine in Ohio since the early settlers moved north of the Ohio River Valley. According to the Ohio Guide compiled by the WPA, Ohio farmers were the "economic and political backbone of rural Middle West" in the 1890s.<sup>19</sup> George Knepper, in *Ohio and Its People*, writes that "in 1900, some 52 percent of the population lived in rural areas. Agriculture was still Ohio's largest industry by a substantial margin, both in value of goods produced and the number of persons employed."<sup>20</sup> Major segments of the agriculture industry were livestock breeding and crop production, particularly corn. In the early to mid- 1930s, Ohio rated seventh among the states in the value of its crops.<sup>21</sup>

The Bulen Farm Complex is also eligible for listing under Criterion C as it physically represents successful farming, economic prosperity and agricultural practices before evolving technology transitioned labor away from draft animals and small tractors to larger more powerful agricultural equipment and the construction of large-scale specialized buildings to house them. The intact farm buildings on Bulen's farm are visual examples of structures designed for draft animals and smaller tractors and wagons. They remain unmodified for today's massive harvesters and combines.

The agricultural landscape remains intact as well. Great granddaughter, Peggy Ann Lambert Seeley, is the current owner of Granville Moody Bulen's farm, which surrounds the house and farm buildings on the east, west, and south [fig. 2-4]. The farm land is currently leased to the neighboring farmer who cultivates corn and wheat on the property, following a tradition of agriculture begun over 200 years ago on the east side of the Scioto River.

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<sup>19</sup> WPG Ohio Guide, 87.

<sup>20</sup> Knepper, 289.

<sup>21</sup> WPA Ohio Guide, 88-89.

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### **Narrative Statement of Significance**

The Bulen Granville M. House and Farm Complex is significant for its representation of the early twentieth century agricultural Ohio heritage. The farming landscape transformed in the twentieth century from countless small, mostly family-run diversified farms to fewer, larger, specialized and often corporate-owned enterprises. Early farms were labor intensive, relying on manpower, horses or mules and small gasoline powered machines for labor, employing close to half of the entire national workforce and almost 22 million draft animals. Today's farms are highly productive, often concentrate on one specific commodity and employ a fraction of the number of workers, relying instead on massive farming equipment in place of manual or animal labor. The facilities that house modern equipment reflect their size. Typically, historic smaller scale farm buildings have been either adapted or replaced to accommodate larger machines.<sup>22</sup>

Granville Moody Bulen is documented as having the Bulen farmhouse built in 1901 on the site of a farmstead he acquired in 1893 from his father and uncle, two years after his marriage to Anna Marie Barlow. The Bulen family began farming this land in Pickaway County in 1885 when they acquired 334 acres from the heirs of Lincoln Goodale, a prominent doctor and merchant in Franklin County.<sup>23</sup> The Bulen family emigrated from England in the 1860s and settled in Franklin County, Ohio by the late 1860s.

Knepper notes that in 1860, 83 percent of Ohioans lived in rural areas and by 1880, 68 percent were still living on farms.<sup>24</sup> In the 1880 census, Bulen worked as a laborer and lived with his father, William E. and his grandmother Sarah Thompson in the southeastern Truro Township in Franklin County Ohio.<sup>25</sup> It was not uncommon in rural Ohio for a young man to live and work on the family farm until he earned enough money to purchase his own land. After his marriage to Anna Barlow in 1883, the Bulens purchased the acreage from the heirs of Goodale.<sup>26</sup> This property is adjacent to the farm then owned by Bulen's wife's grandmother, Sarah Thompson.<sup>27</sup>

Bulen played an active role in his community. Following his father's example, Bulen was a participating member of the Lockbourne Methodist Episcopal Church, serving as a trustee and a

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<sup>22</sup> Conklin, Neilson; Dimitri, Carolyn; Fland, Anne, *The 20<sup>th</sup> Century Transformation of U.S. Agriculture and Farm Policy*. USDA Economic Information Bulletin, Number 3. June 2005.

<sup>23</sup> Lincoln Goodale settled in Franklinton, Franklin County, OH in 1805, moved to Columbus in 1814 where he flourished as a merchant and died wealthy in land and personal property in 1868. *History of Franklin and Pickaway Counties, Ohio with Illustrations and Biographical Sketches of Some of the Prominent Men and Pioneers* (Cleveland, OH: Williams Bros., 1880): 583.

<sup>24</sup> George W. Knepper, *Ohio and Its People* (Kent, OH: The Kent State University Press, 1989): 286.

<sup>25</sup> 1880 US Census. State of Ohio, Franklin County, Truro Township Enumeration district 15, sheet 8 William Bulen.

<sup>26</sup> Franklin County, Ohio Marriage Records, 1883

<sup>27</sup> 1880 US Census. State of Ohio, Franklin County, Truro Township Enumeration district 15, sheet 8 William Bulen.

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teacher in the Sunday school.<sup>28</sup> In 1901, Bulen was elected Sunday school director.<sup>29</sup> He remained involved with the church school through at least 1913, enumerating students in his day book. His day book contains a list of church members and dates when they either left the area or died, as seen in annotations dating through 1920.<sup>30</sup>

Statistics show that Bulen was also a successful farmer. In 1880, the state had 247,189 farms, averaging ninety-nine acres in size.<sup>31</sup> By 1900 - 1910, farms in Ohio averaged 100 -120 acres, indicating that Bulen's farm was substantially above average in size at over three hundred acres, providing more than enough food and income for a growing family.

Evolving technology and the gasoline engine resulted in mechanization which improved production and livelihood for farmers, including Bulen. Tractors, mowers, rakes, reapers and threshing machines made it possible to farm with fewer hired hands. Fueled by rapid industrialization after the Civil War, and improved production of steel and mechanical equipment, agriculture as an industry benefited from the mechanization of farm equipment. Farmers needed fewer hands to work the fields, as these mowers, threshers, and reapers increased productivity and yield, replacing manual labor with mechanical power. At the same time, agriculture sciences were taught in the land grant schools, training young farmers in soil sciences and animal husbandry.<sup>32</sup>

According to Knepper, by the end of the nineteenth century, Ohio's farm population was declining, although the pace would slow for several decades to come. In 1900, some 52 percent of the population lived in rural areas. "Agriculture was still Ohio's largest industry by a substantial margin, both in value of goods produced and the number of persons employed. But manufacturing was advancing rapidly, threatening to displace agriculture as the dominant force in Ohio's economy."<sup>33</sup>

Nearby Columbus, while not a huge industrial center, was home to many business and manufactories, including Jeffrey Mining, Columbus Buggy Company and many breweries. Columbus was also a hub for numerous railroad freight lines and home to Ohio State University, the state's land grant school which taught agriculture and engineering. The nearby city attracted men and women from the farms to fill manufacturing and clerical jobs.<sup>34</sup> Despite the attraction of urban life and a regular paycheck, Bulen and his family continued to farm during this period, raising crops and cattle for market. The Scioto Valley Railroad Company line along the

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<sup>28</sup> A Centennial Biographical History of the City of Columbus and Franklin County, Ohio (Chicago: The Lewis Publishing Company, 1901): 808-809; J.I. Tyler, *One Hundred years of Methodism on Groveport Circuit Ohio Conference* (Canal Winchester, OH: The Gayman Publishing Co, 1905): 96-97.

<sup>29</sup> Tyler, *One Hundred years of Methodism on Groveport Circuit Ohio Conference*, 31.

<sup>30</sup> Bulen, *Day book*, 106-114.

<sup>31</sup> Knepper, 287.

<sup>32</sup> Knepper, 287-288.

<sup>33</sup> Knepper, 289.

<sup>34</sup> Knepper, 301-302.

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easternmost edge of the property and the feeder canal and roads leading to Columbus just west of the farm continued to provide easy access to markets for Bulen's grain and cattle.<sup>35</sup>

Bulen was highlighted as an example of a prosperous and successful farmer in the 1906 publication, *History of Pickaway County and Representative Citizens*, by Aaron Van Cleaf, which said; "{Bulen}resided on his present farm in Harrison Township since 1885, had a valuable and attractive homestead in Pickaway County, being the owner of 334 acres of land...in 1901, Bulen erected the residence which he now occupies which is one of the most attractive in Harrison Township and adds greatly to the modern and prosperous appearance of the entire homestead."<sup>36</sup> This farm produced over 6,500 bushels of corn and 2,000 of wheat per year, in addition to the cattle and hogs raised for market.<sup>37</sup>

A close look at the 1920 census reveals that while Bulen was working his farm, his extended family lived on Lockbourne Road, another name for Shepherd Road, which turns west at the Bulen farm.<sup>38</sup> In other words, the extended family lived just north of the Bulen farm. The census shows both sons-in-law lived next door, renting houses from Bulen and farming his land. In addition, his grandmother Thompson and their extended family lived on the same road adjacent to Bulen and were also farmers.<sup>39</sup>

The co-location of extended family is fairly common in nineteenth century rural community and marriage patterns. Bulen's daughter, Myrtle Bulen married Harry C. Baum, son of Franklin S. Baum of nearby Duvall in 1912. The Baum family originally settled in Pickaway County in 1818, farming in nearby Madison Township. Franklin Baum owned the hardware and farm implement building along the railroad in nearby Duvall until 1929.<sup>40</sup> The same railroad runs up the easternmost side of Bulen's land. Bulen's other daughter Grace married John Vause Blake whose seventy acre family farm (Vause) is just north of Bulen-Pierce Road in Section 14.<sup>41</sup>

### **Agricultural Context**

Corn was the principal crop of this part of Ohio from the period of Indian occupation through the last third of the nineteenth century. In 1870, corn was planted twice as often as other crops such as hay and wheat. By 1880 wheat vied with corn for prominence in Pickaway farms. In the first decade of the period of significance, between 1900 and 1910, farmers in Pickaway County as a whole were planting 75,000 acres of corn, 40,000 acres of oats, and 54,000 acres of wheat while

<sup>35</sup> The Scioto Valley Railroad Company acquired 1.837 ac of land along the easternmost line of the Bulen farm in 1889, replacing an earlier agreement dating from 1875. See Pickaway County, Ohio Recorder Deed Book 60 p 16-17.

<sup>36</sup> Van Cleaf, *History of Pickaway County, Ohio, and representative citizens*, 842-843

<sup>37</sup> Van Cleaf, 843. Supporting evidence for the farm production is found in Bulen's day book.

<sup>38</sup> 1920 US Census, State of Ohio, Pickaway County, Harrison Township, District 97, sheet 9 Granville Moody Bulen. Lockbourne Road as it leaves Lockbourne heading south is also called Ashville Pike, then Shepherd Road.

<sup>39</sup> 1920 US Census, State of Ohio, Pickaway County, Harrison Township, District 97, sheet 9 Homer Thompson.

<sup>40</sup> *Pickaway County, Ohio: History & Families 1810-2005* (Circleville, OH: Pickaway County Historical and Genealogical Society, 2005): 161.

<sup>41</sup> The original acreage of this farm (approx 70 acres) is now owned by Peggy Seeley, Pickaway County Recorder Deed OR544-1935.

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83,000 acres were set aside for pasturage. Over 7,000 horses, 18,000 cattle, 6,600 sheep, and almost 2,400 hogs were raised on Pickaway County farms.<sup>42</sup>

In keeping with this trend, in 1900 Bulen reported to the county tax assessor that his farm produced a respectable 5,700 bushels of corn, 1,900 bushels of wheat, 200 of oats and 20 bushels of potatoes. He raised 66 cattle and 87 shoats (piglets) for market. Dairy cows produced over 150 pounds of butter and chickens laid over 200 dozen eggs.<sup>43</sup> Bulen's records for farm production demonstrate that his land was fertile and his farming techniques successful, as the fields produced yields in line with those enumerated for the county.

Bulen's farm contributed substantially to the agricultural production for Pickaway County. In 1910, he reported to the county auditor that he planted 115 acres of corn, 87 acres of wheat, 10 acres of meadow or pasture in addition to the production of 150 pounds of butter and 150 dozen eggs. His barns held 9 horses, 167 head of cattle, and 32 hogs. He owned \$200 worth of farm implements and wagons, \$100 of pleasure carriages and 2 dogs.<sup>44</sup> According to Van Cleaf, "In the agricultural operations on his [Bulen's] farm 12 horses are constantly employed, about four teams being used in the direct cultivation of the farm."<sup>45</sup> Any mechanized farm vehicles or equipment used by Bulen could be stored in both the equipment shed and the feed barn, as could cattle and horses [photo 55 and 60]. The forebay of the feed and secondary barns provided shelter from rain and snow during the winter seasons. These barns faced into the farmyard service area and were adjacent to the fields directly to the south.

Keeping track of farm production and breeding was important for the continued prosperity of the farm and the health of livestock. Bulen's day book entries provide a valuable insight into the intimate daily workings of an early twentieth century Ohio farm. He itemized the breeding of pigs and cattle, cultivation of crops including corn, wheat, and hay, and sale of milk, butter, and eggs; all standard products of early twentieth century farms. These entries support statements found in the WPA Ohio Guide that "The farmer began to concern himself with getting the utmost in crop production out of every acre he owned."<sup>46</sup>

Bulen and his family continued to farm their land during the Great Depression and beyond. "The number of farmers overall however decreased from 26.1 per cent of the total population in 1910 to a low of 15.1 per cent in 1930. Many marginal and sub-marginal farms were abandoned, especially during the 1920s when farmers and farm hands were replaced by machinery and also worked in local factories for better wages."<sup>47</sup> During the Depression, farmers returned to the farms "where many have eked out an existence on poor land or established their families on a corner of the old home place. The number of farms operated by tenants jumped from 57,000 in

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<sup>42</sup> J.L. Falconer, "Ohio Agriculture from 1850 to 1910," *Agriculture in Ohio* Bulletin 326 of the Ohio Agriculture Experiment Station (July 1918): 380-381.

<sup>43</sup> Bulen Day Book, 2.

<sup>44</sup> Bulen, "1910 Report to Assessor" Day Book, 128.

<sup>45</sup> Van Cleaf, 842-843.

<sup>46</sup> WPA, Ohio Guide, 88.

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1930 to 73,000 in 1935. In the latter year, well over 40 per cent of the farms in such rich agricultural counties as Madison, Pickaway, Fayette, and Darke were operated by tenants.”<sup>48</sup> Bulen documented in his day book careful attention to the details of his farm operation, a practice which undoubtedly contributed to his continuing prosperity. A careful examination of his records during the depression (from 1928 through 1935 when he died) indicated that his crop and livestock yields maintained pre-depression levels. In addition, since Bulen was now in his late 60s, he relied upon his sons-in-law, Harry C. Baum and Vause Blake, to run the daily operations of the farm. In 1929, Bulen’s report to the county assessor shows that his farm still made a profit mostly by raising cattle and hogs and from sale of corn and wheat, but no yield was recorded.<sup>49</sup>

As the farm continued to prosper, corn, wheat, and other crops were planted and harvested using the smaller tractors and equipment and manual labor. According to the WPA Guide in 1930, 57 per cent of the farms of more than 100 acres had tractors; about 90 per cent, automobiles; and 25 per cent, trucks. Hired help was found on 25 per cent of farms.<sup>50</sup> Like other farmers, Bulen relied on mechanized equipment to increase production and yield of farms. Despite this, he still needed to hire workers. In his case, farm labor was provided by his sons-in-law and neighbors who lived nearby. The barns and sheds continued to be maintained and repaired to house the cattle and hogs as well as crops harvested in his nearby fields.

By 1934, the last year of Bulen’s life, they raised steers and pigs and harvested corn; the profits supporting his extended family.<sup>51</sup> While the farm accounts stop in 1935 with Bulen’s death, Harry Baum and Vause Blake, Bulen’s sons-in-law, continued farming, raising corn, wheat, oats, and hay and tending the livestock, primarily cattle and pigs.<sup>52</sup> Today the farm buildings house small tractors, farm trucks, some hay, and an aging horse; all visible reminders of a long term and prosperous agricultural heritage vital to the economic development of central and southeast Ohio.

### **The Bulen, Granville M. House and Farm Complex**

The farmstead can be examined into two inter-related parts, the home site centering on the house and domestic-related structures and the farm buildings surrounded by open, cultivated agricultural fields. These two components are representative of an integrated working farm. The strength of the significance of the nominated property under Criterion C is the comprehensive nature of this complex; an intact dwelling, associated domestic elements, agricultural buildings and farm land that were interdependent components of a working early twentieth century farm.

The Bulen House was built by an experienced contractor, likely using readily available house

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<sup>48</sup> WPA. Ohio Guide, 88.

<sup>49</sup> Bulen Day Book 55, 57.

<sup>50</sup> WPA. Ohio Guide, 90.

<sup>51</sup> Bulen, Day Book, 67.

<sup>52</sup> 1940 US Census. State of Ohio, Pickaway County, Harrison Township, ED 65-16, sheet 8B; Blake, line 63; Baum, line 70.

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plans.<sup>53</sup> The Queen Anne style was popular at the turn of the century and there are several others within a five mile radius.<sup>54</sup> The vicinity has been surveyed to document comparable extant buildings. There are eleven buildings and structures on the Ohio Historic Inventory within a 2 mile radius, nine of which were constructed before 1901, the remaining before 1920.<sup>55</sup> None of these properties contain as complete an assortment of resources nor are they as intact as the Bulen farm. The earliest extant house was constructed in the early 1850s with no academic style.<sup>56</sup>

While the Bulen home is not an exuberant example of the Queen Anne style, it does provide a modest rural interpretation of the style, appropriate for its agricultural setting. The dramatic placement of the home at the terminus of Shepherd Road, the inclusion of a 'toilet suite' and stylish design are all indicative of the thought and care that Bulen put into the construction of the family home.

The windmill and adjacent tank house are typical of American farms in the 1880s into the mid twentieth century. This windmill pumped water in the large wooden tank for use in the house and for daily chores. Water was pumped from the ground into the tank house by the windmill. A pipe is visible near the top of the western wall of the tank house. Water flowed from this pipe into the six foot diameter wooden tank. A small square wooden trough on the bottom north side of the tank leads to a downspout that runs along the inside doorframe of the tank house into a bucket at ground level (no longer in evidence) or into the well just outside the kitchen door. Water for household use could then be drawn from the water tank or from the well. There was running water inside the 1901 house, as noted by Bulen in his day book where he purchased bathroom fixtures. More importantly, the windmill and tank house provided fresh water for livestock in the adjacent farm yard. According to Jones' History of Agriculture in Ohio to 1880, "nearby, on the edge of the barnyard, there might be a windmill for filling the watering trough." Since the 1870s, farmers installed windmills to mechanize the pumping of water from the ground to farmyards and houses. Today, windmills for pumping water are less common than in the early twentieth century. Although the Bulen farm still uses well water for its household needs, the windmill no longer serves its original function.

### **The Farm**

The function of the out buildings as an early twentieth century farm is illustrated by their placement and size. The primary, secondary and feed barns were adequate to house cattle and hogs as well as hay and corn necessary to feed the animals through the winter. They were far enough from the house to reduce smell and insects for the family, but close enough for

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<sup>53</sup> Bulen Day Book, p 8-11.

<sup>54</sup> Other Queen Anne houses are located at 3046 Duval Road, Duval, Pickaway County; 12580 Walnut Creek Pike, Pickaway County; 41 W. main Street, Ashville, Pickaway County; and 400 East Main Street, Ashville, Pickaway County.

<sup>55</sup> Ohio Historic Inventory Records PIC0016303, PIC 0018803, PIC 0019003, PIC0019503, PIC0019703, PIC0016203, PIC0018103, PIC0018903, PIC0019103, PIC0019603, PIC0019803.

<sup>56</sup> OHI PIC19103

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convenience. Facing south toward the pastures and fields, the barns were situated to provide easy movement of crops and animals and provide shelter from frigid north wind. The hay mow and lofts in both barns are designed hold large quantities of hay and straw for the cold winter months. The grain barn / corn crib, also located on the north side of the property, close to the fields and barns for storage of grains to feed the cattle, was easily accessible from Bulen Pierce Road where grain could be shipped to market.

The house is located next to the farm buildings, just to the west along Bulen-Pierce Road. The farm buildings are also clustered together along Bulen-Pierce Road which is the northernmost edge of the farmland. The primary barn and grain barn / corn crib are oriented north - south, as is the secondary barn, very likely in response to the prevailing west-east wind and rain pattern. The primary barn and grain barn / corn crib are located just off the main road, provided easy access for carts and wagons from fields to road. Each has a threshing floor that runs north – south through which a wagon could be positioned for loading and removing grains, hay, and corn. The secondary barn is located directly south of the primary barn, also oriented north – south.

These two barns, in close proximity to one another, make it easy to move cattle from one barn to another, without gates or fences. The secondary barn and feed barn, which faces east, open onto a large concrete farm yard and service area. This yard is directly north of the farm fields. There is a large, now abandoned, concrete trough on the south side of the yard providing water for cattle. The equipment shed, which also faces east, is positioned to the west of the feed barn and adjacent to the farm fields. The proximity of the farm buildings to one another indicates that the animal husbandry on the farm was concentrated along the north side of the farm, close to the house. Indeed the milking parlor is adjacent to the feed barn. It too opens onto the farm yard. The milking parlor is the farm building closest to the house; convenient for milking. The farm fields just south of the house and farm buildings are easily accessible from the road, via a service drive just west of the house, and around the farm buildings to their east. A line of trees to the south and west separates the house from the fields, all within easy walking distance from one another.

The farm yard, where work with horses, cattle, hogs, and equipment intersect, is protected from northern and western winds, and within yards of the farm fields. In an age of horse drawn tractors and wagons, this yard is perfectly oriented for access to the fields for plowing and harvesting and for bringing produce to the barns for storage. As Bulen purchased mechanized equipment, the barns, particularly the equipment shed, could house some of the smaller pieces.

The farm buildings held livestock, hay, corn, and wheat as well as farm equipment. They are physical manifestations of the broad pattern of our agricultural heritage. These buildings are representative of farm structures with roots in the late nineteenth century which continued to serve their original function right. The buildings are maintained for temporary storage and to prevent extensive deterioration. While structurally intact, they are no longer used intensively, although in the summer of 2013, the loft of primary barn is full of straw indicating its structural soundness. They have not been modified to accommodate today's large farm equipment, thereby maintaining their historical integrity.



**Name of Property:** Bulen, Granville M. House and Farm Complex  
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There is a decided lack of modernization in terms of scale and building materials other than electrification and basic maintenance and repair. Absent are large metal pole barns and metal silos so typical for larger and modern farms, confirming that the extant barns and corn crib are sufficient for this mid-size farm.<sup>57</sup> While the barns definitely accommodate motorized vehicles, trucks, tractors, and larger machinery, typically available in rural Ohio early in the twentieth century, none of the barns are large enough to accommodate the modern threshing and harvesting equipment so common to modern farming complexes.

The two most prominent farm buildings are the large primary barn and the corn crib with square grain elevator. A central bay in the corn crib accommodates an open grain carrier from which grain or corn is lifted using scoops on heavy chains and dumped into the four cribs or bins, two on each side of the corn crib. The scoops that carry the grain to the top of the elevator are intact as are the motors and chains that lift the scoops. The inside walls are covered with wire to keep grain and corn husks within and to keep out rodents. The horizontal slats are spaced slightly apart for air ventilation to dry out corn or grains while in storage.

The primary barn no longer holds livestock but has large hay mows for storage of baled straw or rolled hay. The large bays below the loft are still adequate for livestock, although today smaller farm equipment and attachments are stored within. The same is true of the secondary barn, although it serves as stable for the Pruitt's horse. The equipment shed and feed barn have bays large enough for farm wagons, smaller trucks, tractors, and attachments for the farm. All of the buildings are located adjacent to the farm fields just to the south of Bulen-Pierce Road.

The Bulen, Granville M. House and Farm Complex physically represent a significant aspect of Ohio's history. Agriculture provided the economic foundation upon which the state's later commercial and industrial development was built. The farm retains its historic home and functional agricultural buildings that represent the integral components of an early twentieth-century, medium size working farm used for housing livestock, tractors and other equipment, and processing and storing grains, hay and other farm products.

The combination of early twentieth century farm house, buildings and fields still intact and functioning after more than one hundred years, illustrates early twentieth century farming in Pickaway County and contributes to our understanding of the importance of agriculture to Ohio's development.

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<sup>57</sup> Deane Carter, "Farm Building Trends" *Agricultural Engineering* 38 (June 1957): 435.

**Name of Property:** Bulen, Granville M. House and Farm Complex  
**County and State:** Pickaway Co., Ohio

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**Name of Property:** Bulen, Granville M. House and Farm Complex

**County and State:** Pickaway Co., Ohio

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**Name of Property:** Bulen, Granville M. House and Farm Complex  
**County and State:** Pickaway Co., Ohio

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**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):** \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 333.845

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Name of Property:** Bulen, Granville M. House and Farm Complex  
**County and State:** Pickaway Co., Ohio

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**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 17	Easting: 330648.00	Northing: 4406045.00
2. Zone: 17	Easting: 332316.00	Northing: 4405933.00
3. Zone: 17	Easting: 332250.00	Northing: 4405137.00
4. Zone: 17	Easting :330574.00	Northing: 4405252.00

**Verbal Boundary Description**

Beginning at the northwest corner of parcel number D12-0-003-00-269-00 go east along the north parcel boundary, follow the north parcel boundary for parcel numbers 269.01, 268.01, 268.02, 268.00 and 267.00, then following the east edge of parcel 267.00 south to the south edge of same parcel, follow the south edge west to parcel number 268.00, follow south edge of this parcel to the south edge of parcel 269, follow the south edge of this parcel to the west edge of same parcel, follow west boundary north to beginning point. (See Map Fig. 1)

Pickaway County Permanent Parcel Numbers:

D12-0-003-00-268.00  
D12-0-003-00-269.00  
D12-0-003-00-269.01  
D12-0-003-00-268.01  
D12-0-003-00-268.02  
D12-0-003-00-267.00  
D12-0-003-00-267.01

**Boundary Justification**

The boundaries include the farm house and extant farm buildings that were historically associated with the Granville Moody Bulen house and farm complex as well as all the farm land which surrounds the structures to the west, east, and south.

---

**11. Form Prepared By**

name/title: Miriam B. Kahn, PhD  
organization: MBK Consulting  
street & number: 60 N Harding Road  
city or town: Columbus state: OH zip code: 43209-1524  
e-mail mbkcons@netexp.net  
telephone: 614-239-8977 cell 614-579-9855 date: 20 December 2013

**Name of Property:** Bulen, Granville M. House and Farm Complex

**County and State:** Pickaway Co., Ohio

**Photo Log**

**Name of Property:** Granville Moody Bulen House and Farmstead

**City or Vicinity:** Lockbourne

**County:** Pickaway **State:** Ohio

**Photographer:** Miriam Kahn

**Date Photographed:** 2013

Number	Name	Description
1 of 62	OH_PickawayCounty_BulenHouse_0001	Bulen House Front façade (north) elevation, details in pediment over front porch (left) and half fan over northwest front window (east) north elevation, camera facing south
2 of 62	OH_PickawayCounty_BulenHouse_0002	East façade camera facing east
3 of 62	OH_PickawayCounty_BulenHouse_0003	West side house North elevation (left) Side Shed rear (right) camera facing east
4 of 62	OH_PickawayCounty_BulenHouse_0004	West porch north elevation (left) camera facing east
5 of 62	OH_PickawayCounty_BulenHouse_0005	South Chimney, west porch (left) and pantry (right) south elevation (right) camera facing southeast
6 of 62	OH_PickawayCounty_BulenHouse_0006	East porch details (showing original brackets (left) and replacement (right) east elevation (left) camera facing west and up
7 of 62	OH_PickawayCounty_BulenHouse_0007	Ceiling fixture medallion west elevation west room labeled dining room on floor plan camera facing ceiling.
8 of 62	OH_PickawayCounty_BulenHouse_0008	Living Room Mantel and Fireplace east wall camera facing east
9 of 62	OH_PickawayCounty_BulenHouse_0009	West Front Parlor mantel, fireback, and brick details west wall camera facing west
10 of 62	OH_PickawayCounty_BulenHouse_0010	One over one double hung window kitchen southeast room camera facing east
11 of 62	OH_PickawayCounty_BulenHouse_0011	Kitchen Door with transom southeast room camera facing south
12 of 62	OH_PickawayCounty_BulenHouse_0012	Mouldings Kitchen north wall camera facing north
13 of 62	OH_PickawayCounty_BulenHouse_0013	Built in cabinet Family Room / Dining room west elevation (left) camera facing west
14 of 62	OH_PickawayCounty_BulenHouse_0014	Hallway stairs as seen from NW front parlor south elevation camera facing south
15 of 62	OH_PickawayCounty_BulenHouse_0015	Stair hall and ½ bath under stairs west elevation camera facing southwest
16 of 62	OH_PickawayCounty_BulenHouse_0016	Pocket doors separating front parlors as viewed from NE parlor – camera facing west
17 of 62	OH_PickawayCounty_BulenHouse_0017	Decorative designs in beveled panels front

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		door camera facing south
18 of 62	OH_PickawayCounty_BulenHouse_0018	Detail of hardware on front door, camera facing south
19 of 62	OH_PickawayCounty_BulenHouse_0019	Upstairs fireplace in northeast bedroom – east wall, camera facing east
20 of 62	OH_PickawayCounty_BulenHouse_0020	Attic rafters southeast corner camera facing southeast
21 of 62	OH_PickawayCounty_BulenHouse_0021	Basement rubble and brick walls west wall camera facing west
22 of 62	OH_PickawayCounty_BulenHouse_0022	Tank house at southeast corner of house, northeast elevation of tank house – camera facing west
23 of 62	OH_PickawayCounty_BulenHouse_0023_	Detail – view of tank inside tank house looking up camera facing south and up
24 of 62	OH_PickawayCounty_BulenHouse_0024	Windmill and tank house north elevation camera facing south
25 of 62	OH_PickawayCounty_BulenHouse_0025	Side Shed, north east elevation camera facing northwest
26 of 62	OH_PickawayCounty_BulenHouse_0026	Detail ceiling /inside of side shed roof – inside west wall camera facing west
27 of 62	OH_PickawayCounty_BulenHouse_0027	Garage north elevation facing south
28 of 62	OH_PickawayCounty_BulenHouse_0028	Garage inside South wall facing south
29 of 62	OH_PickawayCounty_BulenHouse_0029	Eaves of NE Corner Garage camera facing south and up
30 of 62	OH_PickawayCounty_BulenHouse_0030	corn crib/feed shed north elevation facing south
31 of 62	OH_PickawayCounty_BulenHouse_0031	Rear corn crib or feed shed interior s wall facing south
32 of 62	OH_PickawayCounty_BulenHouse_0032	Milk House east elevation camera facing west
33 of 62	OH_PickawayCounty_BulenHouse_0033	Milking Parlor east elevation facing west
34 of 62	OH_PickawayCounty_BulenHouse_0034	Milking Parlor interior south wall facing west
35 of 62	OH_PickawayCounty_BulenHouse_0035	Milking Parlor close up of internal trough parallels s wall camera facing west
36 of 62	OH_PickawayCounty_BulenHouse_0036	Feed barn east elevation camera facing southwest
37 of 62	OH_PickawayCounty_BulenHouse_0037	Feed barn east elevation facing west
38 of 62	OH_PickawayCounty_BulenHouse_0038	Feed barn internal west wall with heavy timber support beams camera facing west
39 of 62	OH_PickawayCounty_BulenHouse_0039	Feed barn loft internal west wall camera facing west
40 of 62	OH_PickawayCounty_BulenHouse_0040	Feed barn loft east and south internal walls camera facing south
41 of 62	OH_PickawayCounty_BulenHouse_0041	Equipment shed east (front) north (side) elevations camera facing southwest
42 of 62	OH_PickawayCounty_BulenHouse_0042	Inside detail Equipment Shed inside south wall, south elevation camera facing south
43 of 62	OH_PickawayCounty_BulenHouse_0043	Inside detail Equipment shed inside west wall and rafters camera facing west

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44 of 62	OH_PickawayCounty_BulenHouse_0044	Secondary barn south elevation camera facing northeast
45 of 62	OH_PickawayCounty_BulenHouse_0045	Secondary barn, north wall interior showing ladder to loft and rafters, camera facing northwest
46 of 62	OH_PickawayCounty_BulenHouse_0046	Secondary barn south elevation showing stalls, and utility shed affixed to east (right side) wall, camera facing north
47 of 62	OH_PickawayCounty_BulenHouse_0047	Primary Barn south face, camera facing north
48 of 62	OH_PickawayCounty_BulenHouse_0048	Primary Barn east (side) and North (front) elevations camera facing west
49 of 62	OH_PickawayCounty_BulenHouse_0049	Primary Barn Internal detail rafters and loft southwest wall camera facing west and up
50 of 62	OH_PickawayCounty_BulenHouse_0050	Primary barn – hay / straw loft central bay east side camera facing east and up.
51 of 62	OH_PickawayCounty_BulenHouse_0051	Primary barn – east shed internal west wall showing nails for hanging corn, camera facing south
52 of 62	OH_PickawayCounty_BulenHouse_0052	Grain Barn / Corn Crib north elevation, camera facing south
53 of 62	OH_PickawayCounty_BulenHouse_0053	Grain Barn / Corn Crib – internal detail of elevator scoop – west side, camera facing west
54 of 62	OH_PickawayCounty_BulenHouse_0054	Grain Barn / Corn Crib – internal detail of stair to access northwest corn crib – camera facing north and up
55 of 62	OH_PickawayCounty_BulenHouse_0055	Pruitt Ranch house c. 1993
56 of 62	OH_PickawayCounty_BulenHouse_0056	Tenant house c. 1890 north elevation camera facing south
57 of 62	OH_PickawayCounty_BulenHouse_0057	Tenant house c. 1890 east elevation camera facing west
58 of 62	OH_PickawayCounty_BulenHouse_0058	Tenant house c. 1890 south elevation camera facing north
59 of 62	OH_PickawayCounty_BulenHouse_0059	Shed c. 1890 east elevation camera facing west
60 of 62	OH_PickawayCounty_BulenHouse_0060	East farm fields East elevation camera facing east
61 of 62	OH_PickawayCounty_BulenHouse_0061	Western and northern elevation of farm fields, camera facing northwest (taken from southern border of property)
62 of 62	OH_PickawayCounty_BulenHouse_0062	South farm fields west elevation (right) camera facing south



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Figure 4	Aerial photograph (c. 2010) farm house, farm buildings and fields camera facing south
Figure 5	Site map – also attached
Figure 6	William M. Taylor Mantel & Grate Company (advertisement) <i>American Homes</i> 13 (March 1901): 190.
Figure 7	1871 Map of Harrison Township, Pickaway County, Ohio (C.O. Titus, Atlas of Pickaway County, Ohio)
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Figure 13	Basement and Attic Floors Bulen House

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Bulen, Granville M. House and Farm  
Complex

Name of Property  
Pickaway County, OH  
County and State

Name of multiple listing (if applicable)

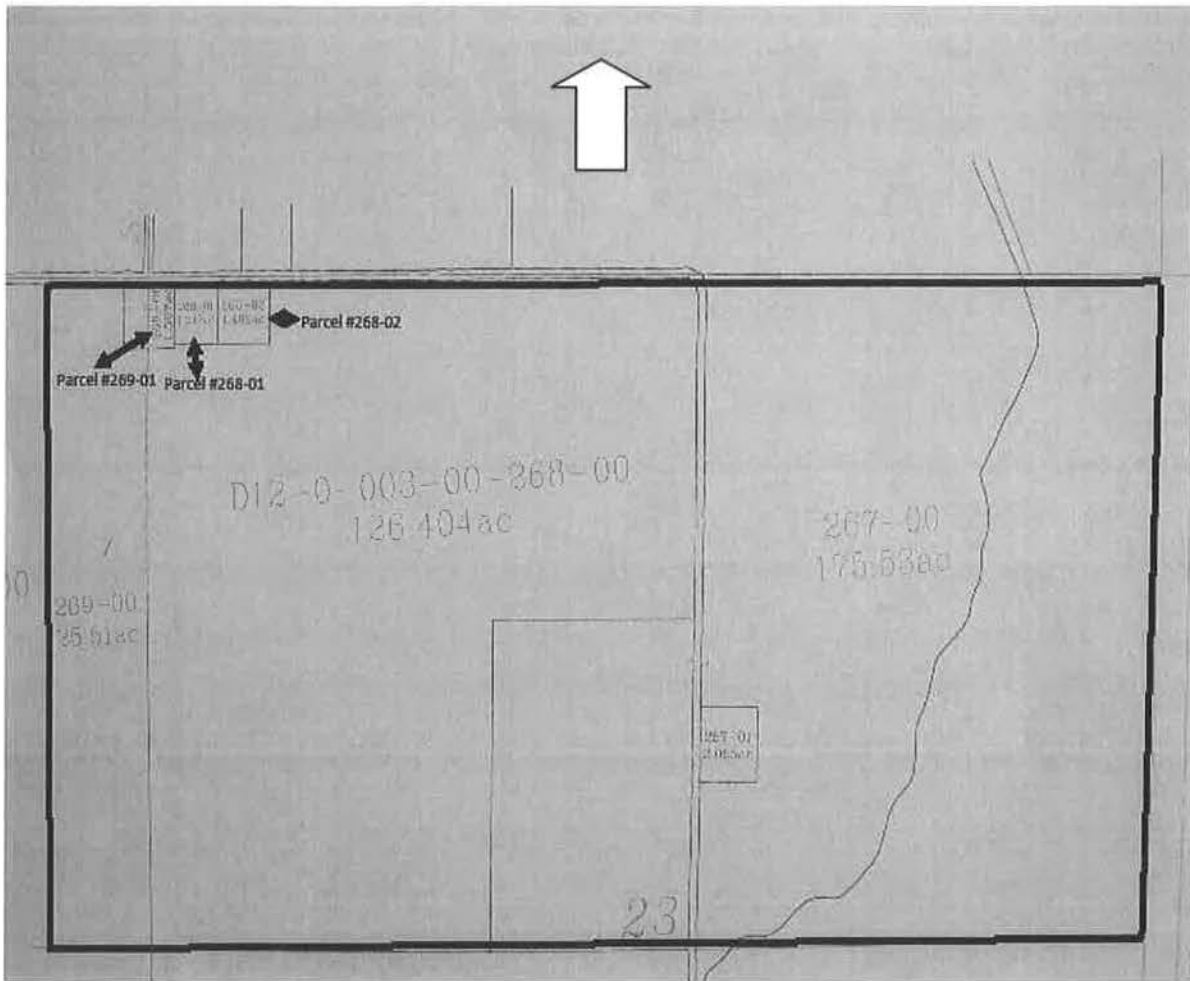


Fig. 1 – Parcel map from Pickaway County Auditor (2013) showing parcel numbers and nomination boundary.

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Bulen, Granville M. House and Farm  
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Name of multiple listing (if applicable)



Fig. 2 - 1957 Aerial Map Harrison Township, Pickaway County showing farm house, building and farmed land

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Fig. 3 - 1957 Aerial Map Harrison Township, Pickaway county close-up showing farm house, building and western half of farmed land.

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Fig. 4 - Aerial photograph (c. 2010) farm house, farm buildings and fields camera facing south

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Complex

Name of Property  
Pickaway County, OH  
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Name of multiple listing (if applicable)

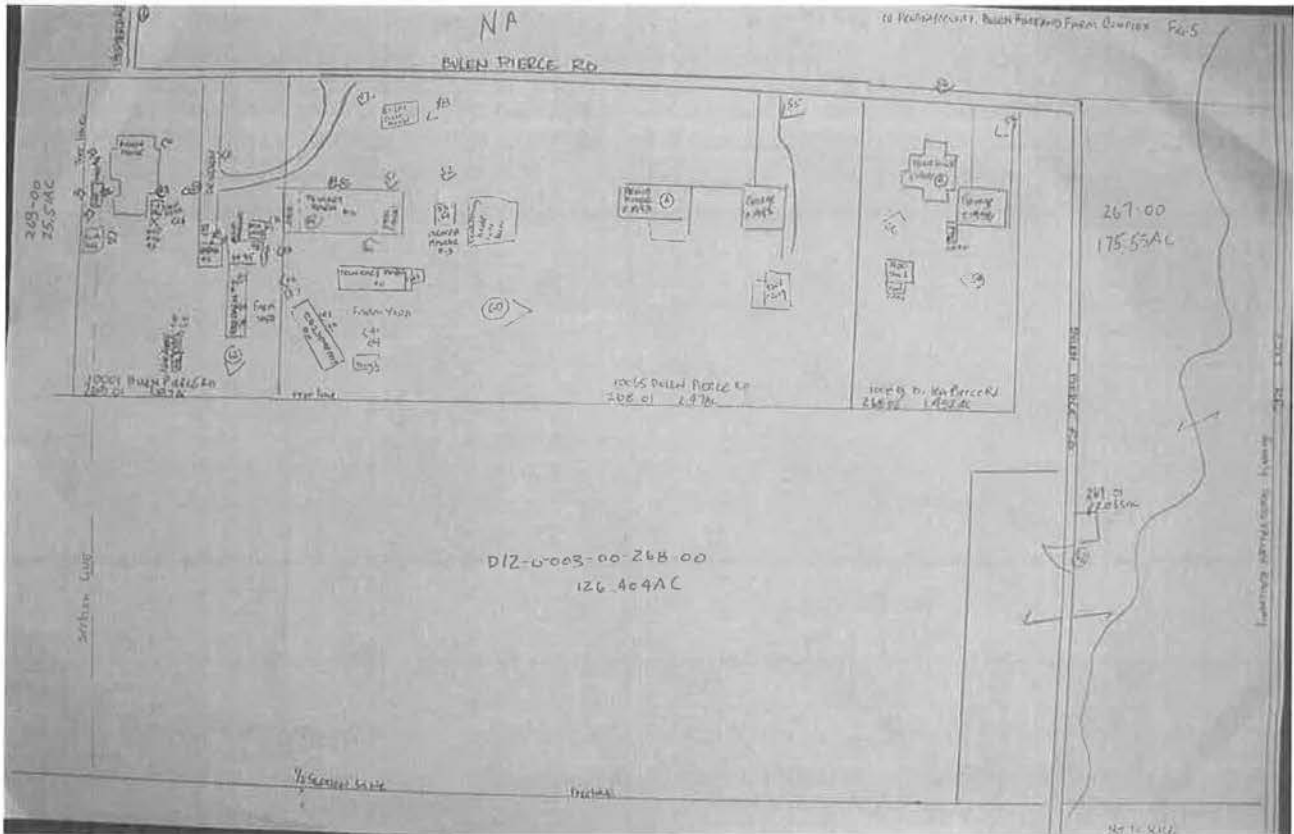


Fig. 5 - Bulen House and Farm Complex Site Map (see also attached).

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Fig. 6 - William M. Taylor Mantel & Grate Company (advertisement) *American Homes* 13 (March 1901):190.

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Fig 7 - 1871 Map of Harrison Township, Pickaway County, Ohio (C.O. Titus, Atlas of Pickaway County, Ohio)



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Fig. 8 – Original North façade (1930) camera facing south

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Fig. 9 - North panorama North façade house and primary barn (pre 1930) camera facing south

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Complex

Name of Property  
Pickaway County, OH  
County and State

Name of multiple listing (if applicable)

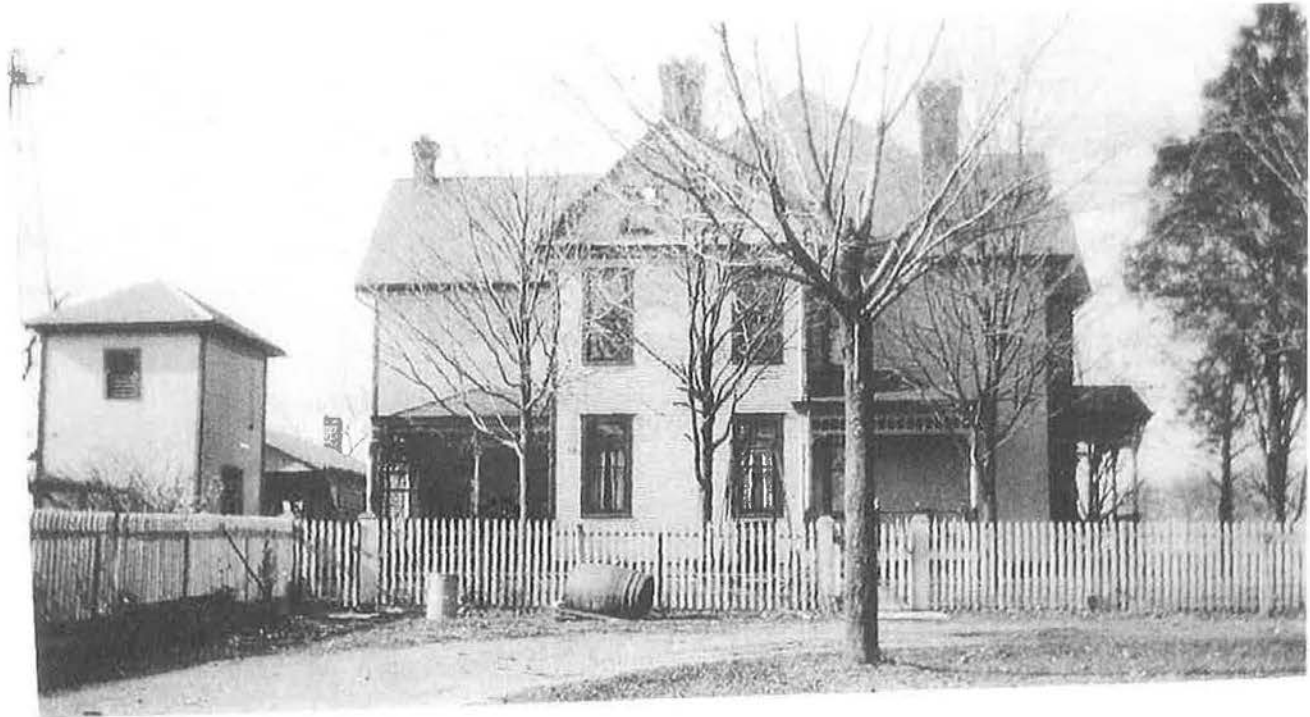


Fig 10 - Original east elevation, tank house, and windmill (1930) camera facing west

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Fig. 11 - East porch (pre-1930) showing Bulen and wife east elevation camera facing west

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Name of Property  
Pickaway County, OH  
County and State

Name of multiple listing (if applicable)

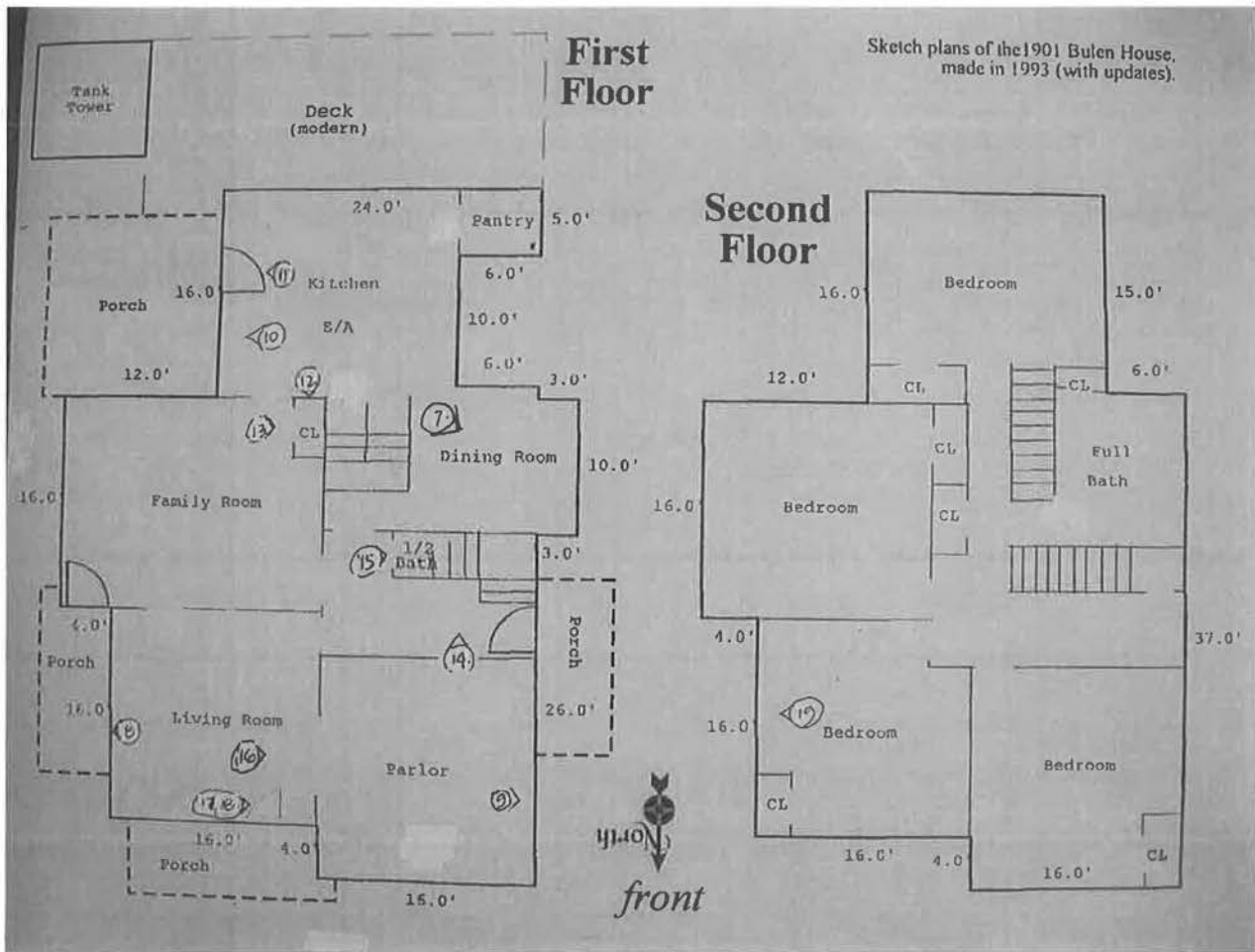


Fig. 12 – Photo views interior/first and second Floors Bulen House

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Name of Property  
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Name of multiple listing (if applicable)

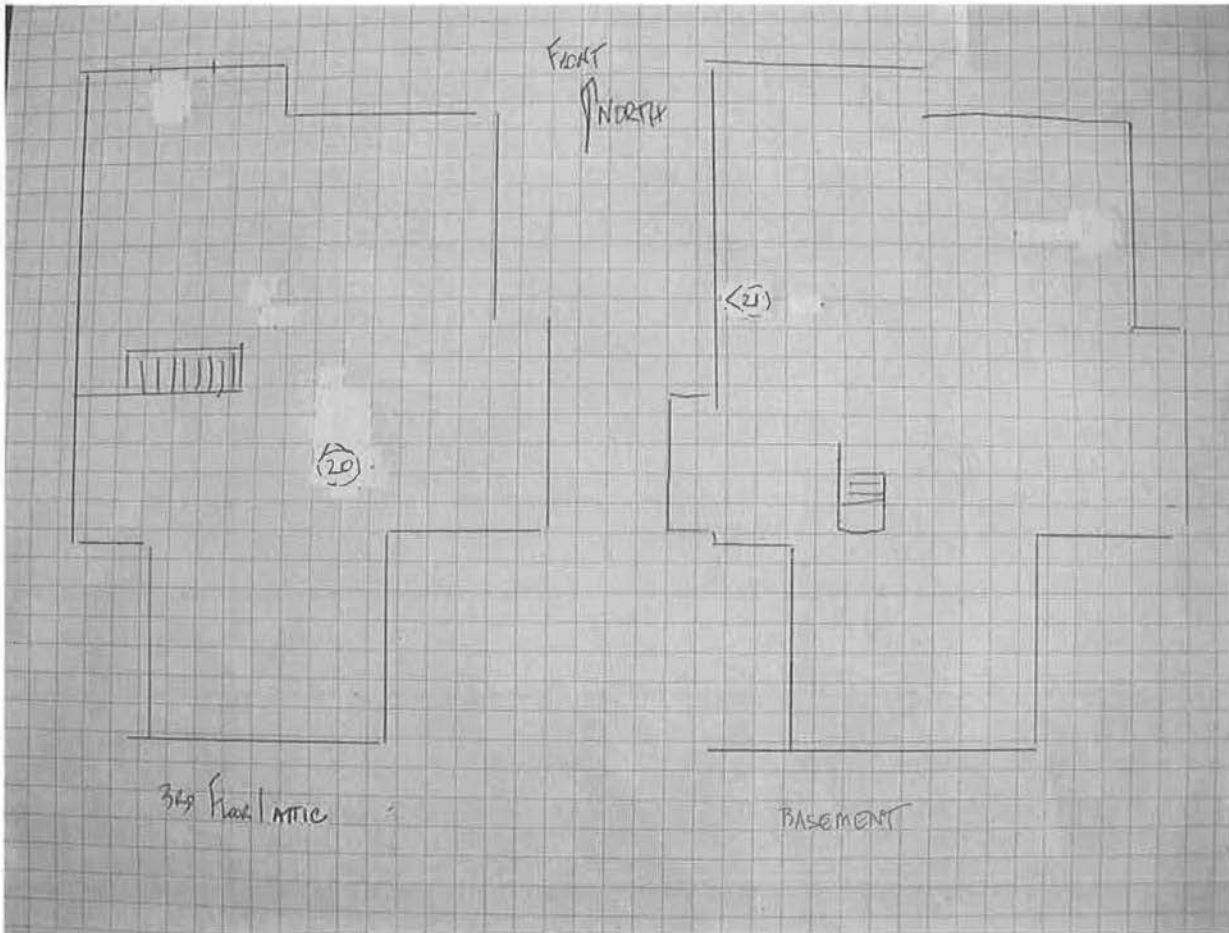


Fig. 13- Photo Views/basement and attic Floors Bulen House

REC'D BY OHPO NOV 13 2013



STEPHENS RD

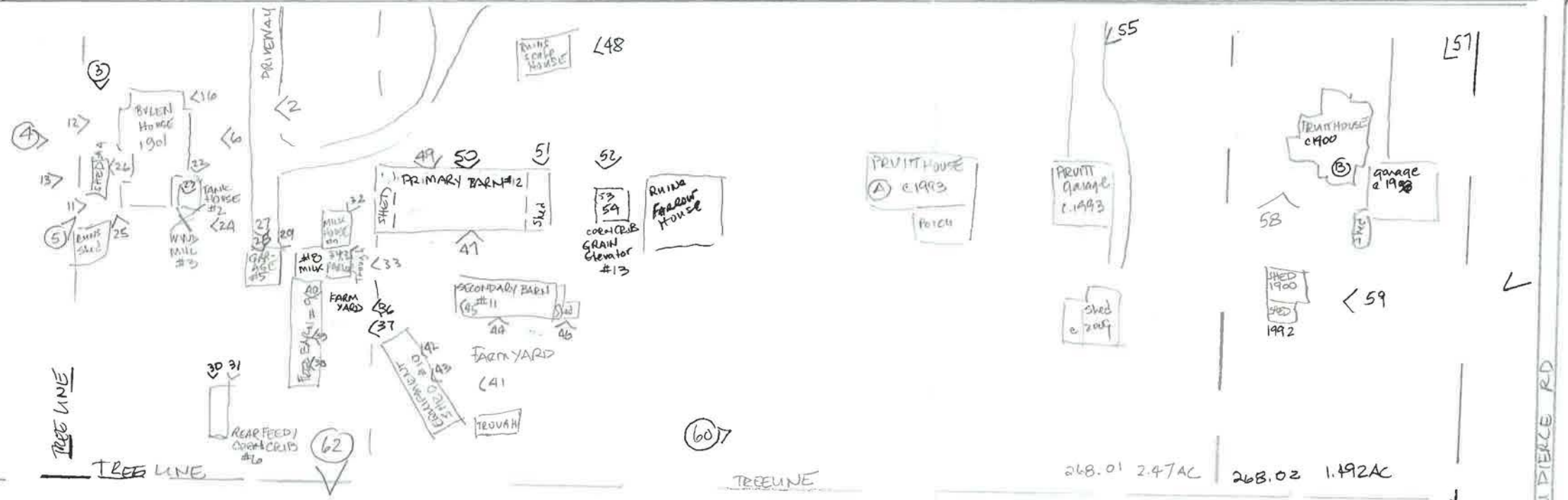
BULEN PIERCE ROAD

10065 Bulen Pierce Rd

10080 BULEN PIERCE RD

269.00  
25.51 AC

267.00  
175.53 AC



TREE LINE

TREE LINE

TREE LINE

268.01 2.47 AC

268.02 1.492 AC

267.01  
2.065 AC

D12-0-003-00-268.00  
126.404 AC

SECTION LINE

1/2 SECTION LINE

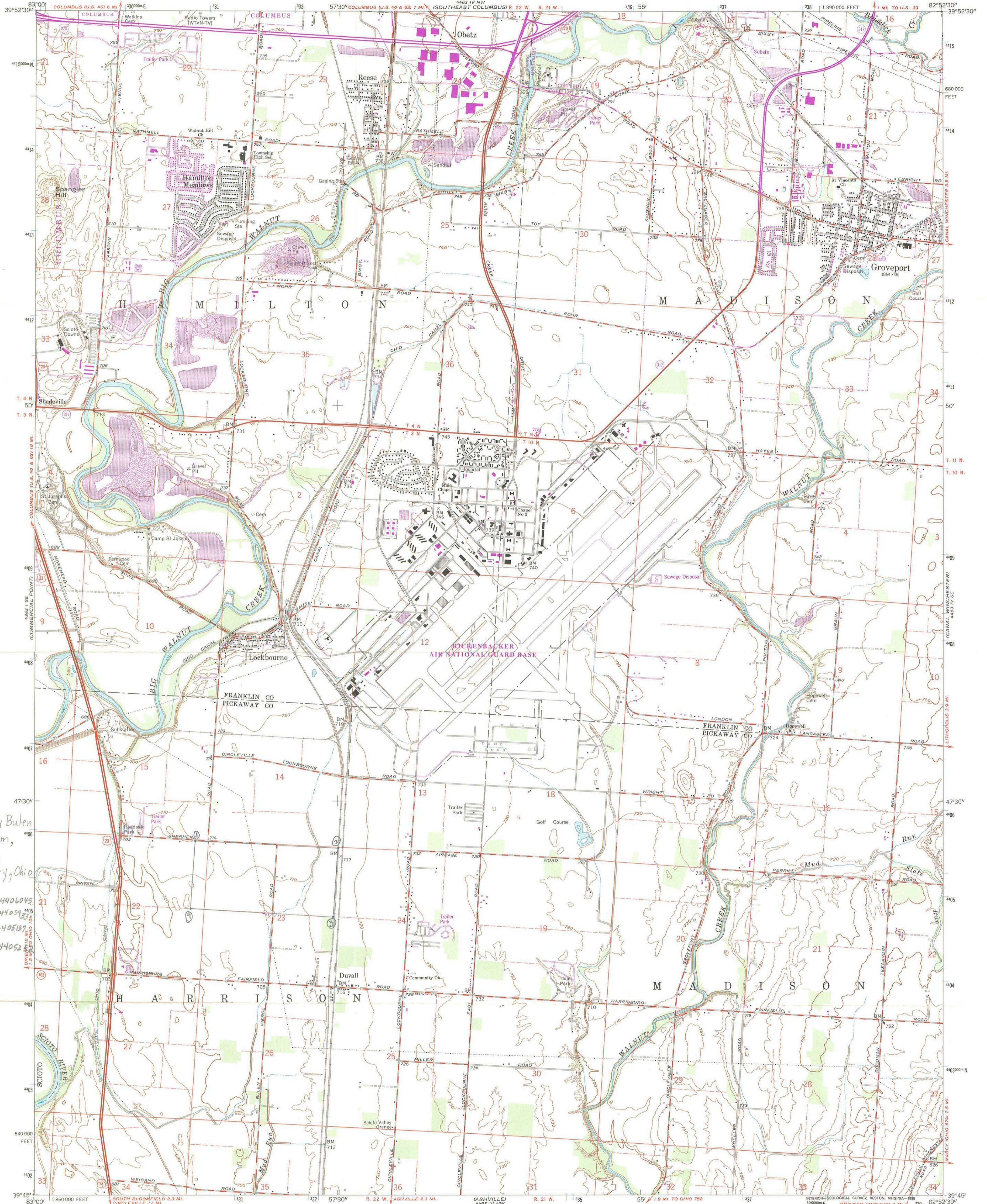
TREE LINE

BULEN PIERCE RD

CSXT RR formerly SCOTD VALLEY RAILWAY

--- parcel lines

NOT TO SCALE



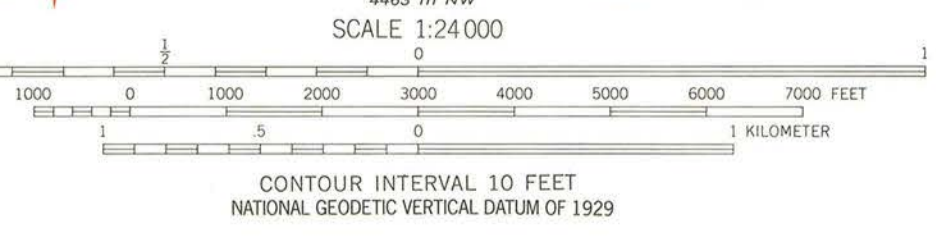
Granville Moody Bulew  
House and Farm,  
Lockbourne,  
Pickaway County, Ohio

UTMs:  
1) 217 330648 - 4406045  
2) 217 332316 - 4405912  
3) 217 332225 - 4405137  
4) 217 330574 - 44052

Produced by the U. S. Geological Survey  
Revised in cooperation with State of Ohio agencies  
Compiled by photogrammetric methods from imagery dated 1953  
Field checked 1995. Revised 1994  
Photorevised using imagery dated 1992, no major culture or drainage  
changes observed. Boundaries and names revised 1995  
North American Datum of 1927 (NAD 27). Projection and  
10 000-foot ticks: Ohio coordinate system, south zone  
(Lambert conformal conic)  
Blue 1000-meter Universal Transverse Mercator grid ticks, zone 17  
North American Datum of 1983 (NAD 83) is shown by dashed  
corner ticks. The values of the shift between NAD 27 and NAD 83  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map  
Area west of Scioto River lies within the Virginia Military District  
Area east of Scioto River lies within the Congress Lands east of the  
Scioto River Base. Land lines within T. 3 and 4 N., R. 22 W. based on  
the Scioto River Base. Land lines within T. 10 and 11-N., R. 21 W. based  
on the Ohio River Base

UTM GRID AND 1995 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled in cooperation with  
State of Ohio agencies from aerial photographs taken 1983  
This information not field checked. Map edited 1985



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



LOCKBOURNE, OH  
39082-G8-TF-024  
1992  
DMA 4463 IV SW-SERIES V852











































PROTECTED  
BY  
**IBRINKS**  
WARRANTY



RAILINA







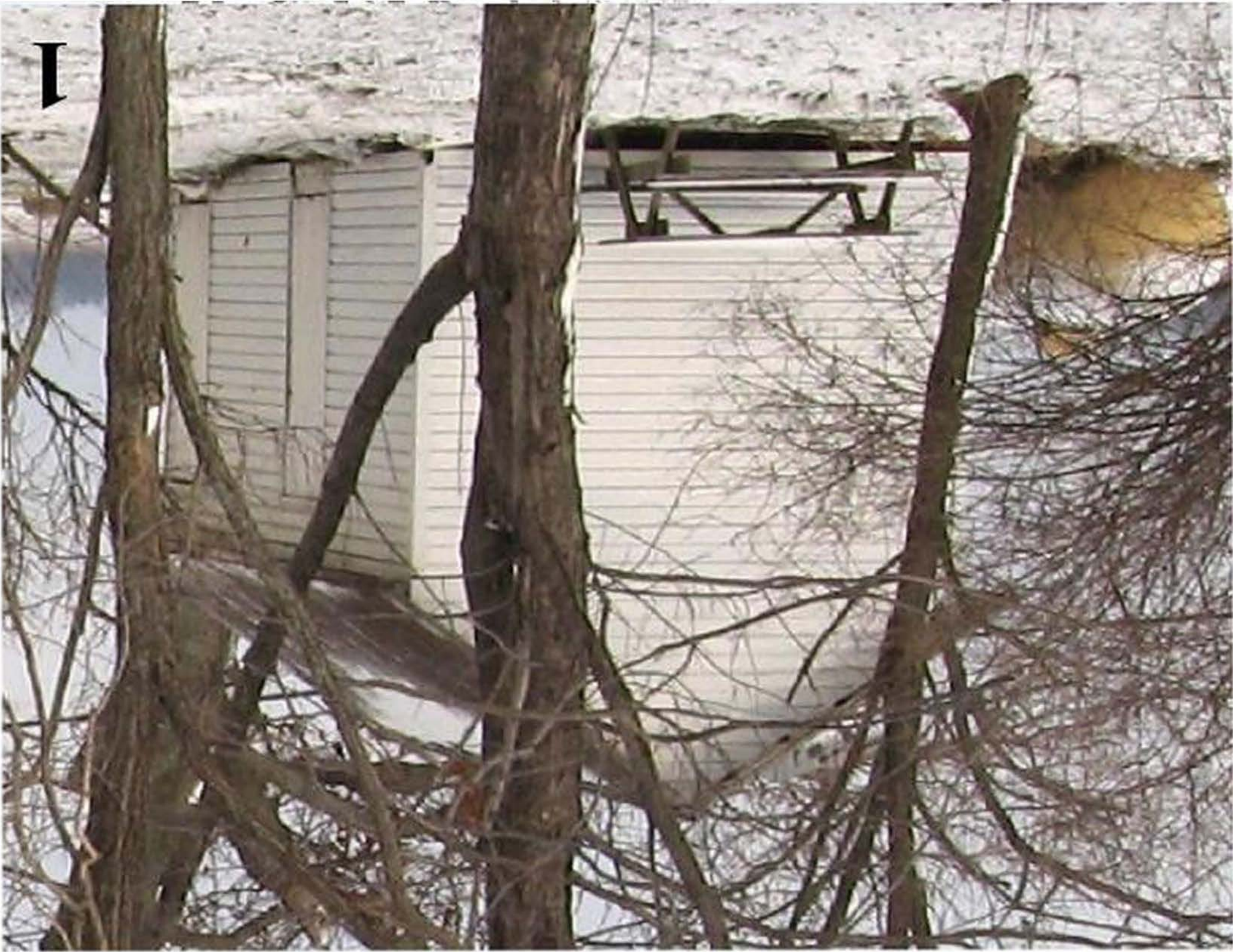








I







Gulf

say  
Pepsi  
please

PEPSI

FRD 1224



Happy Father's Day

7.80





WELCOME & ABOARD



Welcome to Pool  
Swimming 25¢  
Dunking 10¢  
Float Rides 5¢  
Sunburns Free











































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bulen, Granville M., House and Farm Complex

MULTIPLE NAME:

STATE & COUNTY: OHIO, Pickaway

DATE RECEIVED: 1/06/14      DATE OF PENDING LIST: 2/10/14  
DATE OF 16TH DAY: 2/25/14      DATE OF 45TH DAY: 2/22/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000028

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      2-24-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



December 31, 2013

Ms. Carol D. Shull, Keeper of the  
National Register  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington DC 20005

Dear Ms. Shull:

Enclosed please find three new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

COUNTY

1. Main Street Commercial Historic District (Electronic)

Butler

(The enclosed disk contains the true and correct copy of the nomination for MAIN STREET COMMERCIAL HISTORIC DISTRICT to the National Register of Historic Places.)

2. Bulen, Granville M. House and Farm Complex


Pickaway

3. Goodyear Hall and Ohio Savings and Trust Company

Summit

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

*for* 

Lox A. Logan, Jr.  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures

**OHIO HISTORICAL SOCIETY**

*Ohio Historic Preservation Office*

800 East 17th Avenue, Columbus, Ohio 43211 ph: 614.298.2000 fx: 614.298.2037

www.ohiohistory.org





NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

The following materials are submitted on December 31, 2013  
For nomination of the Bulen, Granville M. to the National Register of  
Historic Places: House and Farm complex, Pickaway Co, OH

- Original National Register of Historic Places nomination form
- Multiple Property Nomination Cover Document
- Multiple Property Nomination form
- Photographs (1-62)
- CD with electronic images
- Original USGS map(s)
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
- Piece(s) of correspondence
- Other \_\_\_\_\_

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_  
Constitute a majority of property owners
- Other: \_\_\_\_\_