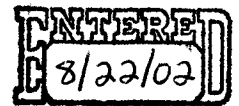


OHP0

United States Department of the
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Bixler, George, Farm

Other names/site number Musselman Farm (MOT-2036-7 through MOT-2038-7)

2. Location

street & number 13213 Providence Pike n/a not for publication

city or town Brookville vicinity

state OH code OH county Montgomery code 113 zip code 45309

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Brian Powers, Dept. Head - Planning June 26, 2002
Signature of certifying official Inventory's Registrar Date

Ohio Historic Preservation Office - OH SHPO

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.

- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
4	0	buildings
		sites
4		structures
		objects
8	0	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Agriculture/Subsistence: field
- Agriculture/Subsistence: animal facility
- Agriculture/Subsistence: agriculture outbuilding
- Domestic: single dwelling
- Domestic: secondary structure

Current Functions

(Enter categories from instructions)

- Agriculture/Subsistence: field
- Agriculture/Subsistence: animal facility
- Agriculture/Subsistence: agriculture outbuilding
- Domestic: single dwelling
- Domestic: secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

- Mid-19th Century: Greek Revival
- Vernacular
- Pennsylvania Barn: Sweitzer

Materials

(Enter categories from instructions)

- Foundation: limestone
- roof: standing seam metal
- walls: brick bearing
- timber frame
- other: cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- Criteria A-G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- Criteria for bibliography with checkboxes.

Areas of Significance

(Enter categories from instructions)

Architecture

Agriculture

Period of Significance

Ca. 1852-1953

Significant Dates

Ca. 1852, ca.1870, 1953

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Primary location of additional data

- Repository information with checkboxes and text.

10. Geographical DataAcreage of Property 93 Acres**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 16 719600 4409325	3 16 720557 4408890
2 16 720530 4409365	4 16 719630 4408855
	<input type="checkbox"/> See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title organization Stephen C. Gordon date Feb. 2002
 street & number Ohio Historic Preservation Office, 567 E. Hudson Street telephone 614-298-2000
 city or town Columbus state OH zip code 43211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white** photographs of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Mrs. Evelyn Musselman
 street & number 13213 Providence Road, P.O. Box 323 telephone _____
 city or town Brookville state OH zip code 45309

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

Occupying a generally level upland in northwestern Montgomery County, Ohio, the George Bixler Farm consists of a ca. 1852 farmhouse, a Sweitzer barn, steel silo, tobacco barn, corn crib, woodhouse, garage, and well. The rough L shaped arrangement of the farmstead forms the centerpiece of this 93 acre farm (Photo #1 and Figure 12). Eight acres of this Brookston silty clay loam soils, formed in glacial till, are under cultivation.

Bixler Farmhouse (Photos 2-8):

The Bixler Farmhouse occupies a very slight knoll located approximately 800' north of Providence Pike (Photo # 6). Facing south, the house is a two story, five bay I plan with center doorway. The east side elevation features a recessed two story porch, side entrances, and a rear brick lean-to (Photo 5). The second story porch exhibits a decorative cast iron railing and vertical post. Porch ceilings are board and batten wood. The west side elevation exhibits the blind side gable wall of the front block and the attached three bay brick ell. The recessed space along first floor of the ell has an added bath and enclosed porch (Photo 7).

The rear or north elevation is characterized by the gable end wall of the ell with attached brick lean-to (Photo # 6). The lean-to is relieved by small double hung window bays, most of which retain their 6 over 6 lights and jack arc lintels (Photo 8).

The entire house is laid in common bond with its original sand and lime mortar joints. All window lintels, lugsills and doorway stoops are hammered local Lewisburg limestone. It has been suggested the brick was supplied by J. Fox, a nearby farmer and brick maker.¹ There is a slanted cellar entrance at the southwest corner of the house. The external brick chimney flues on the three gable ends were constructed after 1880 and prior to 1945.

House Interior (Photos 9-10):

Much of the house interior is intact. With the exception of the downstairs bath, room reconfigurations and alterations are almost non-existent. The first floor plan features two front rooms of uneven dimensions (12' 8" x 14' 9" and 10' 10" x 14' 9"), a transverse staircase and a large kitchen, 15' x 15' 4" with flanking service rooms in the rear ell (see plan).

Rather than opening into a center hall, the central doorway with paneled soffits and three pane transom opens directly into the front parlor (18' 10" x 14' 9"). This room features black walnut trim, two over two paneled door with mortise and tenoned (photo 10), with butt hinges manufactured by "Greenwood, Cin[cinnati], Ohio."² The doorway

¹ *Memoirs Miami Valley*, p. 214.

² In 1859 Charles Cist reported, "Butt hinges, until 1840 exclusively imported from Europe, were first successfully made in the United States, in that year, by M. Greenwood and by their good quality soon drove the imported article out of the market." *Cist*, 1859.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 2

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

has a paneled soffit. The smaller west room, long used as a bedroom (12' 8"), has ash floors and a blocked-in window along the north wall. A small bath was added in 1949. The shadow on the outside wall of a pot-bellied stove flue is evident. Between the kitchen and the front two rooms is the transverse staircase (Photo 9). The spindles, baluster and newel posts are original. At the extreme north end of the house is the original kitchen with a "walk-in" brick fireplace with original cooking crane.

On the second floor are two front rooms, a hall, a rear bedroom and attic space (lean-to). The west bedchamber, or "storeroom," is unfinished and retains some of its original honey colored grained woodwork, four paneled doors, original hardware, and Greenwood hinges. Decorative cast iron heat vents above the baseboards appear to be original. The lean-to has sawn rafters, 3" x 5 1/2" with 22" centers. The eave plates supporting the rafters at the top of the brick wall are hewn. The name "S ___ Fox" is carved on one of the rafters. There is a basement beneath the front block and ell. Joints are sawn 3" x 9", ash or oak with 15" centers.

Bixler Barn (Photos 13-24):

Built ca. 1852, the barn is a remarkably intact example of a Pennsylvania Sweitzer barn in west central Ohio. It features an 8' forebay supported by hewn forebay beams and heavy timber framing with canted purlin posts and struts. The roof frame is similar to a hay barn illustrated in 1876 [Figure 6]. The barn measures 48' x 100' and was built on an east-west alignment to take full advantage of the prevailing winds through the threshing bay. Foundation is coursed rubble limestone dressed at the corners. Basement features 11' x 11' posts and a pair of 10" x 11" summer beams, scarf jointed in three 27' foot sections, extending gable end to gable end. The foundation on the interior side of the bank wall is battered limestone. Sills above the foundation are scarf-jointed. The stone foundation on the interior wall of the southeast corner is curved, probably to allow for easy removal of manure. A wood feed bunk is located at the northeast corner of the lower level. Joists average 15" in width with 36" centers and are beech and ash hewn on the top and bottom with bark on the sides. Doors below the forebay are constructed of vertical boards with wrought iron strap hinges (Photo 19). Four-over-four and 6/6 windows mark the roof gables and forebay.

The upper floor of the barn, accessed by an earthen ramp, features a central threshing bay and overbay flanked by hay mows on either side. The south haymow bay measures 23' 9" in width, the center threshing bay 20' wide and the three northernmost bays roughly each 18' 8" in width. The northernmost bay houses a driveway and corner crib along the north outer wall. Although constructed at the same time as the barn, the corner crib and driveway are separated from the lower level by an interior stone end wall. Principle tie beams, hewn and scarf jointed and doug fir on each side of the threshing bay, measure 48' in length (Photo 21). The interior posts are sawn and measure 8" x 10.5", while the top plates and exterior posts are 10" x 10". Girts, purlin struts and wind braces are sawn, the latter measure 4" x 4", 36" in length. Straining beams connect canted purlin posts that in turn support the hewn purlins. An early 20th century hay track hangs from the ridge. Five inch by 5.5" sawn down braces extend from the upper

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**NATIONAL REGISTER OF HISTORIC PLACES
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**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

girts to the sill beams from the corner posts. A ladder with riven rungs is mortised into a vertical post next to the south haymow (photo 24). A series of five grain bins are located at the southeast corner of the upper level. Several of the bin boards measure 20" in width. The common rafters, sawn 3" x 5" beech wood with some bark, may be original as there are remnants of a shake roof still underneath the existing steel roof. Orville Musselman constructed the concrete feedlot prior to 1950 while the beef cattle loading shed lean-to was added ca. 1950. It is constructed both sawn and hewn timbers.

Musselman Silo (photos 16-17):

Attached to the northeast corner of the barn, the tall steel silo was purchased by Orville Musselman in November 1953 for \$1,190 (photos 16-17). It is a contributing resource.

Bixler Tobacco Barn (Photos 25-27):

Located at the north end of the courtyard, the tobacco barn is an impressive construction, measuring 98' 6" in length and 33' in width. The simple, gable roofed configuration features a transverse plan with central aisle and sliding doors at the north and south gable ends. Interior framing consists of hewn timbers mortised and tenoned with heavy purlins. The length of the barn is divided into seven bays supported by 9" x 9" posts and 7" x 7" girts. The timber framing likely predates the vertical tongue and groove siding. The stripping shed is located in the southeast corner of the barn. A 19th century tobacco press made in Greenville, Ohio still exists in the barn. Built ca. 1860-1880.

Corn Crib (Photo 28):

Measuring 20' 5" x 36', the drive-through corn crib is constructed of circular sawn beams supported by 7" x 7" vertical posts. Circular sawn floorboards appear to be original. The crib rests on a later concrete foundation. Built 1852-1870.

Wood House (Photo 29):

Located south of the corn crib and approximately 100' west of the barn, the wood house measures 16' 6" x 25' 3" and is a timber frame structure with board and batten siding. Small fixed window sashes with six pane lights mark the elevation. The side gable roof is sheathed in standing seam metal. Built ca. 1850-1860, the wood house was moved in the 1950s from its original site near the house.

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Section number 7 Page 4

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

Garage (Photo 30):

Located 50' northeast of the house, the garage, constructed of rock-faced concrete block, is a square structure measuring 18' 5" x 18' 5". Diagnostic features include fixed four light windows and a steep hip roof clad in stand seam steel. Based on the rock-faced concrete block walls, the garage was likely built ca.1905-1920.

Well:

Immediately northwest of the house is the well and pump, no longer used. In the early 1960s the smokehouse, fra shed and privy were taken down [Figure 11].

Rural Landscape (Photos 1-2):

The farmstead is sited near the center of a 93 acre working farm and can easily be identified by the farm buildings nestled among a cluster of trees. A mature Scotch pine is located immediately southeast of the house and likely dates to the turn-of-the twentieth century. The slight knoll occupied by the farmstead may be a natural rise or could reflect the nearly two centuries of intensive farming and depletion of the surrounding topsoils. The associated fields, 88 acres of which are tillable, remain in a rotation of small grains, cover crops and limited pasture. The historic wood to the north is no longer part of the Musselman property. No prehistoric sites have been formally recorded on the property. Ohio Archaeological Inventory sites 33 MY-35 and 33 MY-52 are located on farms east and south of the Bixler Farm.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 1

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

The George Bixler Farm in Perry Township, Montgomery County, Ohio meets National Register of Historic Place eligibility Criteria A and C by embodying the distinctive and largely intact characteristics of a 19th century farm in the Miami Valley. It is significant within the context of diversified agriculture in the eastern edge of the Midwest Corn Belt. The five bay brick I House, Sweitzer Barn, tobacco barn and associated farm outbuildings are reflection of agrarian prosperity in the Miami Valley and Mid-Atlantic building traditions transplanted to the Ohio landscape. The conspicuous brick I-House has been described as an “indicator of agricultural attainment,”³ while the Pennsylvania Sweitzer Barn was the agrarian exemplar of a highly productive grain and livestock farm. Corn, wheat, tobacco and livestock were more than just crops and animals, they were the “mortgage lifters” for many of Ohio’s first generation farmers, including George Bixler. This farm productivity today is evidenced by the brick I House, the 48’ x 100’ Sweitzer barn, the 33’ x 100’ tobacco barn and intensively cultivated fields. The large tobacco barn was built at a time when Montgomery County accounted for more than one-third of Ohio’s total tobacco crop and was the state’s second leading wheat-producing county. The steel silo was built by Orville Musselman in 1953, the end date for the period of significance.

Agricultural Context:

Located in the fertile hearth of Ohio’s Miami Valley, Montgomery County was for 150 years among the state’s leading agricultural producers. Fortuitously situated at the intersections of the Great Miami River, the Miami Erie Canal and the National Road, Montgomery County was an early leader in farming. The Great Miami River and its tributaries dissect and drain most of the county, with the north and west parts of the county being nearly level or gently rolling till plains. Completely glaciated in the Wisconsin Age, the majority of Perry Township is characterized by Brookston-Crosby soil associations. These are deep, somewhat poorly drained soils where farmers principally are engaged in cash-grain and livestock production.⁴

“The Miami Valley” wrote one geographer, “was the place for the small farmer to get started, own his own farm, and practice agriculture on a scale to which he was accustomed.” It was “the stronghold of small farmers and democratic equality; where productivity per acre was high, and tenancy was the exception.” By 1850 Montgomery County possessed the essential ingredients of Corn Belt agriculture – Dent corn, improved breeds of cattle and swine, and the farming skills necessary to fatten livestock.⁵ In 1860 there were 2,794 farms in Montgomery County of these forty-three percent were between 50 and 100 acres. Each 640 acre section typically consisted of four to six farms producing corn, wheat, oats and livestock. By 1860 Montgomery County was Ohio’s second leading wheat producer and ranked third in total cash value of its farms.⁶

³ O’Malley, “I-House”, p. 107.

⁴ *Soil Survey*, pp. 3-4.

⁵ Hudson, *Corn Belt*, pp. 6-9, 78.

⁶ *Ag. Census, 1860*.

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**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

Included in this output was an increased specialization in “seed leaf” tobacco, a large leaf, air-cured variety used for wrapping and filling cigars. Ohio seed leaf tobacco also was a favorite for export to Germany. For much of the latter half of the 19th century Montgomery County was Ohio’s leading tobacco producer.

In 1879 it accounted for thirty-seven percent of the state’s total tobacco production and lay at the heart of the seed leaf district [Figures 8-9].⁷ Bixler’s five-acre base in 1879 produced 5,000 pounds of tobacco, ranking it among the highest in the township. Overall farm wealth continued to grow; in 1880 Montgomery County ranked first in the state in total farm production and third out of Ohio’s 88 counties in the value of its farms and building improvements. Its 3,639 farms ranked eleventh of all counties in the state.⁸

Architectural Context

Henry Glassie defines the plan of the Bixler Farm as an “L-shaped variant of the linear Mid-Atlantic Plan.”⁹ In this arrangement the I -House typically faces the road while the main barn, rather than oriented parallel to the house as a more traditional courtyard plan, is sited perpendicular to the house, hence the “L” plan. The Bixler Barn is oriented so the morning sun bathed the barnyard while protecting the livestock from the prevailing winter winds. The east-west axis of the barn’s central bay was also preferred for threshing grain.

Archival records and structural observation seem to suggest the house was built by George Bixler ca. 1852 while the barn appears to have been built at the same time or possibly later, in 1862. A small and partially deteriorated date stone was recently discovered immediately south of the ramp along the foundation wall. The numerals 1__2 can be discerned, which would mean 1852 or 1862 are plausible dates given the change in farm values during this period. The inscription “John A. H. Bixler August 11, 1871” is also carved in the inside stone architrave of a window along the east wall that supports the forebay. In 1871 John A. H. Bixler was 17 years old, making it unlikely he was the builder of the barn.

While a farmhouse does appear in Section 9 on George Bixler’s farm in 1851, the location of the house appears to be closer to present day Johnsville-Brookville Pike than later maps indicate¹⁰ [Figure 1]. By 1857, a farmhouse is indicated on Skinner’s map and it appears from the orientation of the rectangle on the map that the house faces south, similar to the existing building’s lateral orientation [Figure 2]. Sometime between 1875 and 1907 the “slant road” alignment of Lewisburg-Dayton Road [Providence Pike] along the southern portion of the

⁷ Killebrew, “Report on Tobacco”, pp.11; 135-140; Jones, *Agriculture Ohio*, pp. 256-257.

⁸ *Ag. Census, 1870*, pp. 721-723.

⁹ Glassie, “Delaware Valley Folk Building”, pp. 418-419.

¹⁰ Heins, *Map of Montgomery County*, 1851.

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**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

Bixler Farm was changed from a diagonal route to an east-west orientation, with the slant continuing west of the driveway¹¹ [Figures 3-4].

While exhibiting a symmetrically balanced five bay facade, the Bixler House actually lacks a center hall. Entrance made directly into the larger of the front parlors. The transverse staircase is located in the rear ell between the front block and the kitchen. The house's common bond masonry accentuated by local Lewisburg limestone is a distinguishing characteristic of masonry houses in the area. Another regional variance exhibited on several mid-19 century farmhouses in Butler, Montgomery and Preble Counties is the recessed two story porch.

The Bixler Farm lies in one of four major regions in Ohio having a high distribution of Pennsylvania barns [Figure 5]. The diffusion of this barn type from the eastern Pennsylvania hearth to west-central Ohio was likely influenced by the nearby proximity of the National Road as well as the fact George Bixler was a native of Carroll County, Maryland, an area that Ensminger classifies as a "domain" of the Pennsylvania barn. The use of wind braces also suggests Germanic or continental European influences.¹² During a tour of northwestern Montgomery County in 1852, the German traveler Moritz Busch observed, "Great red barns behind elegant dwellings demonstrate the prosperity of those whose lucky star led them to build in this region".¹³ Once transplanted to Ohio, the Pennsylvania Barn plan was particularly well suited to Midwestern grain and livestock farming. Cattle and horses could be comfortably sheltered and fed in the lower level while loose hay, grains and farm tools were stored in the large upper level. Writing in 1852, one Ohio observer said of the two-story barn plan:

It is intended to afford the most convenient and expeditious mode of storing away hay and grain, threshing, feeding and stabling cattle and horses, and the saving of manure, and stands on a small knoll or elevation of land.¹⁴

The Bixler Barn embodies many of the same design features exemplified in "A Good Country Barn" of 1870 [Figure 7].

Post-dating the Sweitzer Barn is George Bixler's tobacco barn, a long rectangular structure located at the extreme north end of the barnyard. According to an 1880 account of tobacco "houses" in Ohio's seed leaf district, the size and form of the Bixler tobacco barn was more an exception than the rule. The "great majority" [of tobacco-houses the Miami Valley], said the article, "are temporary structures, with posts set in the ground, sides more or less open often leaning to one side or another and entirely out of keeping with other buildings of the farm." Conversely,

The best tobacco-houses in the [seed leaf] district are built four tiers high, the tiers being placed 4 1/2 feet apart, and the largest are probably 200 feet long and 32 feet wide, with a capacity of 20,000 pounds. The bents are from 14 to 18 feet apart. The roof is covered with shingles, and vertical doors are constructed to open on the sides and ends.¹⁵

¹¹ Skinner, *Map of Montgomery County*, 1857; Everts, *Atlas Map*, 1875; *U.S.G.S. Survey*, 1907.

¹² Ensminger, *Pennsylvania Barn*, p. 148; Rudy Christian, Chairman, Friends of Ohio Barns.

¹³ Busch, *Travels*, p. 79.

¹⁴ *Ohio Cultivator*, p. 22.

¹⁵ Killebrew, "Tobacco", pp. 137-138.

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NATIONAL REGISTER OF HISTORIC PLACES
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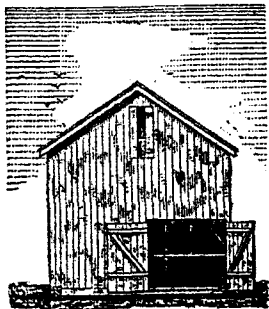
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George Bixler Farm
Perry Township
Montgomery Co., Ohio

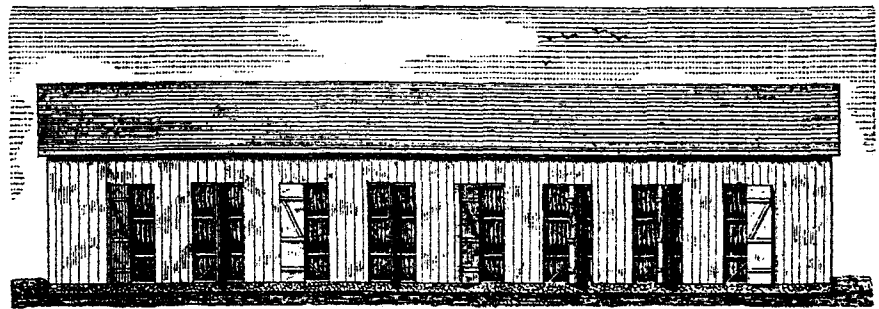
are from 14 to 18 feet apart. The roof is covered with shingles, and vertical doors are constructed to open on the sides and ends.¹⁵

A period illustration and description of an air-cured tobacco barn in Illinois is strikingly similar to Bixler's barn [below]. As described,

A house of this kind, 28 feet wide and 108 feet long, having 18-foot posts, with four tiers beside the peak or roof tier, is considered ample for harvesting 6 acres of tobacco. In the "shed" represented there are ten bents, 12 feet apart... This permits a wagon to be driven in, which is a great convenience in filling up the higher tiers. Such a shed as the one represented, with good shingle roof and side doors, may be built at a cost of about \$700.¹⁶



End view—Entrance.



Side view.

"Tobacco Houses," *Tenth Census*, 1880, p. 35.

Given the fact Bixler tended 6 acres of tobacco in 1880, the Illinois barn model may have been the optimum size for his tobacco base.

Windshield surveys conducted during late 2001 in the vicinity of the Bixler Farm indicate it ranks among the most intact 19th century farmsteads in the area. The Weaver farm at 13336 Air Hill Road features a handsome 3 bay barn with side gallery porch and a tobacco barn but it lacks the main threshing barn. The Swank Farm at 5151 Johnsville-Brookville Pike includes a small Sweitzer barn but with steel siding. The Millikin Farm at 13080 Providence Pike consists of a small Sweitzer barn but the house is of later construction. The most intact barn in the area is located on the David Flora Dairy farm at 12363 Providence Pike. It is an intact 1873 Sweitzer barn measuring approximately 40' x 80.' However, the original farmhouse no longer stands and has been replaced by a ranch house. "Hart Acres," a working farm at 3689 Johnsville-Brookville Pike [MOT-1185-7] consists of an early 19th century farmhouse and a Jamesway Barn built in 1942. All of these farmsteads lack the degree of historic a

¹⁶ Killebrew, "Tobacco," p. 36.

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NATIONAL REGISTER OF HISTORIC PLACES
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George Bixler Farm
Perry Township
Montgomery Co., Ohio

structural integrity conveyed by the Bixler Farm. Partly true in Perry Township, “the typical Corn Belt farm has vanished and has been replaced by a small cluster of metal buildings surrounding a suburban type-tract home.”¹⁷

Farm and Family History

Dennis Covenhaven, later Anglicized to Conover, purchased 160 acres in the southeast quarter of Section 9, Perry Township, early in 1822. The 1831 and 1845 wall maps of Montgomery County indicate Conover as the owner of 145 acres in the southeast quadrant of Section 9.¹⁸

In February of 1849, George Bixler purchased 145 acres from Conover. Bixler (1820 – 1904), a native of Carroll County, Maryland, came to Ohio in 1827 with his family, settling in Montgomery County in 1829. Following his marriage to Rachel Clemmer in 1847, the Bixlers located on an 80 acre farm in Perry Township and later lived with his father until Bixler accumulated enough capital to purchase the farm being nominated.¹⁹ In 1850 Perry Township’s population stood at just under 2,000. One-fifth of its residents were natives of the Middle Atlantic States, principally Pennsylvania and Maryland. Less than three percent of Perry Township’s population were immigrants or from the New England states.²⁰

The 1850 census lists the value of Bixler’s farm at \$2,800. By 1860 the population census of Bixler’s household grew to include six children ranging in age from one to twelve, a 19 year old German “farm hand” named Henry Bolt and a 17-year-old German housekeeper named Mary Bolt. Meanwhile, Bixler’s farm value had increased to a veritably prosperous \$14,240.²¹ County tax records also indicate Bixler’s 145-acre farm in 1850 was property valued at \$2,000 and by 1860 his 170-acre farm had increased to a value of \$5,240.²² Collectively, these figures suggest substantial improvements were made to the farm during the 1850s.

By the 1870s Bixler’s holdings had increased to include 185 acres in Section 9 and another 250 acres in neighboring Darke County. He is listed as a “Farmer and stock raiser” in 1875. The 1882 county history noted Bixler “has a good farm of 185 acres, with large, fine buildings and good improvements”. During this period he served as Township Treasurer and member of the Twin Valley Grange.²³

¹⁷ Hudson, *Corn Belt*, p. 208.

¹⁸ Research by Joyce M. Parker.

¹⁹ Beers, *History of Montgomery County*, p. 369; *Centennial Portrait*, p. 1229. In August 1851, Bixler acquired an additional 25 acres in Section 9 followed by another 15 acres in 1865.

²⁰ Wilhelm, *Population Census*, 1850.

²¹ *Population Census*, 1860, p. 349.

²² *Montgomery County Tax Records*.

²³ Beers, p. 369; Everts, p. 875.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

A detailed contemporary glimpse of Bixler's Farm was recorded in October 1884 when 200 farmers met for their regular meeting of the Farmer's Club. The meeting secretary described the "Great gathering and delightful day" a follows:

George Bixler is a representative, practical farmer, and his comfortable brick home, tidy surroundings, roomy barn and out-buildings and splendid farm of 185 acres make a sample Montgomery county plantation. The farm is nearly a level plateau, originally covered with dense beech woods, but now cleared and clean, drained and tiled, and laid out in broad fields and pastures and roads, the clean fields, and especially the clean fence corners caused general remarks among visitors. Such is the Perry Township farm that Mr. Bixler has been thirty-five years tilling and shaping up, and to which the Farmer's Club were welcome on Saturday. The people enjoyed dinner for an hour, then assembled at the barn, where the grain floor had been cleaned and sea arranged for the business meeting. The mows on either side were filled with flax, oats, wheat, fragrant timothy and clover, and with the barn doors thrown open, the air was delightfully fresh and warm."²⁴

Bixler retired from active farming in February 1895 and moved to nearby Brookville where he died in 1904. In 1907, following Rachel Bixler's death, the executors sold the then 93 acre farm to Newton Binkley, a wealthy Dayton businessman who subsequently rented the 93-acre farm to John DeGrote. An insurance policy taken out by Binkley in 1912 specified a "2 story dwelling house No. 1 Brick, "a "S[shingle?] roof barn No. 1, " and a "S roof tobacco shed." Other outbuildings included a corncrib, wagon house, woodshed, Butcher house, and hen house.²⁵ After Binkley died in 1927 the farm passed on to Raymond DeGrote who sold the farm to Orville and Evelyn Musselman in January 1945 for \$18,000.²⁶ Over the next 50 years the Musselmans made several improvements to the farm. A new well was drilled and in 1949 a bathroom was installed in a portion of the west porch as there was plumbing in the house. Around 1950 the living room was converted to a kitchen. Orville Musselman sold his last team of horses in 1951 and purchased an Allis Chalmers WD40 model tractor and a small Ford. About this time a loafing shed and pen were built for Musselman's growing beef cattle herd. A new steel silo was added to the north side of the barn in 1953. The orchard east of the tobacco barn was removed around 1960 [Figure 12]. In 1974 Me Musselman, Orville's youngest brother, began farming part of the land until 1986 when Dull Homestead, Inc. took over the farming operations. Over the years, through hard work and careful land stewardship, the farm remained productive and helped raise three daughters, Joyce, Linda and Carol Musselman. Today Evelyn Musselman continues to own the property, leasing the land to neighboring farmers. Her desire is to protect the farm buildings and land through preservation and conservation easements.

²⁴ *Farmers Club.*

²⁵ Mutual Cyclone Insurance Co. Policy, Newton Binkley, April 26, 1912.

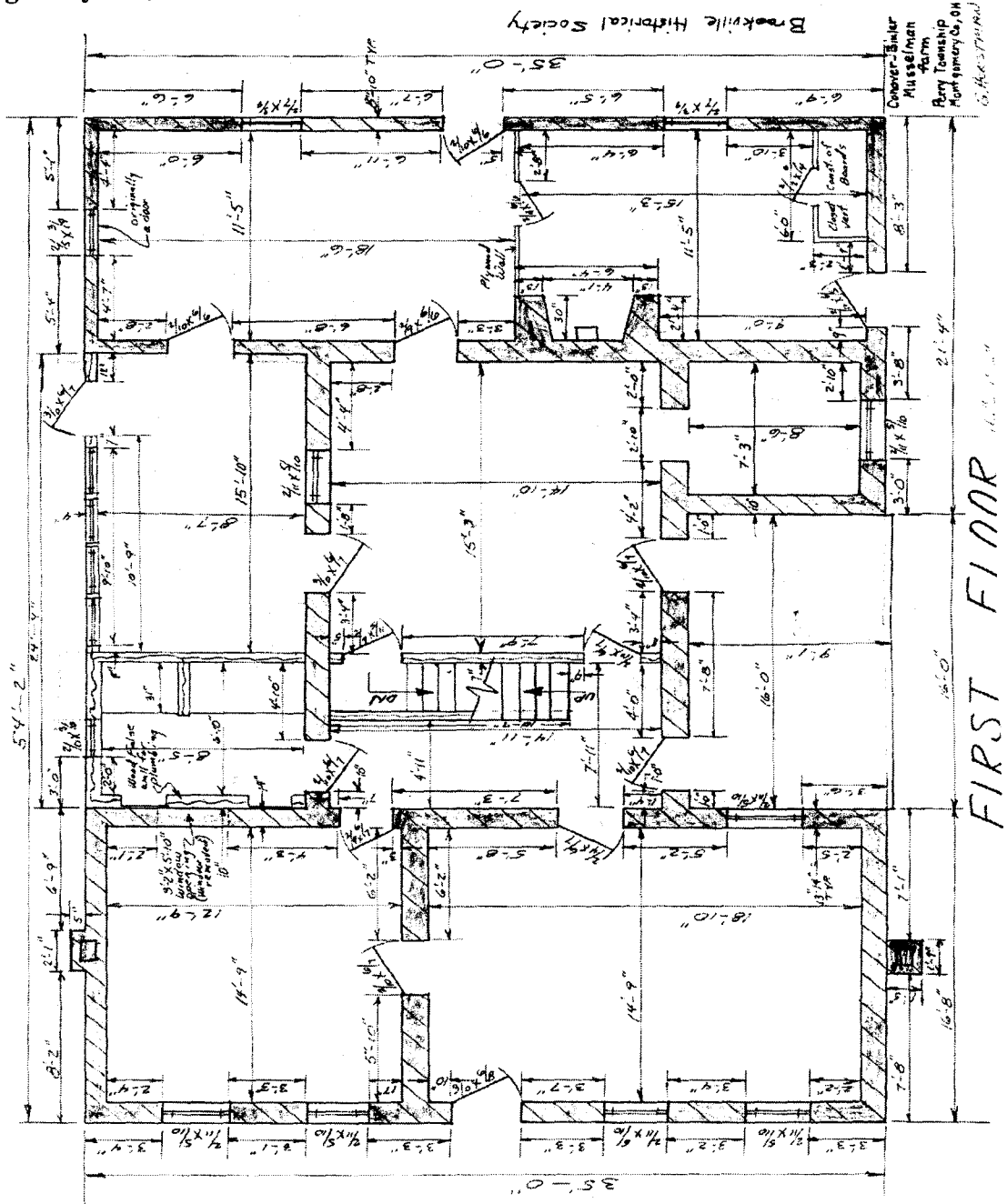
²⁶ Information provided by Evelyn Musselman and Joyce M. Parker, 2001; *Musselman Farm History, 1945-2002*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 7

George Bixler Farm
Perry Township
Montgomery Co., Ohio



Bixler Farmhouse
First Floor Plan

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Section number 8 Page 8

George Bixler Farm
Perry Township
Montgomery Co., Ohio

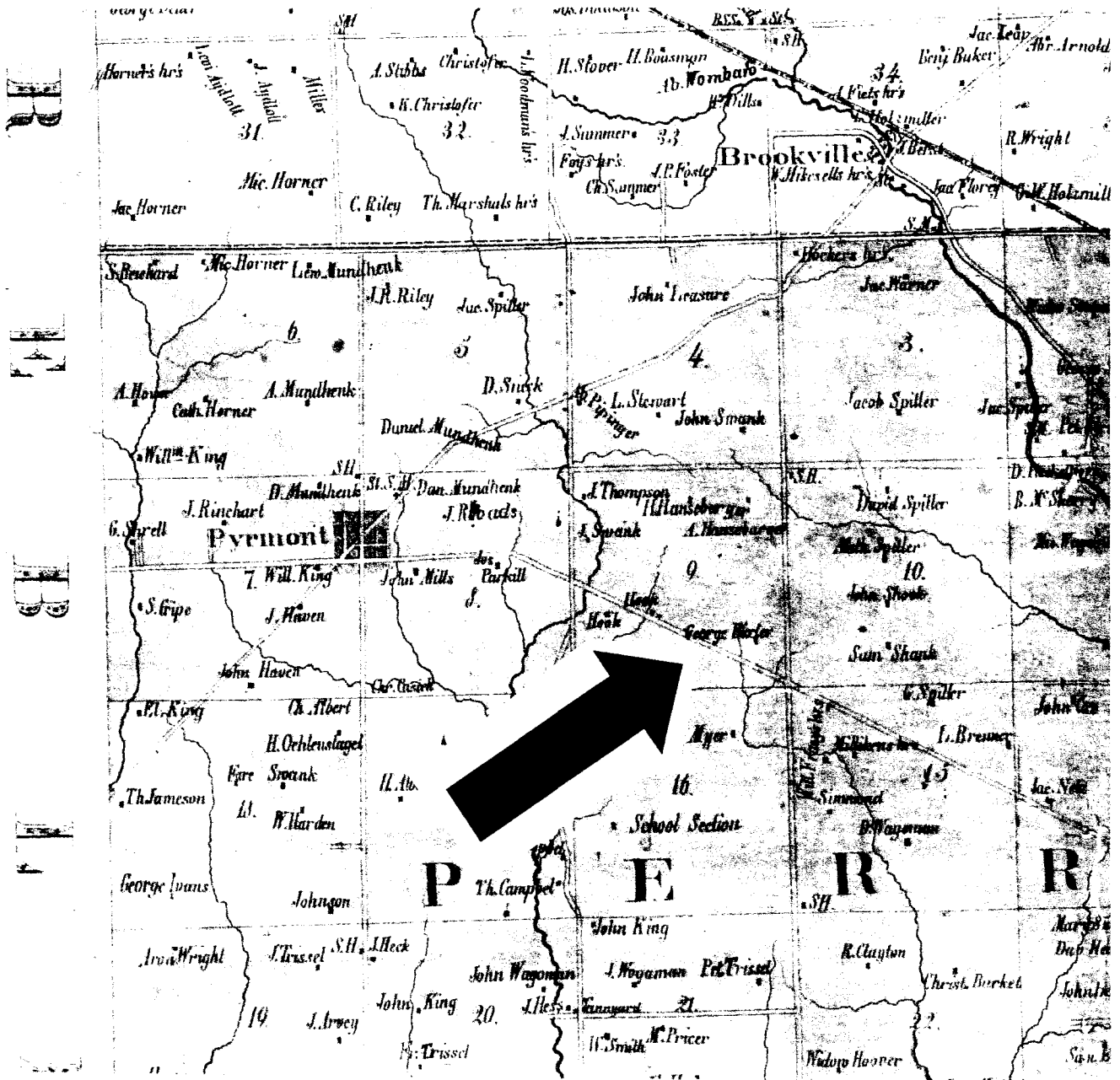


Figure 1.
Map of Montgomery County, 1851.

United States Department of the Interior
National Park Service

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REGISTRATION FORM

Section number 8 Page 9

George Bixler Farm
Perry Township
Montgomery Co., Ohio

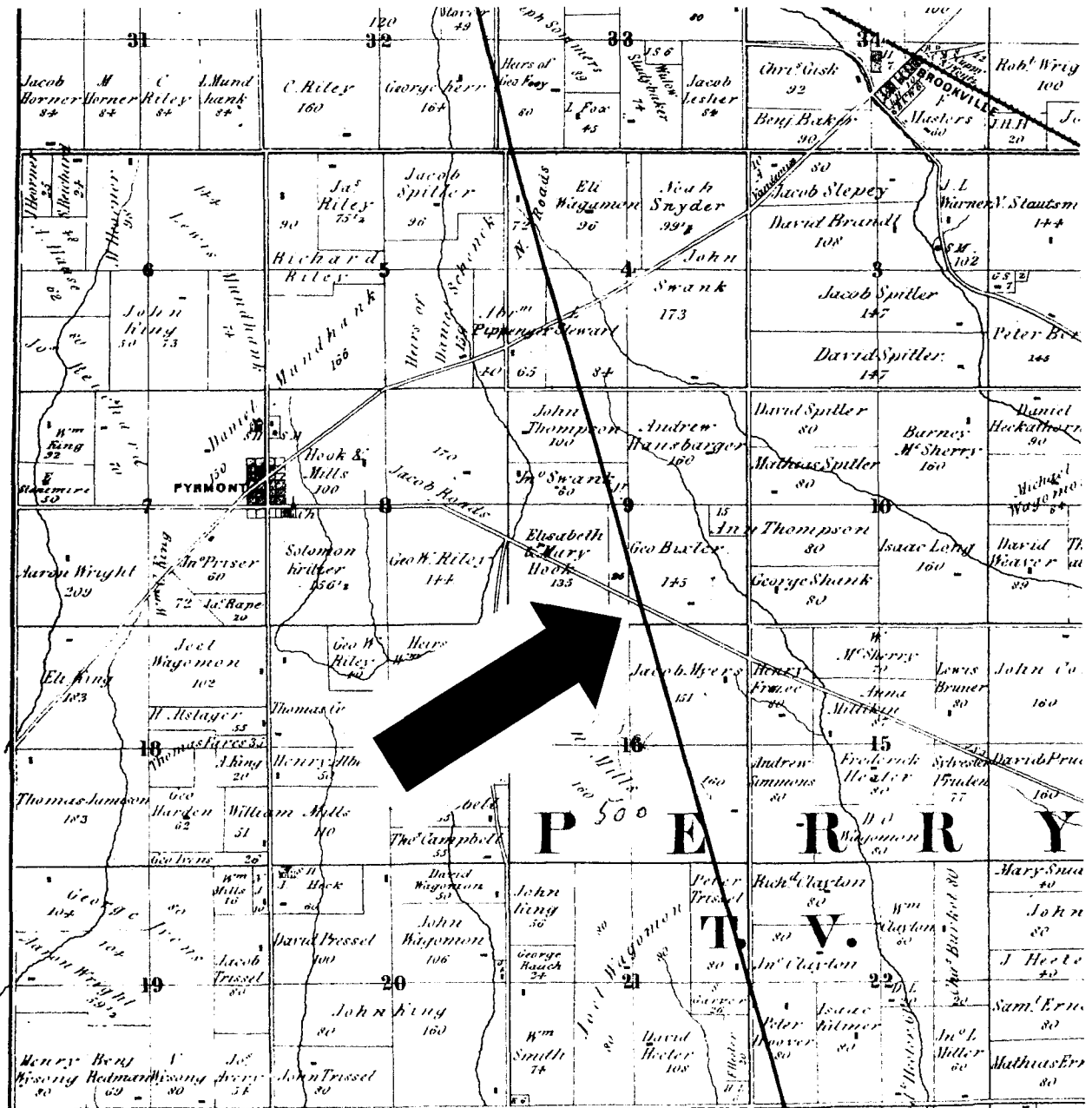


Figure 2.
Map of Montgomery County, 1857.

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Section number 8 Page 10

George Bixler Farm
Perry Township
Montgomery Co., Ohio

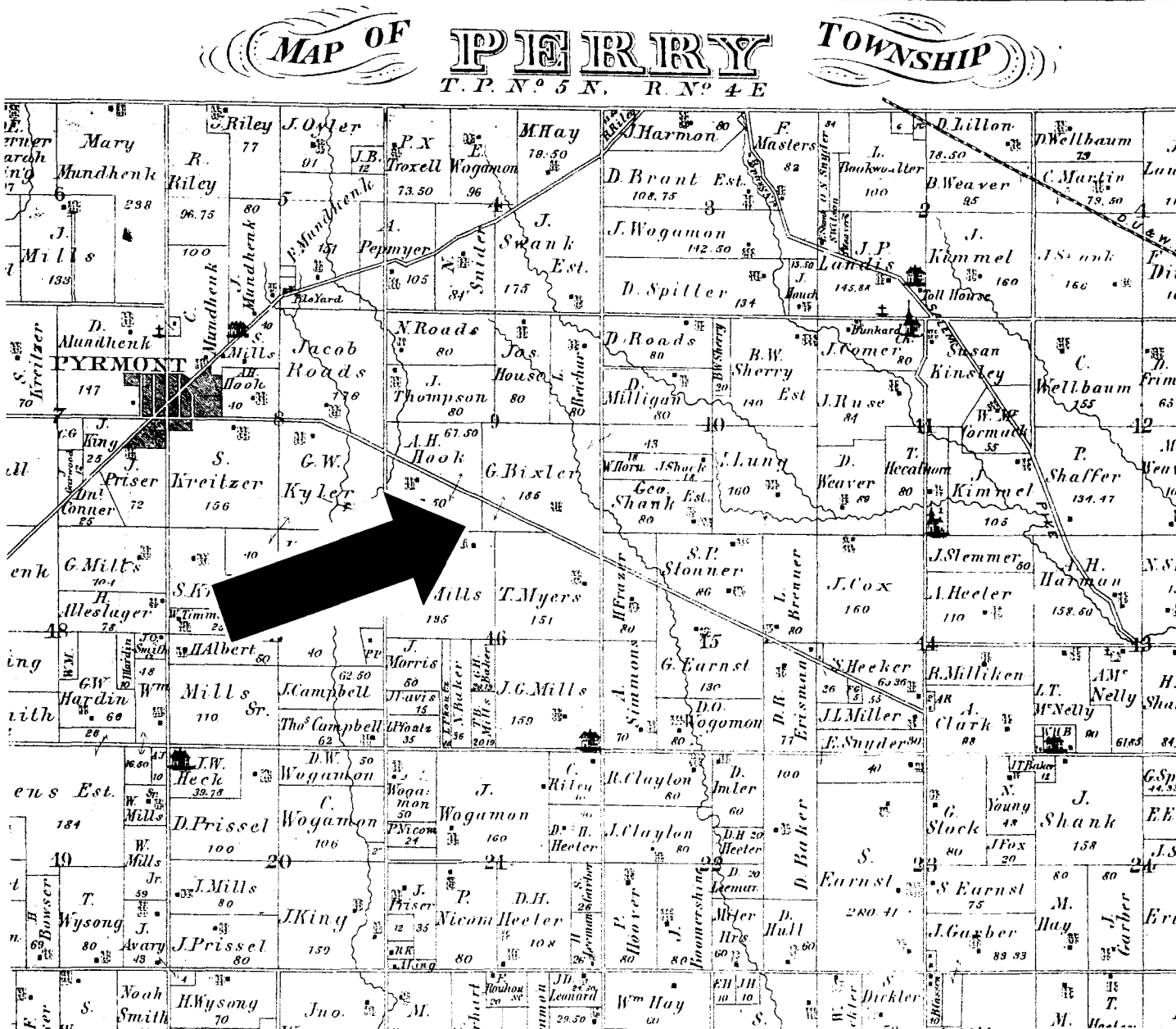


Figure 3.
Everts, Atlas Montgomery County, 1875.

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Section number 8 Page 11

George Bixler Farm
Perry Township
Montgomery Co., Ohio

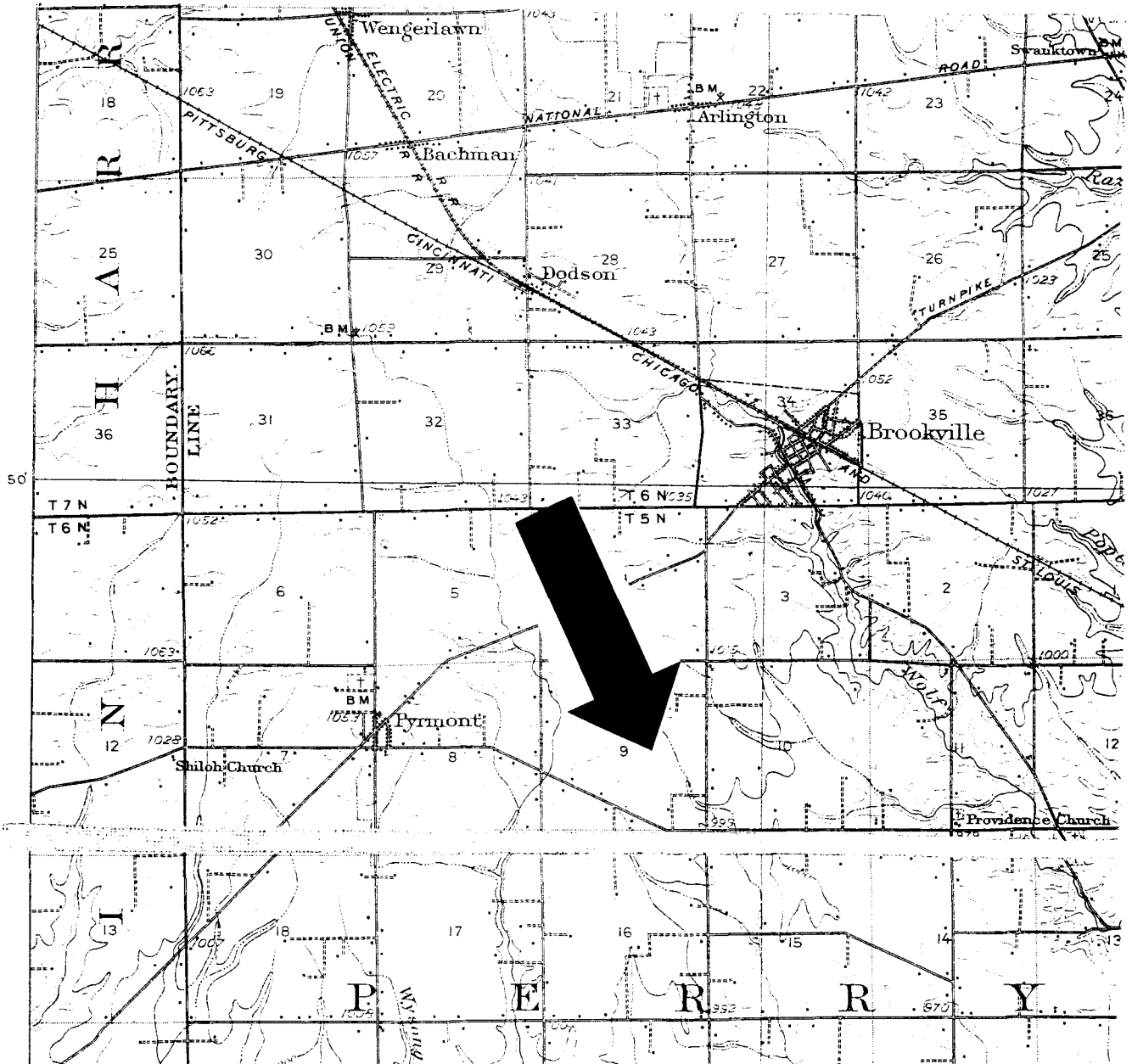


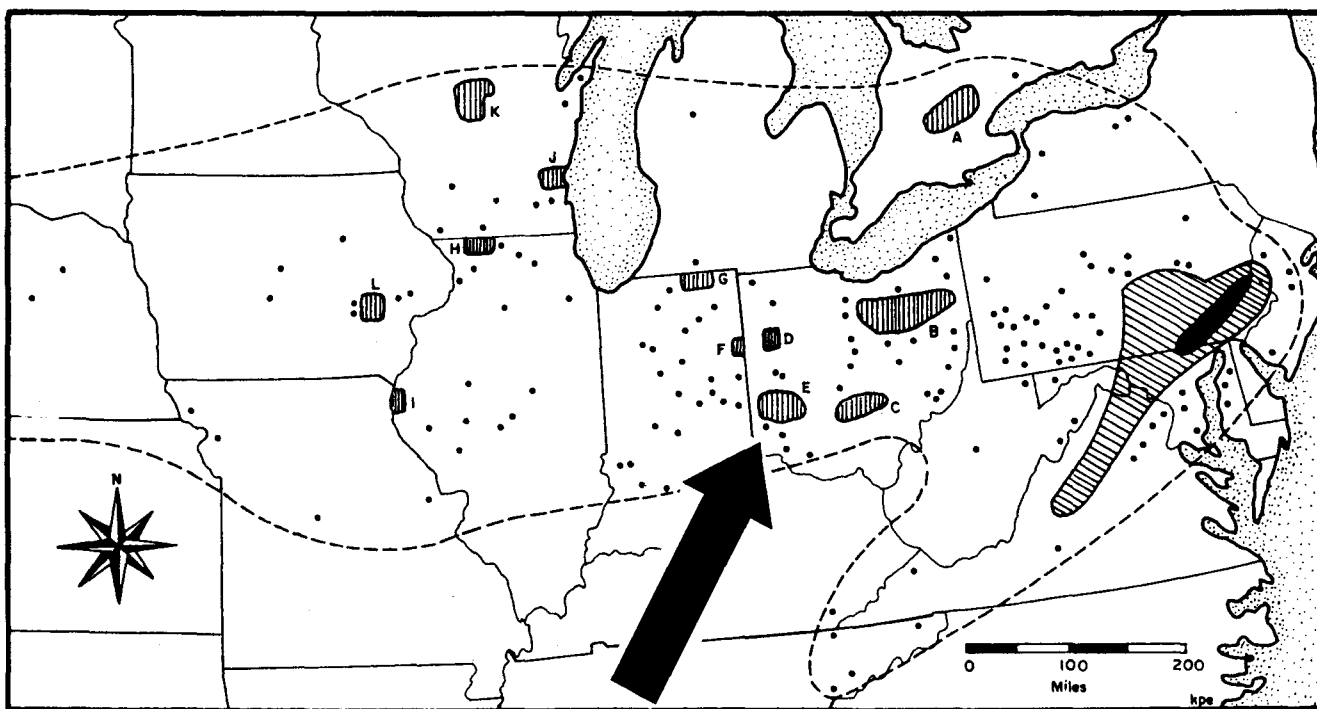
Figure 4.
USGS Map. Brookville, 1907.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Section number 8 Page 12

George Bixler Farm
Perry Township
Montgomery Co., Ohio



Map 4.1. Distribution and diffusion of the Pennsylvania barn.

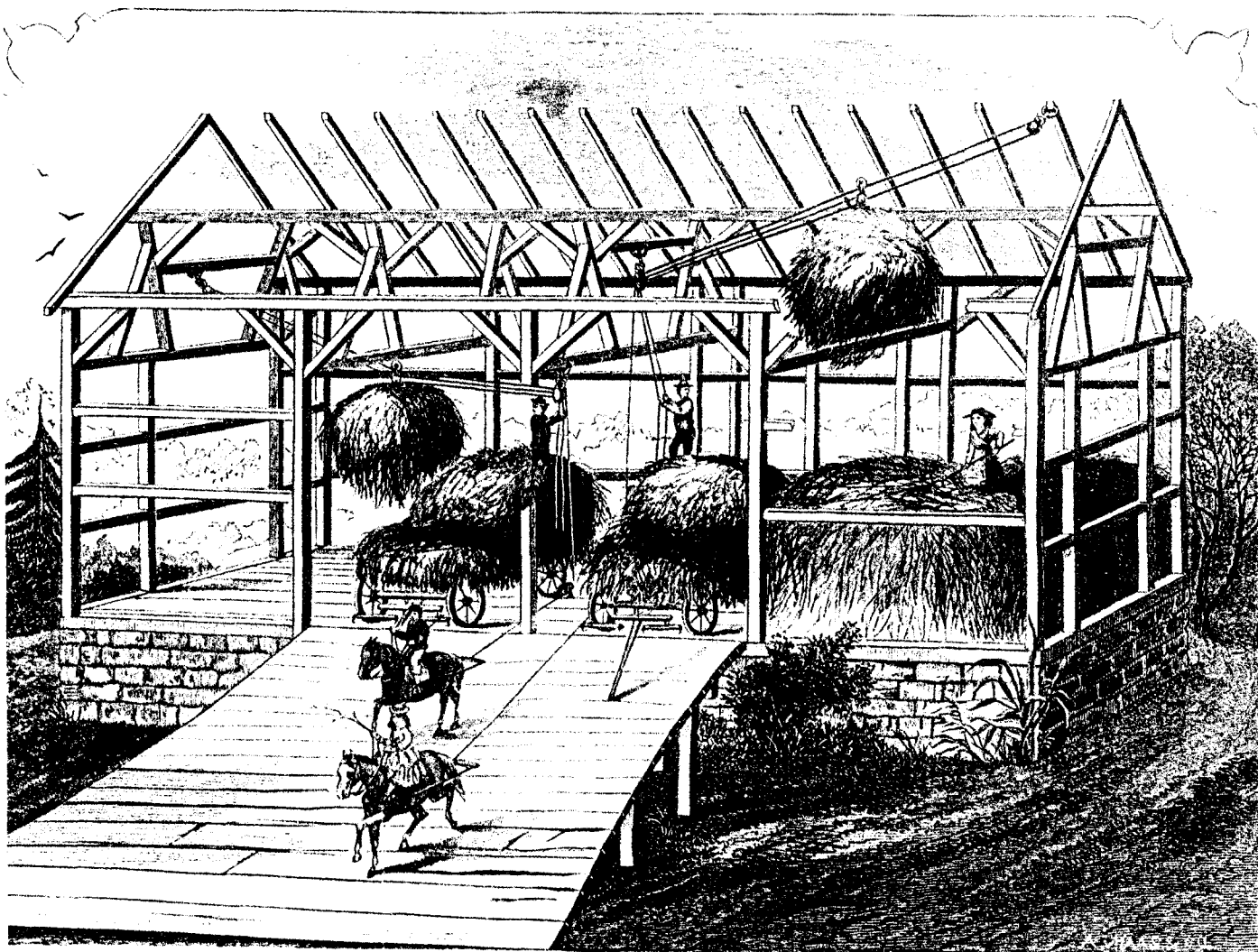
Figure 5.
Ensminger, *Pennsylvania Barn*, p. 148.

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Section number 8 Page 13

George Bixler Farm
Perry Township
Montgomery Co., Ohio



NELLIS' PATENT METHOD OF CONVEYING HAY, STRAW, Etc.

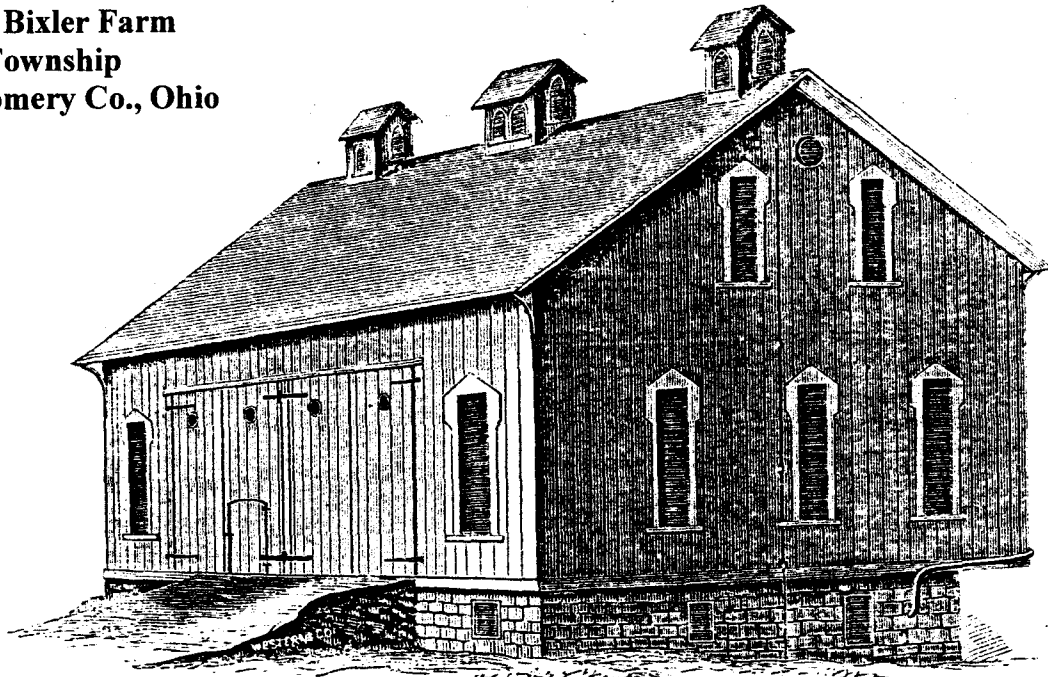
Figure 6.
Pictorial Album of American Industry, 1876, p. 20.

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National Park Service

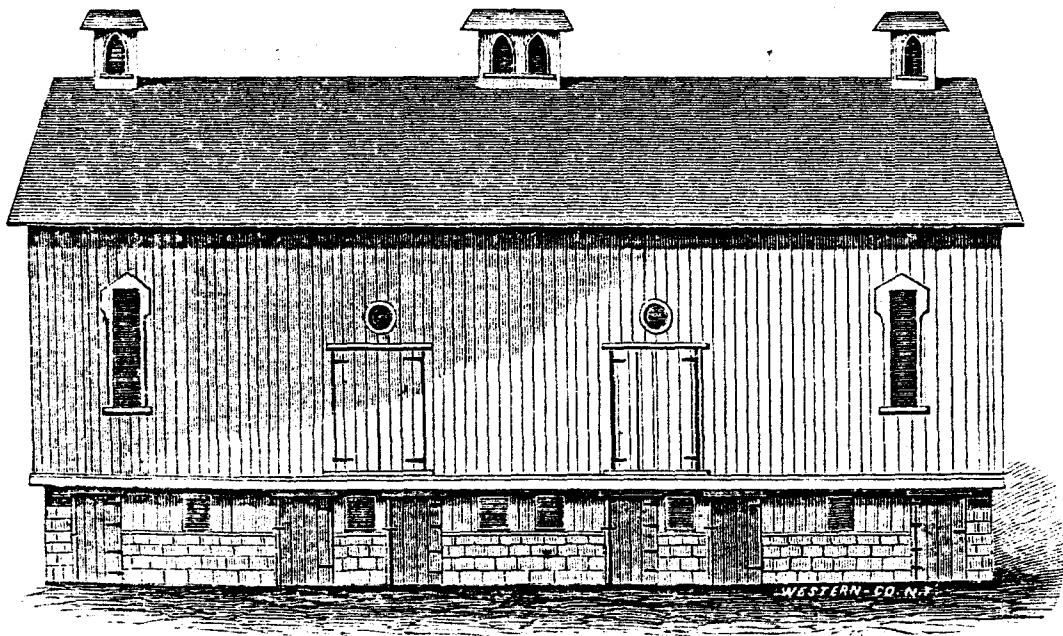
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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George Bixler Farm
Perry Township
Montgomery Co., Ohio



COUNTRY BARN.—PERSPECTIVE VIEW OF FRONT AND SIDE.



REAR ELEVATION.

Figure 7.
Manufacturer & Builder (Feb. 1870).

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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George Bixler Farm
Perry Township
Montgomery Co., Ohio



Figure 8.
Tobacco Regions of the U.S. *Tenth Census*, 1880.

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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George Bixler Farm
Perry Township
Montgomery Co., Ohio

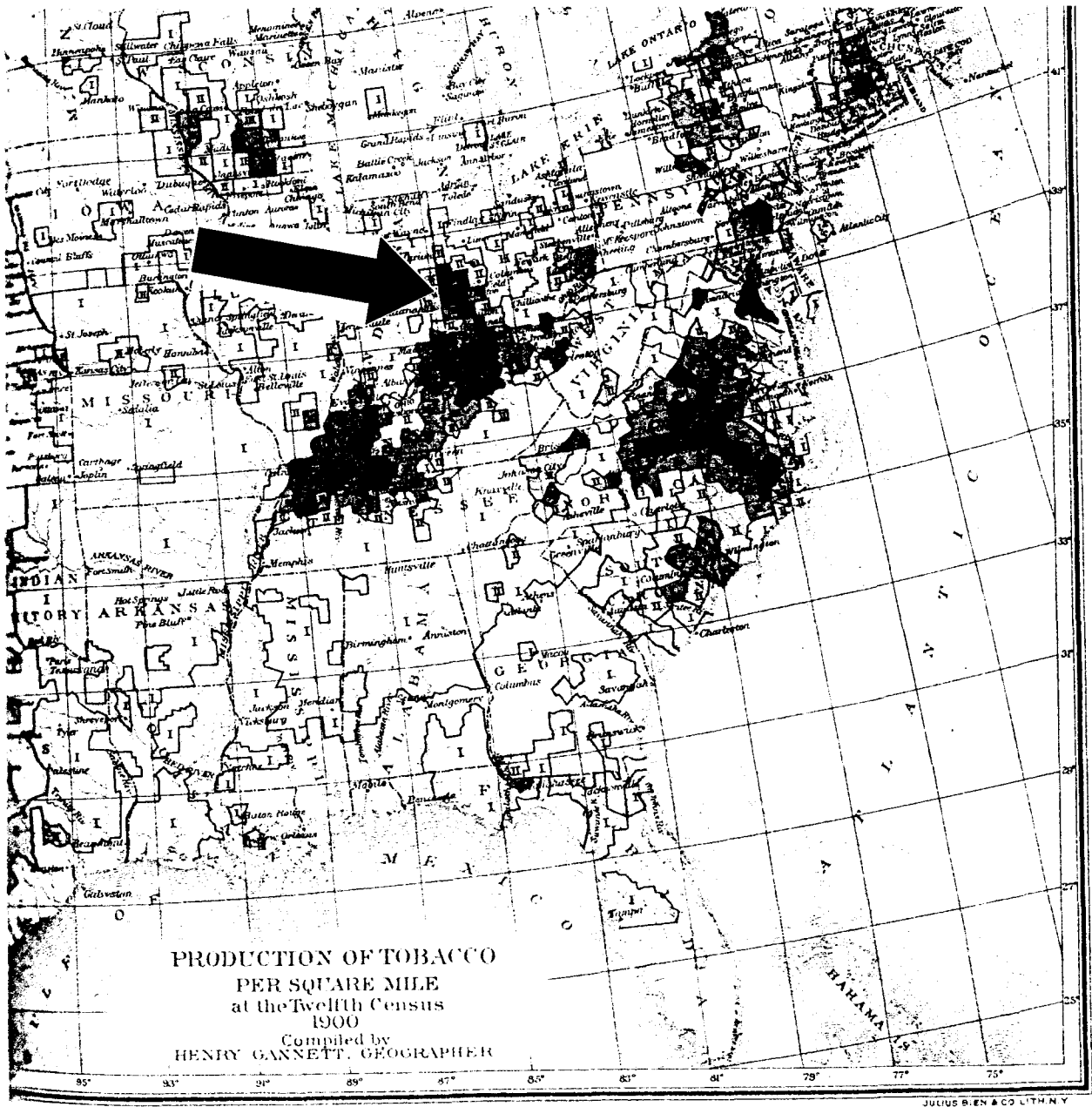


Figure 9.
Production of Tobacco, U.S. *Twelfth Census*, 1900.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 17

George Bixler Farm
Perry Township
Montgomery Co., Ohio

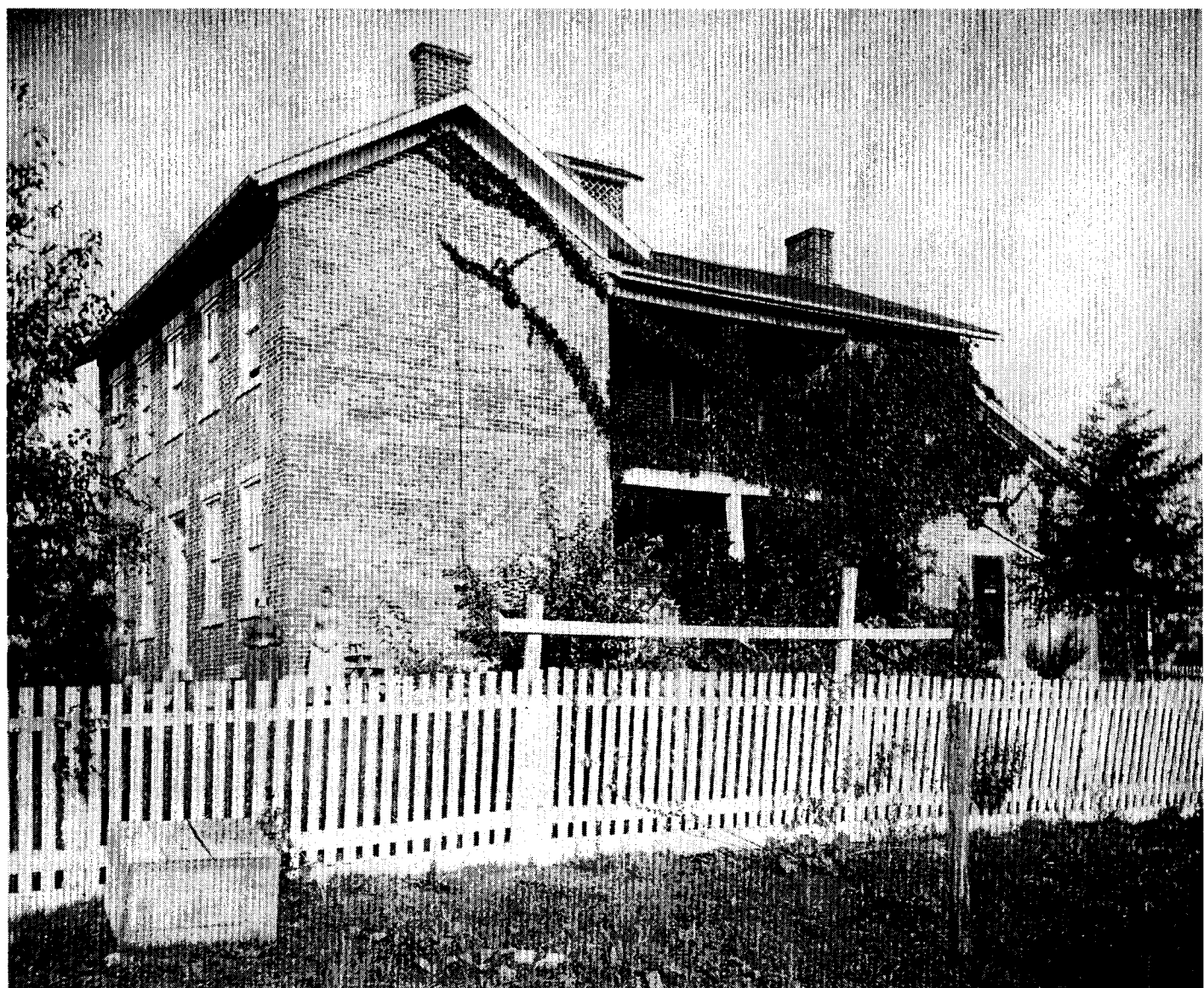


FIGURE 10.
Bixler Farmhouse, looking W-NW, ca. 1880.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 18

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**



Figure 11.
Orville Musselman dismantling of
smokehouse, shed & privy, 1961.



Figure 11.
Smokehouse, shed & Joyce Musselman

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National Park Service

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CONTINUATION SHEET**

Section number 8 Page 19

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**



Figure 12.
Aerial view of Bixler-Musselman
Farmstead, 1958.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 20

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

1860 U.S. Census of Agriculture-Montgomery County-Perry Twp.

Page 349, June 1860, George Bixler

110 acres improved, 69 other acres "unimproved"
\$10,700-Value of farm, including land, fences, buildings.
\$ 600 Value of implements

Products 1859: Horses – 6, Milk Cows – 5
 Other cattle – 6
 Swine – 9
 Value Livestock \$700.00
 19 acres Corn – [illegible] bushels
 Oats – 400 bushels
 Wheat – 300 bushels
 Tobacco – 0 lbs.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 21

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

1880 U.S. Census of Agriculture-Montgomery County-Perry Twp.

June 1880, George Bixler

1 owner of farm
150 acres tilled, 0 acres meadow, pasture & orchard
65 acres woodland and forest, 0 other acres "unimproved"
\$9,500-Value of farm, including land, fences, buildings.
\$2,100-Estimated value of all farm production; 1879

Products 1879: Hay – 12 acres, Clover – 0 acres, Grass – 0 acres, Barley – 4 acres, Horses – 5,
Milk Cows – 4
Other cattle – 8, Butter – 400 lbs.
Sheep on hand in 1880 – 0
Lambs dropped – 0
Fleeces Spring 1880 – 0
Swine – 36
Barnyard Chickens – 24, Eggs – 157 dozen
24 acres Corn – 950 bushels
Oats 15 acres – 525 bushels
Wheat 28 acres – 800 bushels
Flax 11 acres – 96 bushels seed
Straw – 5 tons
Hay – 12 Tons
Honey – 200 lbs.
Potatoes 1 acre – 70 bushels
Apples 2 acres – 70 bearing trees; 150 bushels
Vineyard 0 acre
35 cords Wood – value \$60

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

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Everts, L. H. *Combination Atlas Map of Montgomery County, Ohio.* Philadelphia, 1875.

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The Manufacturer and Builder. 2 (February 1870): 56.

Map of Montgomery County, Ohio. R. J. Skinner, 1857.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9.10 Page 2

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

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United States Geological Survey 15' map. *Brookville, Ohio* (Edition April 1907).

United States Department of the Interior. Bureau of the Census. *Seventh-Fourteenth Censuses of the United States, 1850-1920*. Agriculture and Population Schedules.

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VERBAL BOUNDARY DESCRIPTION:

The Bixler Farm is part of the Southeast quarter of Section Nine (9), also the East part of the Southeast Quarter of Section Nine (9), of Township Five (5), of Range Four (4-E), Perry Township, Montgomery County, Ohio.

VERBAL BOUNDARY JUSTIFICATION:

The boundary for the Bixler Farm includes the farmhouse, barns, related outbuildings and agricultural landscape features and fields that have historically been associated with the farm and still maintain historic integrity.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 1

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

Photographer: Steve C. Gordon
Address: Ohio Historic Preservation Office
567 E. Hudson Street
Columbus, Ohio 43211
Photo Dates: May 1, 2001 and August 15, 2001

<u>Photo #</u>	<u>View</u>
1	Bixler Farm, looking NW from Providence Road
2	Bixler Farm, looking W from Brookville Road (August 15, 2001)
3	Bixler House, looking N-NW
4	Bixler House, looking N-NE
5	Bixler House, looking W
6	Bixler House, rear elevation, looking south
7	Bixler House, west elevation detail
8	Bixler House, window detail
9	Bixler House, stairwell
10	Bixler House, door in front parlor
11	Bixler Farm, barnyard, looking N
12	Bixler Farm, barnyard looking NE
13	Bixler Barn, silo and tobacco barn, looking NW
14	Bixler Barn & Silo, looking NW
15	Bixler Barn, looking NE
16	Bixler Barn & Silo, looking S (August 15, 2001)
17	Bixler Barn & Silo, looking E
18	Bixler Barn, Forebay detail
19	Bixler Barn, door detail, looking W
20	Bixler Barn, inscription "J.A.H. Bixler, August 11, 1871"
21	Bixler Barn, double tie beam
22	Bixler Barn, double tie beam & purlins
23	Bixler Barn, tie beams, purlins & struts
24	Bixler Barn, haymow ladder
25	Bixler Tobacco Barn, looking NE
26	Bixler Tobacco Barn, looking NW (August 15, 2001)
27	Bixler Tobacco Barn, timber framing (August 15, 2001)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 2

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**

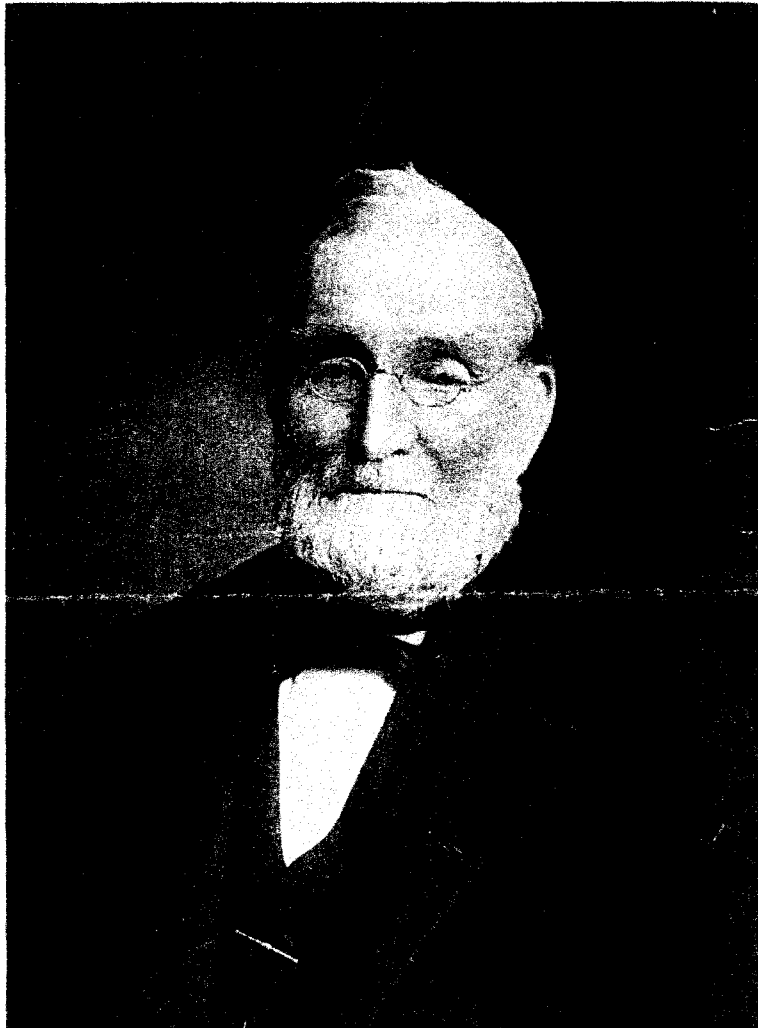
- | | |
|----|-------------------------------|
| 28 | Bixler Corn Cribs, looking NE |
| 29 | Bixler Wood House, looking NE |
| 30 | Bixler Garage, looking E-NE |

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Add. Doc. Page 1

George Bixler Farm
Perry Township
Montgomery Co., Ohio



George Bixler

United States Department of the Interior
National Park Service

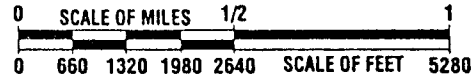
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Section number _____ Additional _____ Page 2

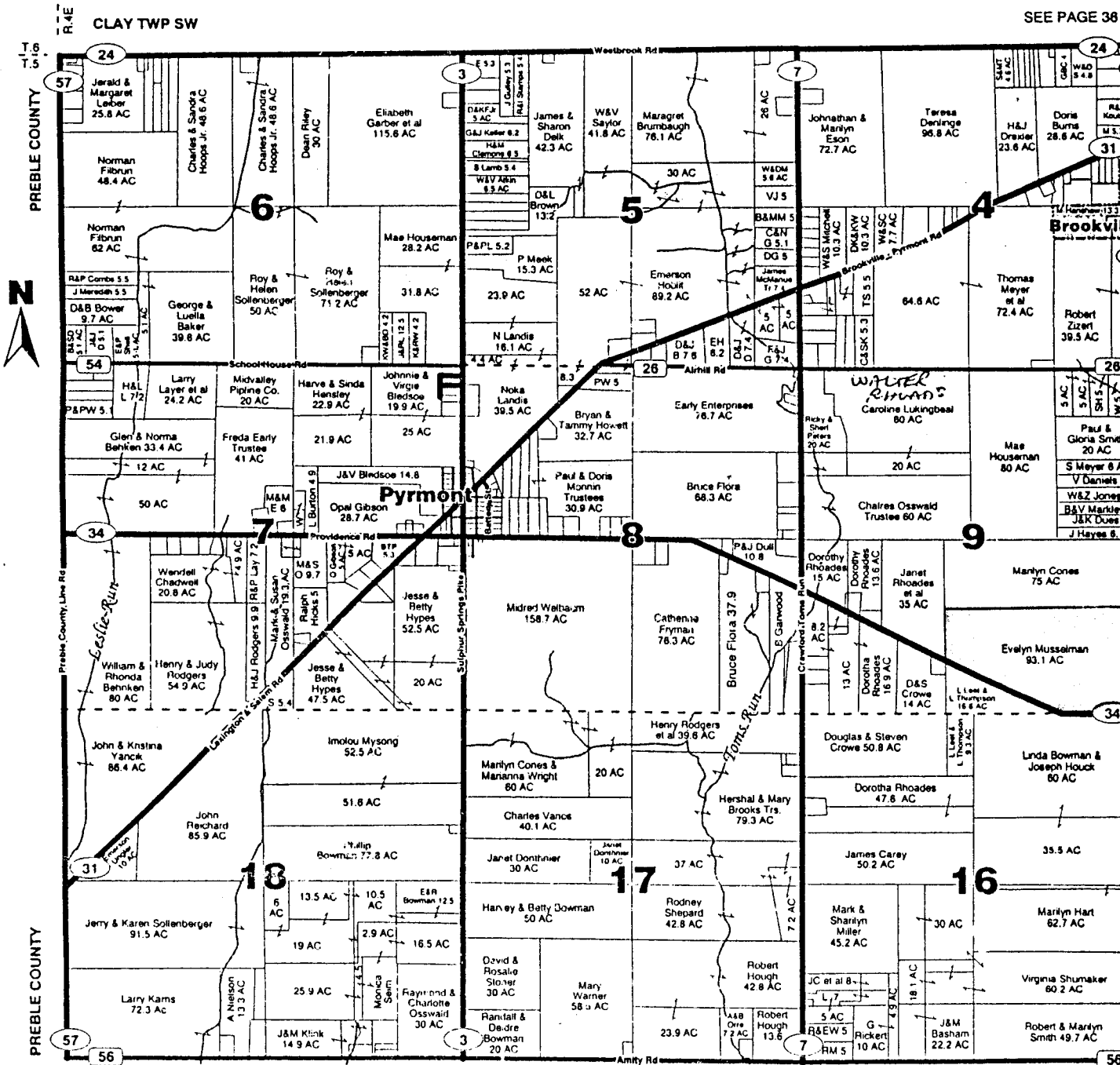
George Bixler Farm
Perry Township
Montgomery Co., Ohio

PERRY TWP -- NW

MONTGOMERY COUNTY, OHIO T.S.R.4E



SEE PAGE 38



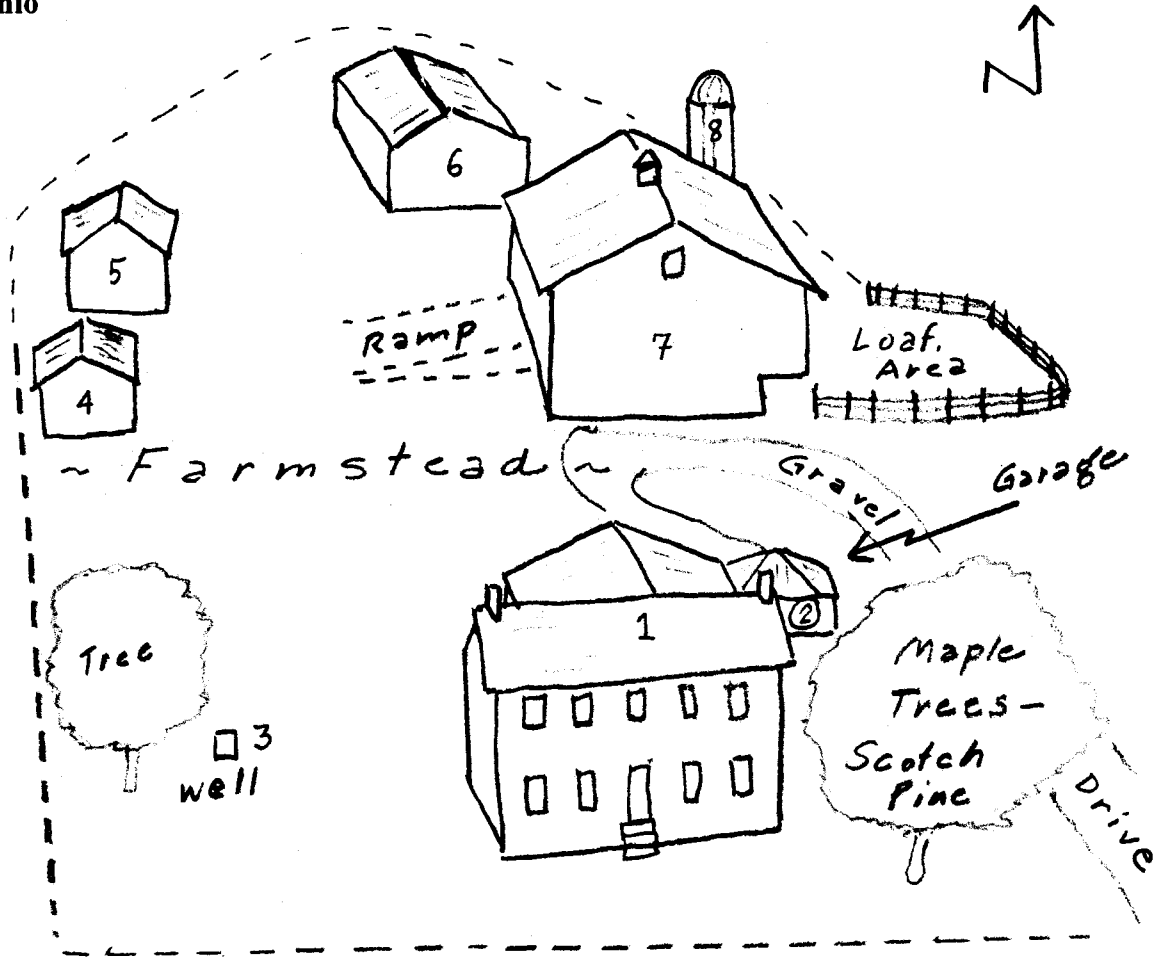
United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional
Section number Doc. Page 3

F I E L D S

George Bixler Farm
Perry Township
Montgomery Co., Ohio



BIXLER FARM
Farmstead Arrangement
~ 2002 ~

- | | |
|----------------------|-------------------|
| 1 - Bixler Farmhouse | 5 - Corn Crib |
| 2 - Garage | 6 - Tobacco Barn |
| 3 - Well | 7 - Sweitzer Barn |
| 4 - Woodhouse | 8 - Silo |

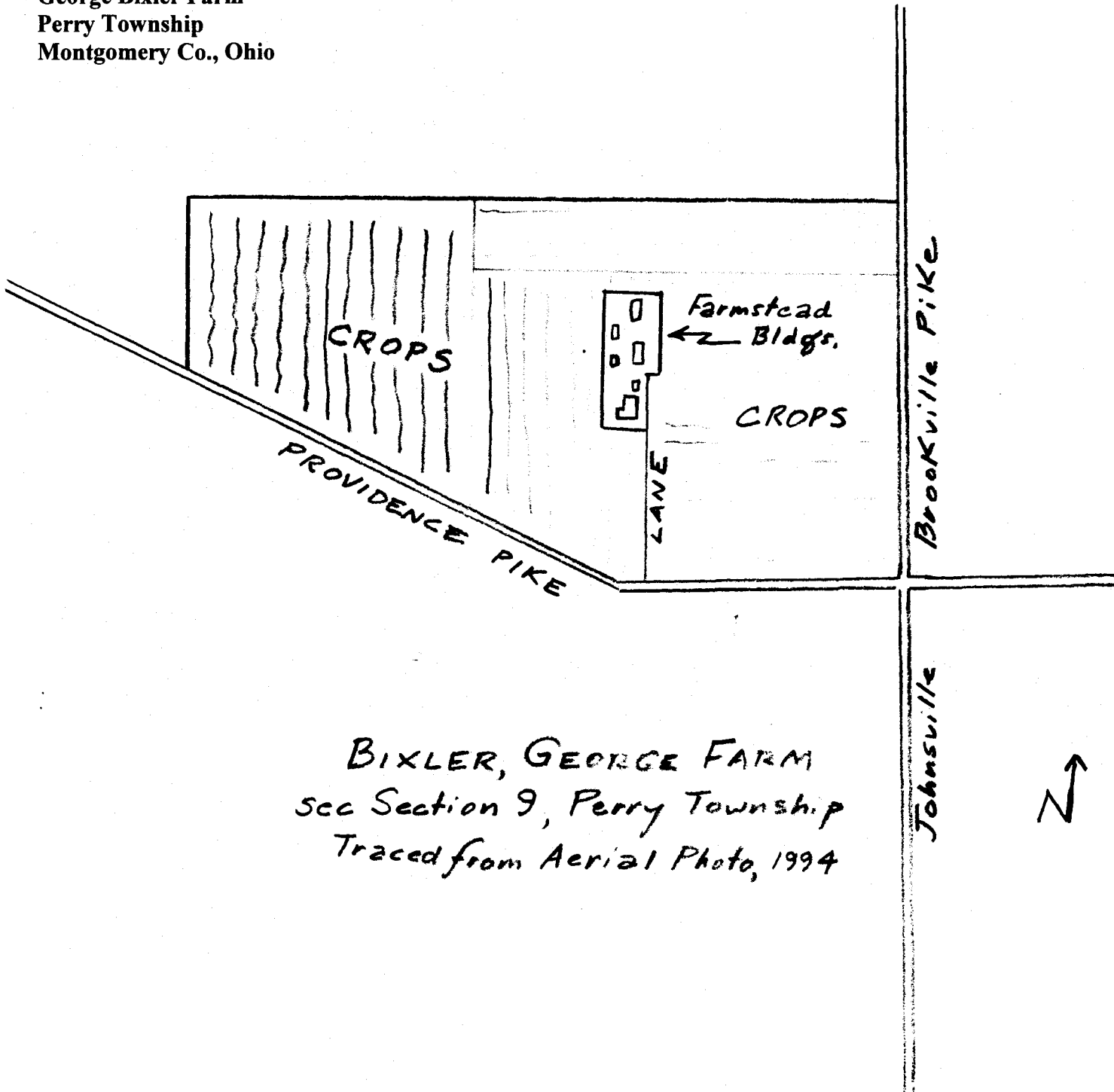
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

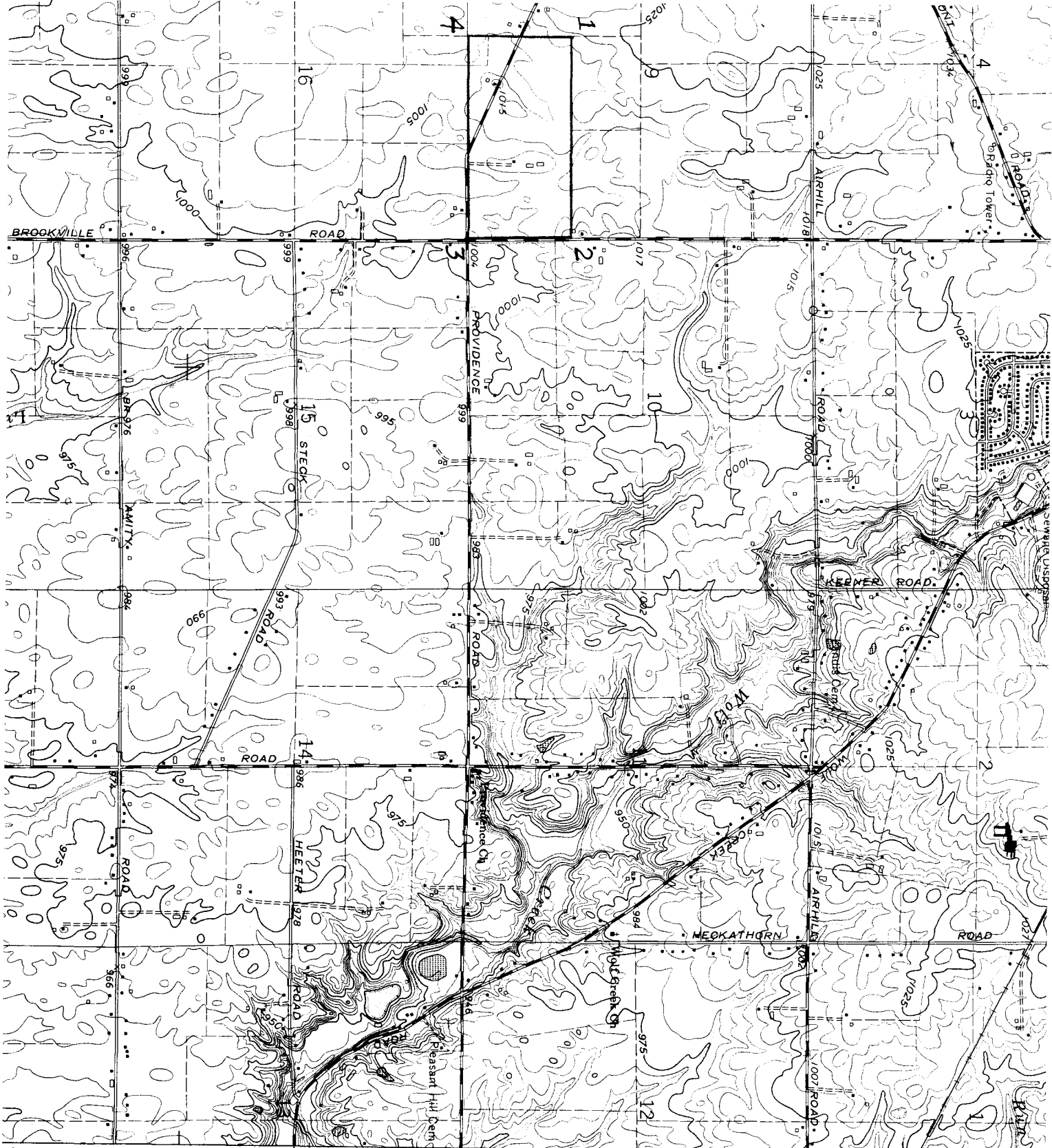
Additional

Section number Doc. Page 4

**George Bixler Farm
Perry Township
Montgomery Co., Ohio**



*BIXLER, GEORGE FARM
sec Section 9, Perry Township
Traced from Aerial Photo, 1994*



Bixler, George, Farm
 Perry Township
 Montgomery Co, OH
UTM Coordinates:

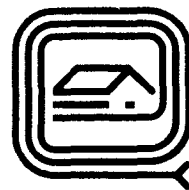
- 1) 16 719600 4409325
- 2) 16 720530 4409365
- 3) 16 720557 4408890
- 4) 16 719630 4408855

Brookville, Ohio
 4407 Quadrangle

Ohio Historic Preservation Office

567 East Hudson Street
Columbus, Ohio 43211-1030
614/ 298-2000 Fax: 614/ 298-2037

Visit us at www.ohiohistory.org/resource/histpres/



OHIO
HISTORICAL
SOCIETY
SINCE 1885

September 11, 2002

Evelyn C. Musselman
C/o Joyce Parker
1293 Laurel Drive
West Salem, Ohio 44287

Dear Ms. Musselman

Congratulations on the recent listing of your property into the National Register of Historic Places!

The National Park Service, United States Department of the Interior listed the **Bixler, George Farm** at 13213 Providence Road in Brookville, Ohio on August 22, 2002. The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966 as amended.

The Ohio Historic Preservation Office (OHPO) is available to advise you in maintaining the historic character of your property. As you know from previous mailings received from this office, there are no restrictions placed on your property following the National Register listing. However, the OHPO strongly encourages owners of historic properties to consider all options before completing work that could damage the structure or impair its historic integrity. Careful planning can facilitate the sensitive incorporation of contemporary alterations with the historic fabric. The OHPO provides free information on how to sensitively rehabilitate and repair historic properties, upon request.

Thank you for your interest in historic preservation and the National Register of Historic Places.

Sincerely,

Barbara A. Powers
Department Head
Planning, Inventory, and Registration

Cc: Joyce M. Parker, POA, Form Preparer
Gerald Peters, Township Trustee
Charles Curran, Montgomery County Commissioner
Senator Jeff Jacobsen, District #6
Representative Arlene Setzer, District #40
Miami Valley Regional Planning Commission
Paul Graham, Ohio Department of Transportation