

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

### 1. Name of Property

Historic name: Julian Farm (Additional Documentation)

Other names/site number: FR 189

Name of related multiple property listing: NA

### 2. Location

Street & number: 1915 Louisville Road

City or town: Frankfort State: KY County: Franklin

Not For Publication:  NA  Vicinity:  X

### 3. State/Federal Agency Certification

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

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

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

   national    statewide    X local

Applicable National Register Criteria:

X A    B    C    D

<p>_____  Signature of certifying official/Title: <b>Craig Potts/SHPO</b> Date _____  <u>  </u> <b>Kentucky Heritage Council/State Historic Preservation Office</b> <u>  </u>  State or Federal agency/bureau or Tribal Government</p>
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<p>In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title :</b></p>	<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

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

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

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

**Category of Property**

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

**Number of Resources within Property**

Contributing  
1  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
1

Noncontributing  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

buildings  
sites  
structures  
objects  
Total

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Number of contributing resources previously listed in the National Register 38

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**6. Function or Use**

**Historic Functions**

Agriculture/Subsistence  
Processing  
Storage  
Agricultural Field  
Irrigation Field  
Irrigation Facility

**Current Functions**

Agriculture/Subsistence  
Storage  
Agricultural Field

**7. Description**

**Architectural Classification**

Colonial Revival

**Materials:**

Principal exterior materials of the property: brick

Julian Farm (Additional Documentation)

Franklin County, Kentucky

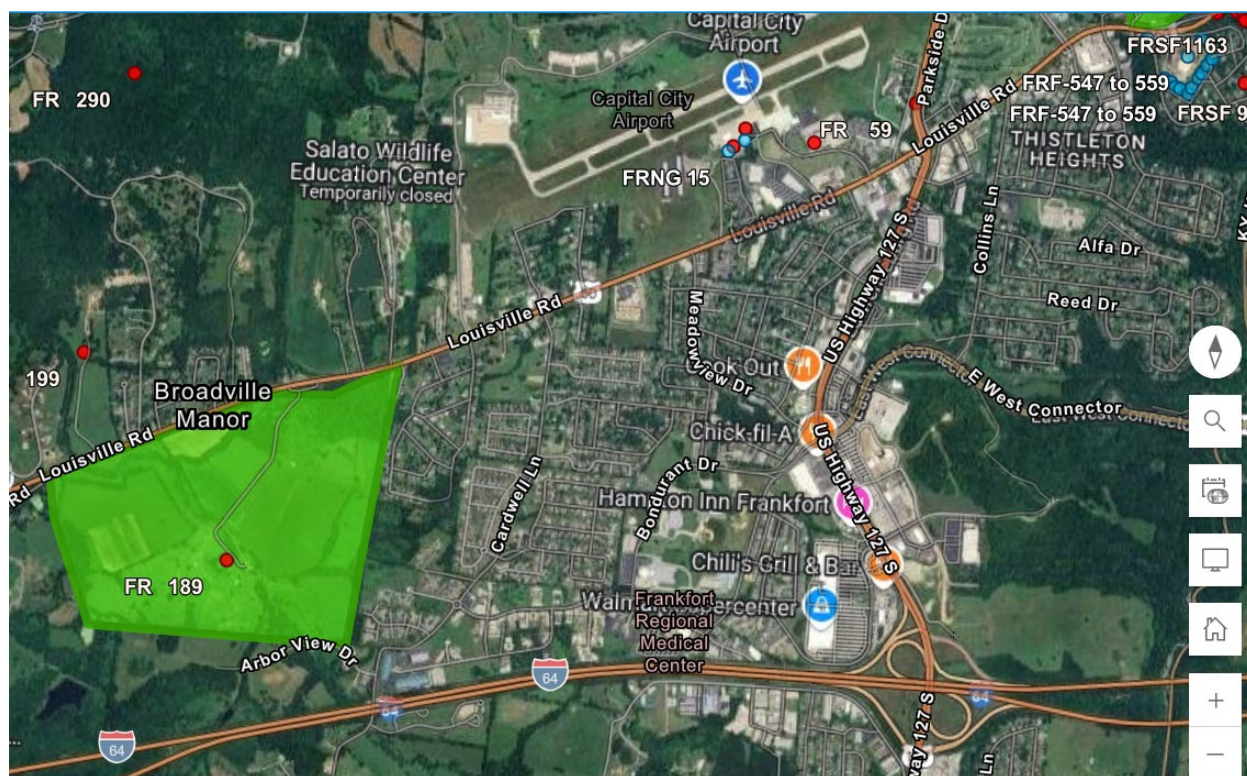
Name of Property

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## Narrative Description

### Summary Paragraph

The Julian Farm (FR 189) is an agricultural property that was listed on the National Register in 1988 (NRIS: 88000670) with approximately 336 acres of rural land in Franklin County, Kentucky. Although the farm fluctuated in acreage since Charles Julian purchased it in c. 1812, the current tract incorporates essentially the entire 300-acre plot granted in 1784 to William Armstrong, whose heirs sold the property to Julian. This historic cultural landscape retains many of the natural features that made it attractive to a prospective farmer in the early 19<sup>th</sup> century. The adaptations and improvements of the Julian family over the last 200 years enabled the farm to continue functioning to the present day. The original nomination ended the Period of Significance in 1938, 50 years before the year of National Register listing but unrelated to the historic context. The original nomination classified the existing main residence at the Julian Farm as a non-contributing structure, due to its construction in 1942. This Additional Documentation effort extends the Period of Significance to 1942, so that the main residence becomes a contributing building. One other change in resources has occurred since the 1988 listing: a non-contributing tenant house has been demolished. On the property, 38 resources continue to contribute. This documentation allows the main residence to be added as a contributing building, bringing the count to 39 contributing resources.



Julian Farm (in green) at the western edge of Frankfort, SHPO GIS map of historic sites

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**Narrative Description**

The natural topography of the farm has changed only slightly due to natural occurrences, such as storms, floods, and freezes. Though uses of the buildings and agricultural fields have changed over time, the domestic compound has not changed in size. No additional structure has been built on the farm since 1988. The original nomination lists 35 contributing resources and 6 non-contributing resources on the farm. A 2024 survey of those same resources, numbered in accordance with the 1988 nomination, shows that of those 41 total resources, 35 are definitively intact as they were in 1988; one has been demolished; two are partially intact; and three are further clarified in this additional documentation.

Site maps, locating the features in the table below, appear at the end of the Description section.

Cultural Resources	Status in 1988	Status in 2024
1. Main Residence	Non-Contributing	Contributing
2. Smoke House	Contributing	Contributing
3. Granary	Contributing	Contributing
4. Servants Quarter Site	Contributing	Contributing
5. Domestic Midden	Contributing	Contributing
6. Spring House Foundation	Contributing	Contributing
7. Stock Barn	Contributing	Contributing
8. Silo Foundation	Contributing	Contributing
9. Corn Crib	Contributing	Contributing
10. Barn	Contributing	Contributing
11. Equipment Shed	Contributing	Contributing
12. Silo	Contributing	Contributing
13. Wood Shed	Contributing	Contributing
14. Chicken House	Contributing	Contributing
15. Tobacco Barn	Contributing	Contributing
16. Storage Shed	Part of resource 15	Not counted (see below)
17. Tobacco Stripping Shed	Contributing	Contributing
18. Tobacco Barn	Contributing	Contributing
19. Tobacco Stripping Shed	Contributing	Contributing
20. Tobacco Barn	Contributing	Contributing
21. Quarry	Contributing	
22. Roadbed Flagging	Contributing	Contributing
23. US 60 Roadbed (abandoned)	Yes	
24. Main Entrance	Contributing	Contributing
25. Stone Fence	Contributing	Contributing
26. Stone Fence with 1 Water Gap (2 piers) and 1 Pair of Gate posts	Partial – gate posts not intact	
27. Water Gap (7 piers)	Contributing	Contributing
28. Stone Retaining Wall	Counted in the 1988 nomination	Not counted (see below)
29. Water Gap (3 piers)	Contributing	Contributing
30. Wright Graveyard	Contributing	Contributing
31. Water Gap (3 piers)	Contributing	Contributing
32. Remnants of Buffalo Trace	Contributing	Contributing
33. Spring Flagging	Contributing	Contributing

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34. Stone Fence with 1 Complete Water Gap (2 piers) and 1 Pier of Another Water Gap	Contributing	Contributing
35. Spring Flagging	Contributing	Contributing
36. Remnant of Stone Fence with Water Gap (2 piers)	Contributing	Contributing
37. Lower Benson Presbyterian Church Site and Graveyard	Contributing	Contributing
38. Arnold's Ferry Road (abandoned) with Bridge Pier Remains	Contributing	Contributing
39. New Castle Road (abandoned)	Contributing	Contributing
40. Indian Settlement Site	Contributing with clarification	Contributing (see below)
41. Tenant House	Non-Contributing	Demolished

The Storage Shed (#16) is believed to be the lean-to addition to the Tobacco Stripping Shed (#15). The owner, who has lived on the farm her entire life, does not recall a separate structure ever being located in that vicinity. However, the lean-to addition to the stripping shed has been used as storage during her lifetime. Therefore, this resource (#16) is eliminated from the updated map and table and considered part of the Stripping Shed (#15).

The Stone Retaining Wall (#28) is not well described or identified in the original nomination. The owner cannot, with certainty, identify this feature's origin on the farm. It is therefore not included in the updated map. The so-named "Indian Settlement Site" (#40) is an area on the property where the current owner, Ms. Julian, explored as a child and found numerous arrowheads and other unidentified artifacts. Further archaeological studies have been conducted recently on the farm by Western Kentucky University. The survey is ongoing. The Tenant House (#41) was built in the 1950s and was determined to be non-contributing to the property in the 1988 nomination. It has since been demolished due to its dilapidated condition.



**Possible Native American Settlement Site, looking west from drive, 06/2024.**

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### Description of the House

The Main House (#1) was considered a non-contributing building in the original nomination because it was only 46 years old in 1988. The Main House is a one-and-a-half story residence built in 1942 and designed by Clarence Julian Oberwarth, namesake of Clarence Julian who was born on the farm and owned it from 1892-1937. The house has limestone foundation walls and a full basement with a concrete floor. The house is veneered in brick and faces north. The roof is covered with asphalt shingles and has three dormer windows. The dormer windows are six-over-six wood sashes. End chimneys project from the gable end of the house.



**Julian House, 2024**



**Julian House, 1947**

The north elevation has five bays. Characterizing these bays from east-to-west, the first two bays contain double-hung, six-over-six wood windows and sashes. These windows are flanked with wood shutters. The central bay is defined by a wood paneled front door with rectangular sidelights. The final two western bays of the north façade have three six-over-six ganged windows that project slightly from the façade.

A one-story room is located on the west end of the house. It is original to the construction of the house and is veneered in matching brick. The gable end is covered by wood siding and has a centered oriel window. Its south elevation has a one-story screened porch.

The house's south elevation presents in three parts: the west one-story screened porch, a two-story gable end wing, and a screened porch spanning the east end of the elevation. Above the east screened porch are three dormer windows with six-over-six wood sashes. The two-story wing has two windows on the first floor and a single second story window, all with six-over-six wood sashes. The porches are framed in wood and are painted.

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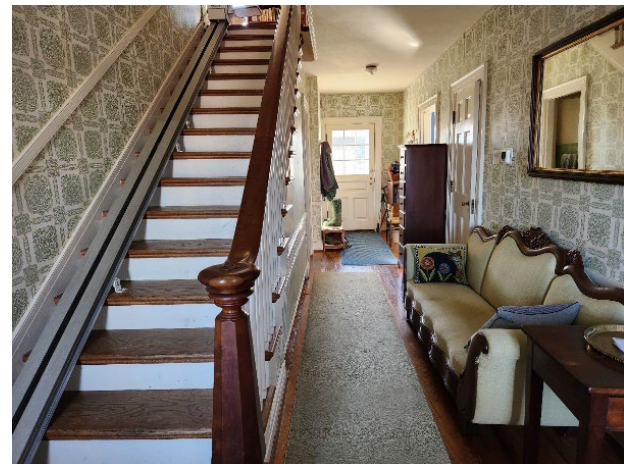
**Julian Farm, Main House, South elevation**

The east screened porch wraps around the east elevation of the house and leads to a railed patio. Beneath the patio is the entrance to the basement garage, which was excavated into the topography during construction of the house.

The interior of the house follows a central hall floor plan, with the stairwell prominent in the central hall. The floors are wood and the walls and ceilings are plaster. Several rooms are wallpapered. There are 3 bathrooms (2 upstairs and one on the first floor) with a majority of fixtures and finishes intact. The kitchen also features many of its original appointments.



**Parlor**



**Central Hall**



**Julian Farm (Additional Documentation)**

Name of Property

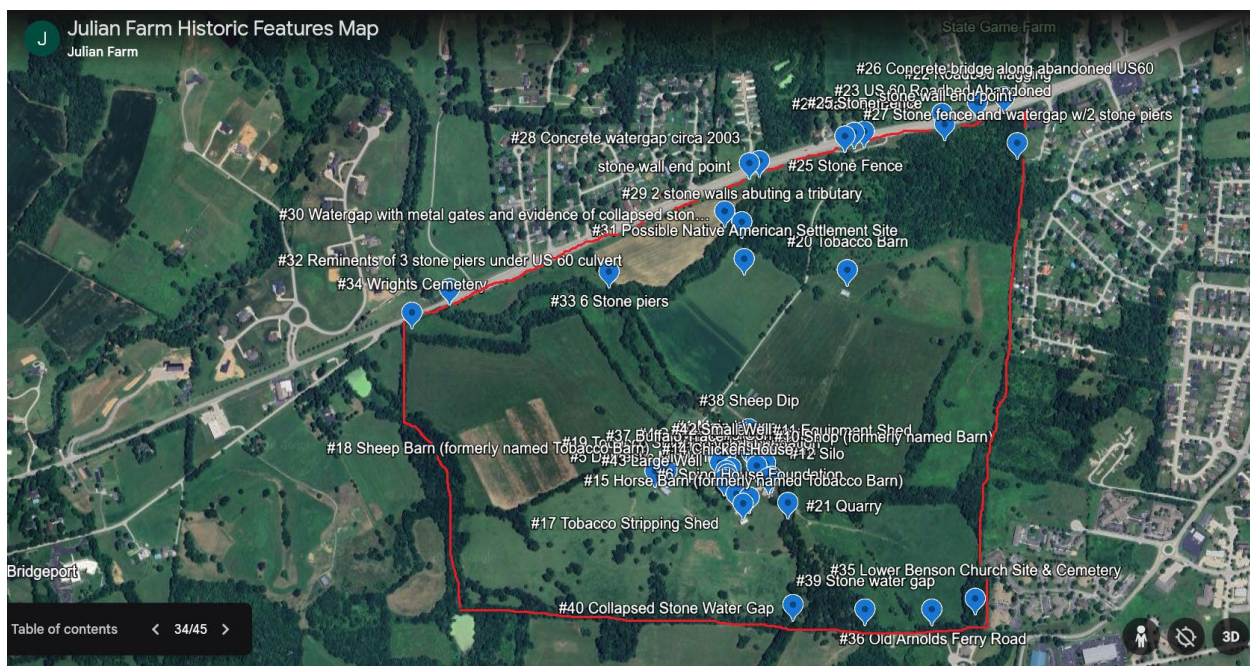
**Franklin County, Kentucky  
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**Dining Room**



**Bedroom**

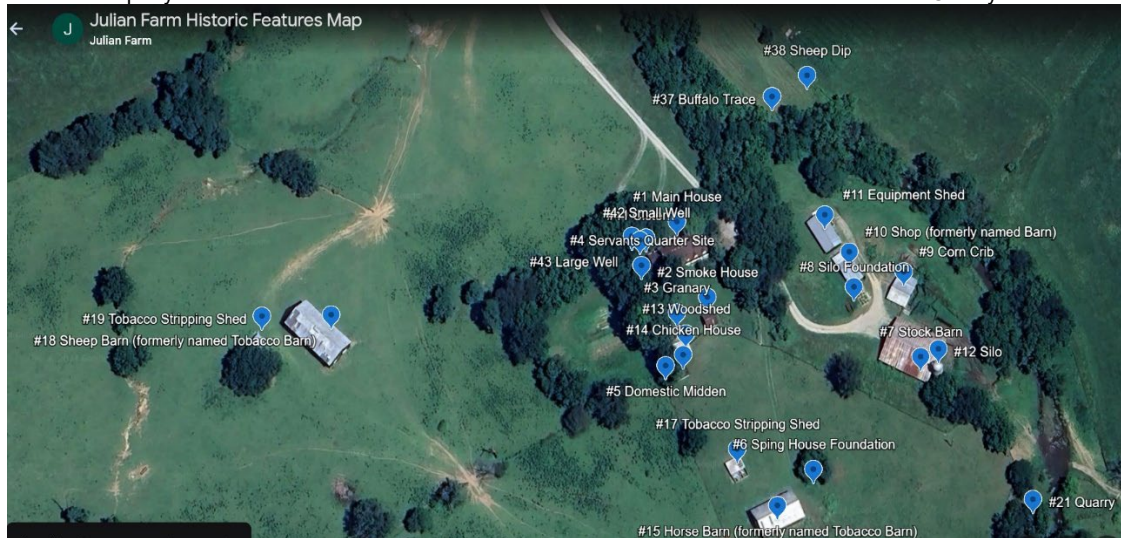


**Full map of Julian Farm property. Maps that follow show portions of this overview map**

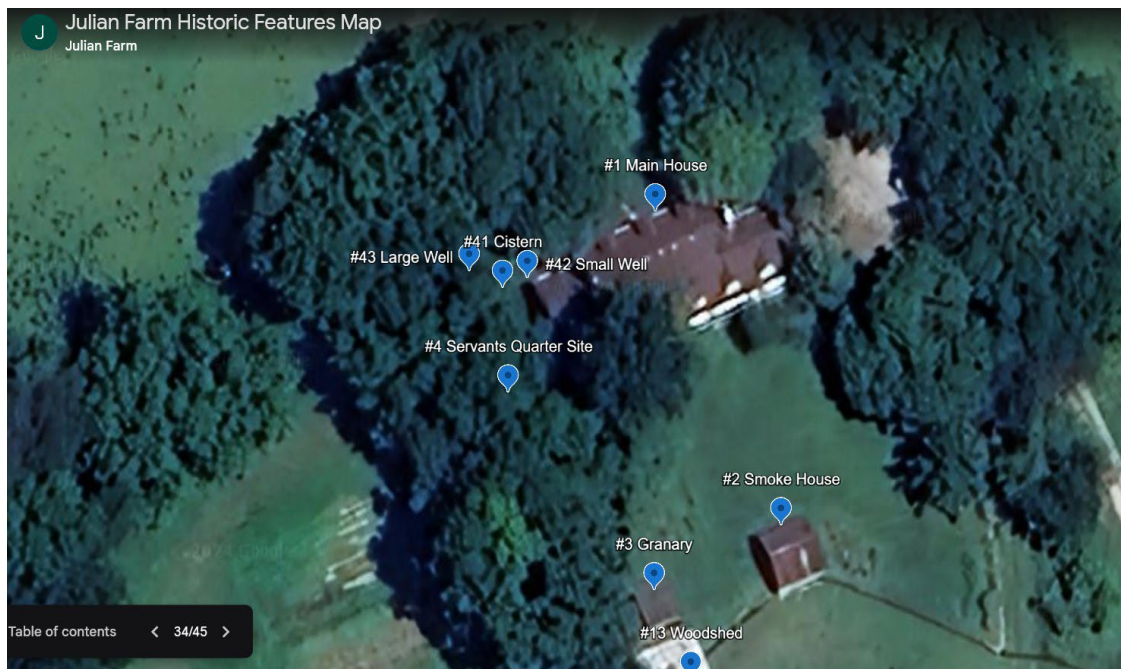
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**Julian Farm, Franklin County, Kentucky. Center of Farm**

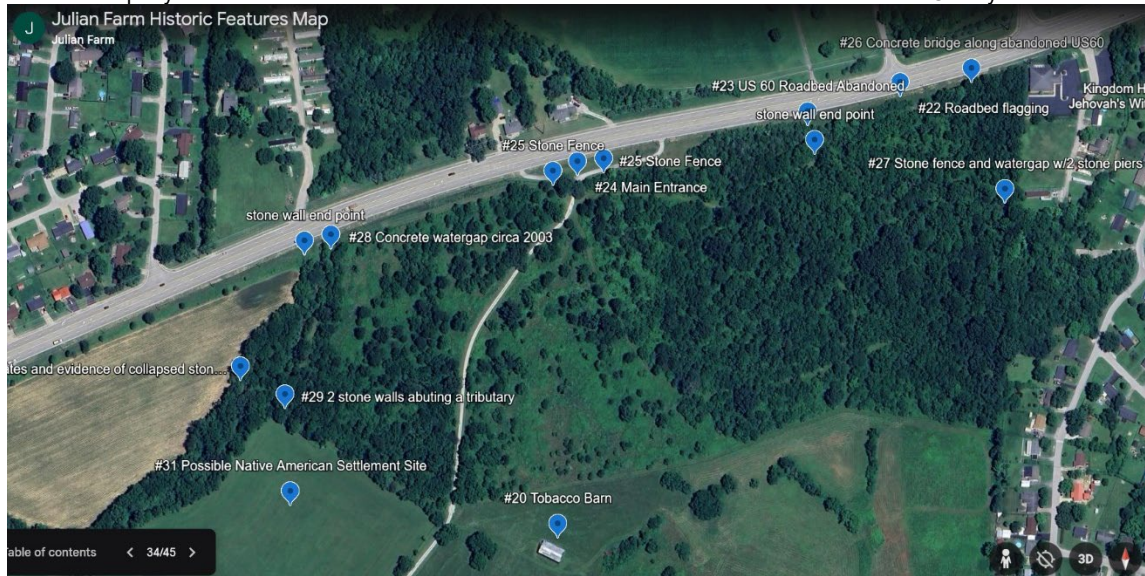


**Julian Farm, Franklin County, Kentucky. Domestic Complex**

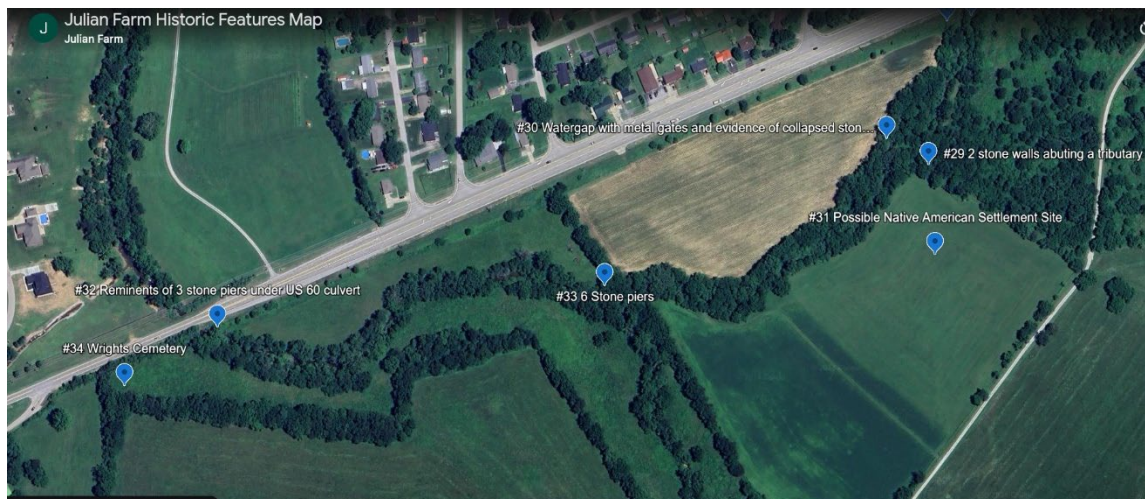
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**Julian Farm, Franklin County, Kentucky. Northeast quadrant**

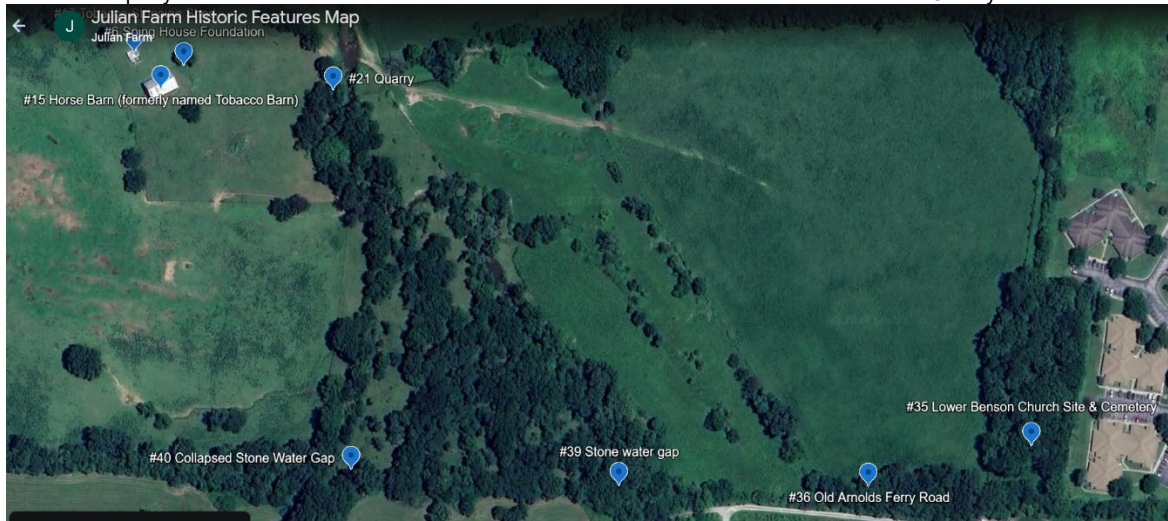


**Julian Farm, Franklin County, Kentucky. Northwest Quadrant**

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**Julian Farm, Franklin County, Kentucky. Southeast Quadrant**

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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

### Period of Significance

1812-1942

### Significant Dates

1942

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**Significant Person**

NA

**Cultural Affiliation**

NA

**Architect/Builder**

Oberwarth, Clarence Julian (architect)

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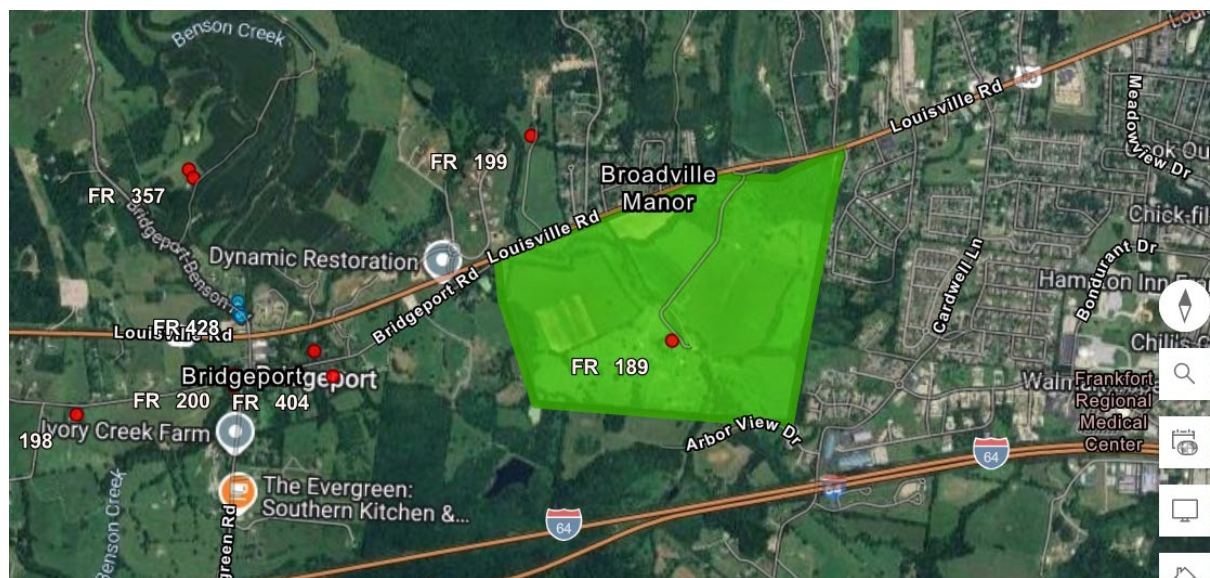
## Statement of Significance

### Summary Paragraph

The Julian Farm (FR 189) was listed on the National Register in 1988 (NRIS: 88000670) with approximately 336 acres of rural land in Franklin County, Kentucky. The original nomination's Period of Significance ended in 1938, 50 years before the year of National Register listing but a stopping point unrelated to the historic context. The original nomination classified the existing main residence at the Julian Farm as a non-contributing structure because its construction occurred after the Period of Significance, in 1942. The current Additional Documentation is a historic context, "Farming in Franklin County, Kentucky, 1935-1945," which extends the Period of Significance to 1942 so that the main residence becomes a contributing building. With the loss of only one resource since 1988, the demolition of a non-contributing tenant house, the property's integrity remains high. On the property, 38 resources continue to contribute.

### Historic Context: Farming in Franklin County, Kentucky, 1935-1945

Before the contextual period began, tobacco growing and sales were profitable arenas of activity. In the early 1910s, tobacco prices and production had risen steadily throughout Kentucky. A rainy planting season in 1920 resulted in a poor quality crop and price drops from highs of 34 cents a pound the year before to an average of 13.4 cents. Thus, diversification efforts were promoted by the County Agricultural Extension office through training programs. The Junior Agricultural Club was established in Franklin County's rural communities, including Bridgeport, which targeted the younger generation of farmers who tended to be more open to modern, scientific agricultural practices. This program was only mildly successful, while farming as a profession was impacted by economic practices in the city center, as well as a widespread adoption of the automobile and trucks as essential travel devices.



Location of the Julian Farm (in green) and Bridgeport, to the west, SHPO's GIS map.

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Population in Franklin County grew from 21,064 in 1930, and to 23,308 in 1940 – about 10% growth, which put pressure on undeveloped land for housing and other enterprises serving the county population. The number of farms in Franklin County during this period declined, partly with a movement of people from rural to urban settings. For instance, the population of Bridgeport, a Franklin County community just west of the Julian Farm, increased from 2,431 to 3,053 (see map below). And with funding from the WPA, the new Bridgeport School (FR-404, listed 2014, NRIS: 13001049) was completed in 1942.

Kentucky experienced the agricultural decline in the 1930s that the rest of the nation endured during the Great Depression. This era saw the steady decline in the price of crops, livestock, and farmland as well as the depletion of land due to over-farming and harsh farming practices. This decline was precipitated by several natural and economic events. No single crop suffered more severely from the depression than tobacco, Franklin County's largest production crop. The pressure on the tobacco industry resulted in several larger tobacco companies purchasing their struggling competitors during the decade, a consolidation of that industry (See Hope Textile Mill, Jefferson County, National Register nomination form).

The Federal government inserted itself to ameliorate the situation. President Franklin Roosevelt established a wide range of New Deal programs to revitalize the economy following the Great Depression, with programs like the Federal Emergency Relief Administration (FERA) offering educational programs regarding soil improvement and proper farming techniques. The first farm bill, the Agricultural Adjustment Act of 1933, was legislation passed as part of the New Deal in response to the drop in US crop prices after the first World War. Just a few states away, the effects of the Dust Bowl on farmers and agricultural markets was another impetus for federal relief. The Act created programs to reduce surplus and raise crop prices and created subsidy payments to farmers for agreeing to reduce production of certain commodity crops, including tobacco. The Commodity Credit Corporation (CCC) was also established by this Act and made price support mandatory for designated commodities like corn, wheat, and tobacco.

An Amendment to the 1933 Act was passed in 1935, which granted the President the authority to impose quotas when imports interfered with commodity programs designed to raise prices and farm income. Through these efforts, farmers were paid subsidies to reduce production of certain crops and not plant on part of their land. The subsidies were funded by a tax on companies that processed farm products.

Though the state of Kentucky suffered a small-scale drought in the 1930s, the impacts of the devastating 1937 flood were felt more closely to home in Bridgeport. Though the buildings on the Julian farm were not adversely affected by this flood, it is worth noting that the Great Flood reached a peak of 47.2 feet, the highest in recorded history to date at the time. Estimated damage in the city resulted in \$700,000 damage to homes and businesses.

In 1929, Franklin County tobacco farmers produced just over 3.7 million pounds of leaf on approximately 5,600 acres of land for an average across 1598 individual farms. This averaged 2,300 pounds of tobacco per farm. By 1935, in an effort raise prices for their crops, nearly 46%



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of formerly tobacco producing land was withheld from production, dropping the county's total to less than 2.5 million pounds.

New Deal programs such as the Agricultural Adjustment Act pushed less efficient, smaller farmers out of business and the total number of farms in Franklin County dropped from 1,512 in 1933 to 1,363 in 1940. Conversely, though, total land available for cultivation increased from 119,440 to 124,188 acres. The trend became that farmers with land over 100 acres acquired the newly available land of smaller farms, increasing the average farm size from 79 acres in 1935 to just over 91 acres in 1940.



The "Junior" Julians working in the garden with their parents, Charles & Virginia, in 1954.

On the strength of the new federal allotment program, tobacco output in Franklin County soared from about 2.5 million pounds in 1934 to nearly 4.5 million by 1940 across 1,363 farms for approximately 3,300 pounds of tobacco per farm. In 1939, across the state of Kentucky, 126,691 farms reported tobacco production across 351,005 acres for a total of nearly 325 million pounds of crop. This compares positively to the approximately 243 million pounds just 5 years prior. Statewide, the average tobacco crop produced on a farm in 1939 was just over 2500 pounds.

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Over that same period of time, crops including sweet potatoes, irish potatoes, wheat, sorghum, and many varieties of hay saw production declines. (USDA Census of Agriculture – Kentucky State Table 4. Specified Crops – Farms reporting, acreage, and production: 1909-1989).

### **The Julian Farm 1935-1942**

In the movement from farms to town, young Charles Julian was an exception. In 1935, Julian bought his own farm of 400 acres just west of his childhood home. With the acquisition of the Julian farm in 1937, Charles Julian would own 736 acres in total by 1940, making his total holdings more than 8 times the average farm size in Franklin County and in the top 10% of farm size county-wide. Likewise, compared to the average farm, the Julian farm well exceeded the average amount of tobacco grown.



**Looking southeast toward the Stock Barn from the domestic yard c. 1947.**

Likewise, compared to the average farm, the Julian farm well exceeded the average amount of tobacco grown. According to his daughter Jane Julian, Charles Julian grew 4 acres of burley tobacco (estimated to be 9,000lbs vs the county-wide average of 3,300lbs and statewide average of 2500 lbs). Winter wheat was grown as a cover crop on the tobacco patches after its harvest, which fed the sheep and provided straw bedding for animals. Approximately 10 acres were dedicated to corn production to feed the livestock. Hay was also grown and harvested for livestock feed.

Burley tobacco was the only crop-producing income for the farm, However, Julian kept a 60-head cattle herd and 30-35 sheep which were sold each year. Also to provide for the Julian

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family and their tenants and neighbors were hogs and chickens. Horses and mules were present also, to work the farm.

When Julian married Virginia Dickinson in 1940, the young couple resided in a wood framed Victorian house on the property in which Julian was raised, with few amenities. As a successful farmer, the importance of a modern, permanent household for his growing family cannot be understated. Hence, Julian hired local architect and family friend Clarence Julian Oberwarth to design a new home for his new family.



**Colorized photo c. 1890 of members of the Julian family on the porch of the original house on the site.**

The Julian Farm's integrity has gotten stronger since the initial National Register listing in 1988. Authors of the form used the National Register's 50-year guideline to set the end of the Period of Significance, closing it at 1938. This left the main residence, then 46 years old, a non-contributing feature of the farm. This additional documentation project updates that historic context and extends the Period of Significance so that the house's contribution to the farm is clear. With the house being the most recent construction on the farm, and this nomination's expanded historic context, the farm's overall integrity is remarkable among farms in Franklin County, Kentucky.

Though the property has lost one building (the non-contributing Tenant House) to demolition, and minor features due to natural forces, the property retains its ability to convey significance. The Julian Farm has integrity of location. This 300+ acre farm is a portion of the original land grant farm with only two families (Armstrong and Julian) owning it since settlement. Though

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Louisville Road has been widened and reconfigured over the years, the farm's street frontage and entry gates remain intact, utilizing part of the old road as an access drive.

As stated in the 1988 Nomination: "The Julian Farm constitutes one of the most significant historic cultural landscapes in Franklin County and the Bluegrass Region of Kentucky...At the property's western and northern reaches, road beds and a church site...represent the origins of the earliest community in Southwest Franklin County...Concentrated in the center of the property, there are stone and frame domestic and agricultural buildings, all well preserved, that chronicle the nineteenth and early twentieth centuries."

The structures on the Julian Farm possess integrity of materials and design. The current owner, Jane Julian, has lived on the farm her entire life. Her family's commitment to its preservation have resulted in very little material changes to the historic resources, except where necessary from damage or age.

The Julian Farm's feeling and association is apparent maybe more today than in 1988, as development encroaches on its borders. Though 4-land Louisville Road (US 60) and nearby I-64 rumble in the background, the intact acreage, natural landscape features, and structures of the Julian Farm exist today as they did over 80 years ago when the main house was built. One inside the entry gates, the viewshed from the driveway to the main house is unobstructed farmland and agricultural features, including tobacco barns, stock barns, creeks, and fields. The property is identifiable today as a working farm, whether the visitor was enjoying the property for the first time or for the thousandth time.

### **History of the Main House on the Julian Farm**

The current Main House on the Julian Farm was constructed in 1942. It is not the first house to stand on this site; in fact, lumber from an earlier structure was reportedly used in construction of the existing house. The original house on the site was built by William Armstrong, recipient of the 300 acre land grant from the Commonwealth of Virginia in 1784. According to history published by William Rouse Jillson in 1956, this home was located

...on a rising ground overlooking the waters of the Armstrong branch [of South Benson Creek], it was 26 feet square and one and a half stories high. Its walls were built of 14 to 16 inch broad-axed oak and poplar logs dovetailed at the corners. Originally its only opening on the ground floor was a heavily barred, solid oak door on the east or branch side; years later...windows were opened in the lower walls to let in daylight and air...The upper story...was built simply as a low-roofed continuation of the room below, but was equipped with small windows and gun slits on all sides.

This log structure was added onto over the years, eventually becoming the clapboarded structure shown above.

The main house plays an important role in the history of farmsteads. It serves as the primary building in the domestic yard and the primary living quarters for the family in charge, in this case the Julians. Overseeing and participating in the operations of this family farm was of paramount

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importance to Charles Julian and his descendants and this business was conducted in the house for generations.

The farm was surveyed in 2024 for its existing resources and those are noted above, in the Description, and located on the map accompanying this documentation package.

**Evaluation of the Significance of the Julian Farm within the Historic Context Farming in Franklin County, Kentucky, 1935-1945**

The Julian Farm, located in Franklin County, Kentucky, is a historically significant agricultural property whose origins date to the late 19th century. By 1940, the farm had grown to become one of the largest tobacco-producing operations in the county, reflecting the importance of tobacco as a cornerstone of Kentucky's agricultural economy during the early to mid-20th century. The construction of the main house in 1942, during a period of prosperity for the farm, marks a key moment in its evolution and represents a transition in rural architecture, blending traditional forms with modern influences of the time. The farm's success during this era highlights the region's economic dependence on tobacco cultivation and underscores the role of agriculture in shaping the cultural and economic landscape of Kentucky. As such, the farm is a significant example of mid-20th-century agricultural development and stands as a testament to the farming practices, economic trends, and rural heritage of its time.



**Julian Farm, Franklin County, Kentucky: Tobacco Barn**

The Julian Farm is emblematic of Kentucky's deep economic dependence on tobacco cultivation, particularly during the transformative period of the 1930s and early 1940s. The Great Depression brought unprecedented challenges to the region's agricultural economy, as plummeting commodity prices devastated farm incomes. In response, the federal government enacted the

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Agricultural Adjustment Act (AAA) of 1933, a cornerstone of New Deal legislation, which sought to stabilize prices and reduce crop surpluses by subsidizing farmers who agreed to limit production.

Tobacco, a leading cash crop in Kentucky, became a focal point of these federal efforts, and farms like the Julian Farm played a critical role in implementing these policies.

Under the AAA's quota system, the farm's ability to produce large quantities of tobacco efficiently and consistently positioned it as a leading operation in the county. This was not only economically significant for the farm itself but also for the surrounding community, as tobacco sales supported local businesses, provided seasonal employment, and reinforced the crop's dominance as a driver of regional prosperity. By 1940, the farm's status as one of the largest tobacco-producing operations in the county was supported by its capacity to adapt to the shifting regulatory landscape and capitalize on federal subsidies, ensuring both its survival and success during a period of economic volatility. The agricultural success of this farm underscores the interconnectedness of national agricultural policy and local farming practices, highlighting the farm's role in sustaining the region's agricultural identity during an important chapter in American farming history.

One of the physical ways Julian demonstrated his farm was a significant farming operation in Franklin County was to build an architect-designed brick home with modern amenities during the Great Depression. Franklin County's deed books are full of entries from the 1930s of farms being foreclosed upon by banks who held loans against those properties. Those foreclosures were not anomalies, though there has not been a tally of the number of such foreclosures to quantify them precisely. What was true in Franklin County must have been true nationwide—many farmers had to relinquish their farms to banks when the owner was unable to pay their farm loans. A gruesome statement of this reality is recognized by World War II soldiers to describe a fellow combatant killed in battle: "He bought the farm." Any Franklin County farm that remained in its owner's hands by the end of the 1930s had done well; a farm that thrived, as the Julians' had, can be seen as remarkable.

The house not only provided shelter, but confirmed the permanence of the Julian family on this land. The log home was a thing of the past; the brick home represented the family's improved stature and confident outlook for the future. The Julian family always intended for their farm persist as a working farm and it has. The farm's resources have survived in part because they continue to be essential to the farming operations that continue to take place on the property today. Its survival is also due to the commitment to the land that Charles Julian instilled in his descendants.

The Julian Farm's future has been secured by its owner, Jane Julian, with the establishment of a Board with a mission "...to steward the farm in a way that connects the community to its history, land, and culture. We will achieve this by preserving the farm's culture and history, practicing adaptive and resilient agriculture and land management, and providing education and food for the community." Further, 42 acres at the north end of the farm have been protected by a Nature Preserve Easement. The entire farm, excepting the domestic compound, is protected by Kentucky's PACE (Purchase of Agricultural Conservation Easement) program. And, as a sign of

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a growing local commitment to sustainable agriculture, Kentucky State University (a land grant college and one of two HBCU's in the Commonwealth) has purchased an adjacent parcel of just under 100 acres for experimental research.

### **Evaluation of the Integrity between the Significance of the Julian Farm and the Physical Condition of the House at Present**

A building which meets NRHP Criteria which possesses integrity of **Location, Design, Setting, Materials, Feeling, and Association** will be eligible for listing in the NRHP. The Julian Farm had integrity when listed in 1988 and retains quite nearly the same amount of integrity in 2024, due to the careful stewardship of the Julian family. This integrity analysis will focus more on the main house, as the purpose of this documentation package is to switch the main house's from its 1988 non-contributing status to contributing. The integrity discussion will thus give greater emphasis to addressing what integrity exists between the house's significance and its physical condition. The intactness of the entire farm remains remarkably high when contrasting its state of preservation in 1988 and its state of preservation in 2024

The main house on the Julian Farm possesses integrity of **location**. This residential building, along with the other features of the farm, has not been moved from its original site. The site selected was very near to the location of the original log house on the farm. The main house sits in the center of the domestic compound (its outbuildings predating itself), on the crest of a hill with views of the farm from every angle.

The building also possesses integrity of **design**. The house was designed by local architect Clarence J. Oberwarth and is virtually unchanged in design from its original construction. Though some re-decorating on the interior has occurred over the years, the elements of the Colonial Revival style present on the exterior of the house remain intact.

The house possesses strong integrity of **setting**. A formal stone entrance and meandering drive mark the entrance to the Julian Farm from US 60. The main house is conveniently and predictably located in the center of the farm. The surrounding farmland looks much as it did in 1942 when the house was constructed. The house sits in the domestic compound, with smoke house, granary and other outbuildings that were essential to farm life in the mid-20<sup>th</sup> century. Beyond the domestic compound are the agricultural buildings: a tobacco barn to the east; stock barn, silo, corncrib and sheds to the southeast; former tobacco barn and stripping shed to the south; and another former tobacco barn and stripping shed to the northwest.

The house also retains integrity of **materials**. The building materials are relatively intact. The exterior masonry materials are all original and the original wood elements on the façade are also intact. The wood is painted white, the original trim color. Damage and weathering have occurred to some wood elements over the years, but that damage is repairable. Gutters and downspouts have been added to channel water away from the exterior of the building.

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The house retains integrity of **workmanship**. Such features as the common bond of the brick, projecting dormers, wood window sashes, wood trim and dentils at the cornice are all intact as they were installed during construction of the house. Little alteration has occurred in the 80+ years since the house was constructed.

The Main House on the Julian Farm was constructed in 1942, as its owner was capitalizing on the tobacco subsidies offered to farmers from the Federal government and expanding his burley tobacco operations accordingly. The property and its agricultural context possess a strong **feeling** and **association** with early 20<sup>th</sup> century farming in Franklin County; the main house represents Julian's desire to grow his farming operations and provide his young family a permanent home on their land. The multiple buildings and sites that contribute to the significance of the Julian Farm today existed in 1942 and all play a role in the continued operation of the farm. Without the house, the family could not live on the land. Without the barns and stripping rooms, the tobacco could not be harvested. Without the stock barn, the livestock could not have shelter. Without the corn crib and silo, the livestock could not be fed, etc. All of these structures were essential to the thriving agricultural operations of the farm in the 1940s and continue to be of use in 2025. The feeling from the front stoop of the house or the back porch is easily associated with a working farm whether the visitor was enjoying the property for the first time or for the thousandth time or was Charles Julian himself.



Entry gate and stone fence

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## 9. Major Bibliographical References

Oral interview and site visit with owner, Ms. Jane Julian. Ms. Julian, along with her mother, aided the author of the 1988 nomination and has lived on her family farm her entire life.

Kramer, Carl. Capital on the Kentucky. Historic Frankfort, 1986.

[https://agcensus.library.cornell.edu/census\\_parts/1940-kentucky/](https://agcensus.library.cornell.edu/census_parts/1940-kentucky/)



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[https://www.nass.usda.gov/Statistics\\_by\\_State/Kentucky/Publications/State\\_Census\\_Summaries/Historical\\_Ag\\_Statistics/](https://www.nass.usda.gov/Statistics_by_State/Kentucky/Publications/State_Census_Summaries/Historical_Ag_Statistics/)

**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):** FR 189

**10. Geographical Data**

**Acreage of Property** 335.89

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: |

**Or**

**UTM References**

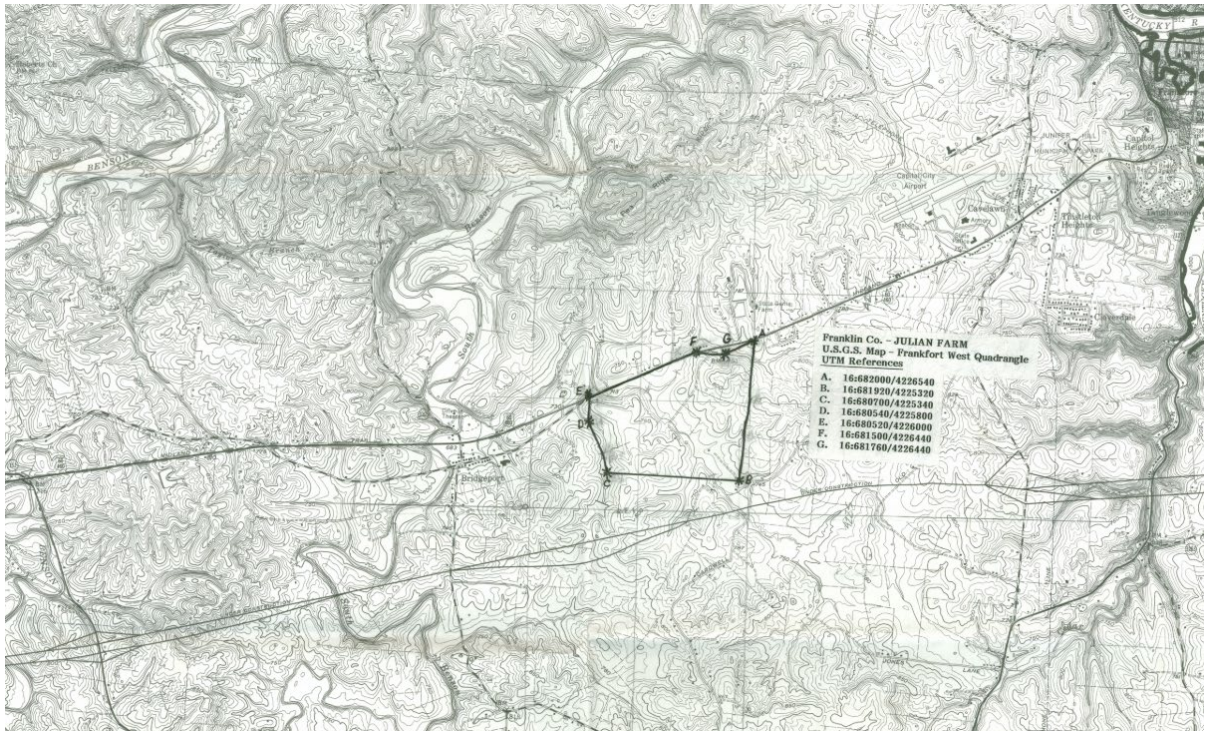
Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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A. Zone: 16	Easting: 682000	Northing: 4226540
B. Zone: 16	Easting: 681920	Northing: 4225320
C. Zone: 16	Easting: 680700	Northing: 4225340
D. Zone: 16	Easting: 680540	Northing: 4225800
E. Zone: 16	Easting: 680520	Northing: 4226000
F. Zone: 16	Easting: 681500	Northing: 4226440
G. Zone: 16	Easting: 681760	Northing: 4226440



### Verbal Boundary Description

The boundary listed on the National Register remains unchanged. The Franklin County Property Valuation Administrator defines the area as four adjacent parcels with the following accounts: 063-00-00-013.00, 063-00-00-013.01, 063-00-00-014.00, 063-00-00-014.01. These four parcels are indicated on maps on the following page with light blue outlines.

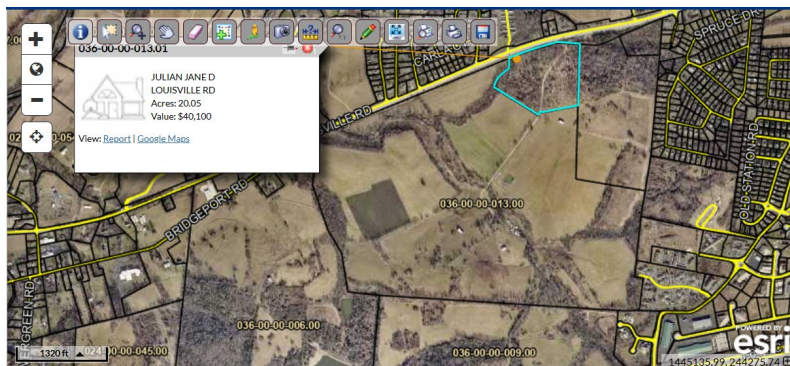
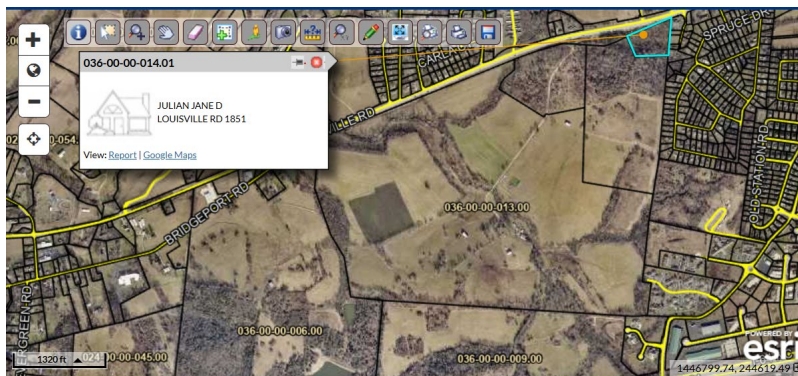
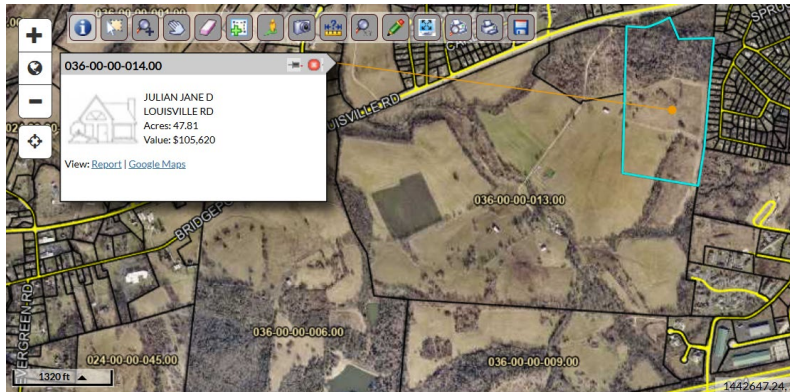
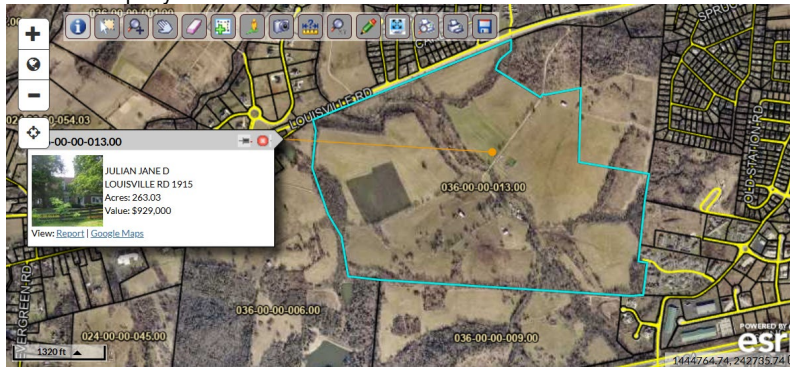
### Boundary Justification

The boundary selected for this Additional Documentation is identical to the one selected for the 1988 National Register Nomination. The Main House (non-contributing in 1988) is within the original boundary and the property lines have not changed since 1988.

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### 11. Form Prepared By

name/title: Natalie Wilkerson / Jen Williamson, consultants  
organization: Cumberland Ventures  
street & number: 307 Washington St.  
city or town: Frankfort state: KY zip code: 40601  
e-mail natalie@cumberlandventuresky.com  
telephone: 502-330-3088  
date: \_\_\_\_\_

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### Photographs

#### Photo Log

Name of Property: Julian Farm  
City or Vicinity: Frankfort  
County: Franklin  
State: KY  
Photographer: Jen Williamson  
Date Photographed: 12/19/2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 43. Main House, looking south from drive.
- 2 of 43. Smoke House, looking south from Main House
- 3 of 43. Granary, looking south from Main House
- 4 of 43. Servants quarter site, looking northwest from Smoke House
- 5 of 43. Domestic Midden, looking northwest from Stripping Shed
- 6 of 43. Spring House Foundation, looking northeast from Stripping Shed
- 7 of 43. Stock Barn, looking southeast from Stripping Shed
- 8 of 43. Silo Foundation, looking north from Stock Barn
- 9a of 43. Corn Crib, looking south from Shop
- 9b of 43. Corn Crib, looking east from Stock Barn
- 10 of 43. Shop, looking west from in front of Stock Barn
- 11 of 43. Equipment Shed, looking northwest from in front of Stock Barn
- 12a of 43. Silo, looking northwest from in front of Stock Barn
- 12b of 43. Silo, looking northwest from in front of Stock Barn
- 13 of 43. Wood Shed,
- 14 of 43. Chicken House, looking north from Stripping Shed

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- 15a of 43. Horse Barn, looking northeast from field
- 15b of 43. Horse Barn, looking from west entrance into the barn
- 17a of 43. Stripping Shed, looking west from the north side of Horse Barn
- 17b of 43. Stripping Shed, looking southwest toward Horse Barn
- 18a of 43. Sheep Barn, looking slightly northeast from field
- 18b of 43. Sheep Barn, looking east from field
- 19 of 43. Tobacco Stripping Shed, looking south from field
- 20 of 43. Tobacco Barn, looking south from drive
- 22 of 43. Roadbed Flagging, looking north from field
- 23 of 43. Abandoned US 60 Roadbed, looking north from drive
- 24 of 43. Main Entrance, looking north from drive
- 25 of 43. Main Entrance and Stone Fence, looking south from drive

Name of Property: Julian Farm  
City or Vicinity: Frankfort  
County: Franklin  
State: Kentucky  
Photographer: Natalie Wilkerson  
Date Photographed: 06/11/2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 26 of 43. Abandoned Concrete Bridge, looking north from field
- 27 of 43. Stone fence and water gap, looking west
- 28 of 43. Concrete water gap, looking east along US 60
- 29 of 43. Two stone walls abutting a tributary, looking southwest
- 30 of 43. Water gap with metal gates, looking west
- 31a of 43. Possible Native American settlement site, looking southwest
- 31b of 43. Possible Native American settlement site, looking northwest from drive
- 32 of 43. Remnants of piers, looking north
- 33a-e of 43. Six stone piers
- 39 of 43. Water gap, looking west
- 40 of 43. Collapsed water gap, looking west
- 41 of 43. Cistern. looking east toward Main House
- 42 of 43. Small Well, looking southeast toward Main House
- 43 of 43. Large well, looking south toward Main House

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