

VLR 6-18-3
NRHP 10-23-3

United States Department of the Interior
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 Sunnyside

other names/site number - Duke House VDHR # 104-0006

2. Location

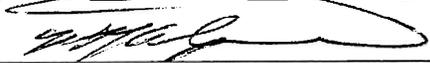
street & number 2150 Barracks Road not for publication

city or town Charlottesville vicinity

state Virginia code VA Independent City _____ code 540 Zip 22903

3. State/Federal Agency Certification

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


Signature of certifying official _____ Date 9/3/03
Virginia Department of Historic Resources
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

Date of Action _____

Signature of Keeper _____

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

7. Description

Architectural Classification (Enter categories from instructions)

Gothic Revival _____

Materials (Enter categories from instructions)

foundation Field stone _____
roof _____ standing-seam metal _____
walls _____ weatherboard _____

other _____

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)

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

 Architecture _____

Period of Significance 1800-1953

Significant Dates 1800; 1858; 1894

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation _____

Architect/Builder unknown

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)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property Approximately two acres

UTM References (Place additional UTM references on a continuation sheet)

UTM 17.719000.4214740

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	719000	4214740	2	_____	_____
3	_____	_____	_____	4	_____	_____

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: Gwendolyn K. White

Organization: University of Virginia date 3/17/03

street & number: 265 Colonnade Drive, #2 telephone 434 295 5768

city or town Charlottesville state VA zip code 22903

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 University of Virginia

street & number P.O. Box 400726 telephone _____

city or town Charlottesville state VA zip code 22904-4726

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**

**Sunnyside
City of Charlottesville, VA**

Section 7 Page 1

7. Summary Description:

Sunnyside is an appealing example of Gothic Revival architecture. In spite of its proximity to Charlottesville its setting, within a large wooded lot, preserves the context of the house that was originally in a rural setting. The house, now painted yellow with white trim, has been expanded and enlarged greatly since it was first constructed. The most significant change came when the original two-room, one-and-one-half-story log house was renovated and enlarged in 1858 and modeled after Washington Irving's Gothic Revival home, also called Sunnyside, in Tarrytown, New York. The Gothic Revival elements include scroll-sawn verge boards and arched windows and doors. The windows have louvered shutters that correspond to the arched shape of the windows. Four lattice panels framed by simple posts topped with cornice caps support the veranda. Centered on the north end is a fieldstone chimney with stepped weatherings and capped corbelled stacks topped with two octagonal chimney pots.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sunnyside
City of Charlottesville, VA

Section 7 Page 2

Detailed Description:

Sunnyside began as a log house built by John Alphin in 1800 on a 590-acre tract of land in Albemarle County, Virginia. The farmhouse's foundation and chimney on the north end were constructed of fieldstone. It was originally a one-and-one-half-story, single-pile, hall-and-parlor-plan structure. The original floorboards remain in this section of the house and have cut nails with hammered heads. The boards reveal that in the original configuration of the two rooms there was no central passage. This section of the house has no chair rail or any decorative elements with the exception of a simple baseboard. The door moldings exhibit evidence of later remodeling.

Changes to the log structure occurred in 1857 when owner Ira Garrett covered the logs with weatherboards and added a wing to the south end of the structure as well as a porch. The veranda contains a hipped roof with a projecting pedimented central bay. The Gothic Revival reached its height of popularity in Virginia in the 1840s and 1850s. In 1858, the next owner, William Carroll, further changed the house by adding Gothic Revival scroll-sawn verge boards. The windows were remodeled with pointed-arch frames, as was the front door. The new windows were fitted with arched shutters that survive *in situ*. The fieldstone chimney was reworked with stepped weatherings and a corbelled cap crowned by a pair of octagonal chimney pots. Also added at this time was a frame wing containing a dining room with a bedchamber above. A rear porch, or covered gallery, was added sometime around the same time and served to connect the additions to the original structure. When it was enclosed, a section of the weatherboarding on the rear of the log structure and the original rear window were left intact. One pane of the old glass is etched with, "David G. Bouyer, House Painter, Charlottesville."

The longest residents of Sunnyside were members of the Duke family, who lived there from 1863 to 1963. Colonel Richard Thomas Walker Duke, Sr. served in the 46th Virginia Regiment during the Civil War. The Dukes further enlarged a small bedchamber on the western end of the log portion. In 1894, another two-story frame addition to the south connected the house to the old kitchen and servant's quarters that stood about twenty-five feet off the southern end of the structure.

In 1958, the house was renovated for a member of the Duke family by architect, Floyd Johnson. At that time the old kitchen and servant's quarters were razed. The old veranda was

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

**National Register of Historic Places
Continuation Sheet**

**Sunnyside
City of Charlottesville, VA**

Section 7 Page 3

razed as well and replaced with a new porch. Original window sashes were replaced with six-over-six lights.

The University of Virginia took possession of the property in 1963 and it is currently used as faculty and administrative housing. In 1982, extensive landscaping as well as upgrades in HVAC systems, plumbing and electrical work and interior painting were done to the property. The house is painted yellow with white trim and was repainted in 2002. The roof is made of red standing-seam metal. There is a non-contributing modern garage on the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sunnyside
City of Charlottesville, VA

Section 8 Page 4

Summary Statement of Significance

Sunnyside is set in a large wooded lot at the edge of the City of Charlottesville, Virginia. It began as a two-room log structure and was enlarged and embellished in the Gothic Revival style in the 1850s. The original log structure exists under later renovations, but the floors reveal the configuration of the original two-room plan. Its irregular silhouette and lighthearted Gothic detailing are fine examples of the style. The wooded setting is appropriately romantic. Examples of the *cottage orne* are rare in Virginia and this is certainly one of the most successful. Its true evolution from a small house serves to make its asymmetry more convincing than gingerbread houses built all at once. Its similarity to Washington Irving's home of the same name is more in spirit than in fact. In the urban sprawl of Charlottesville the survival of Sunnyside and its setting is especially fortunate. It is one of a group of important properties that have been acquired for preservation and adaptive use by the University of Virginia.

Justification of Criteria: Sunnyside is eligible for the National Register of Historic Places at the local level under Criterion C for Architecture. Set in a wooded lot, it is an appealing example of Gothic Revival architecture, resulting from a renovation and enlargement in 1858 modeled after Washington Irving's Gothic Revival home, also called Sunnyside, in Tarrytown, New York.

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

**National Register of Historic Places
Continuation Sheet**

**Sunnyside
City of Charlottesville, VA**

Section 8 Page 5

Historical Background

The original house at Sunnyside was constructed in 1800 as a small farm on a 590-acre tract owned by John Alphin. Charlottesville became a town in 1801 with a population somewhere between 200 and 300 people, so this was a predominantly rural landscape. In 1858, the house was enlarged by a new owner, William Carroll. Not only did he change the character of the house to resemble Washington Irving's home, Sunnyside, in Tarrytown, New York, but he changed the name as well.

The Duke family owned the site from 1863 to 1963. R.T.W. Duke, Jr. wrote a reminiscence of his life, "Life Recollections" that relates much of the house's history during the Duke family's ownership.

The plantation setting originally included numerous outbuildings. In addition to the already mentioned one-story log kitchen with servants' quarters that was eventually attached to the main house, an icehouse and a stable were once located on the property. The stable was adjacent to land owned by the Poor House, which had been purchased from Alphin. This land was part of the property included in the Sunnyside tract at various times. The stone foundation and chimney can still be seen on property now adjacent to Sunnyside and comprise all that remains of the Poor House complex.

The University of Virginia acquired the property in 1963 and the first faculty member to reside there was Frederick Doveton Nichols, who taught architectural history nearby in the School of Architecture of the University of Virginia.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sunnyside
City of Charlottesville, VA

Section 9, 10 Page 6

Major Bibliographical References:

Benjamin Jean Carstoiu. "Sunnyside ." Unpublished report, School of Architecture, University of Virginia, 1995.

K. Edward Lay. *The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia*. Charlottesville: University Press of Virginia, 2000.

Verbal Boundary Description

The property being nominated is one of three buildings and the only historic building on parcel number 010001600 (at 600 Massie Road) on the tax parcel maps for Charlottesville, Virginia. Sunnyside's wooded setting and a stream separate it from the nearby University of Virginia JAG school and a park support building on the same tax parcel.

The acreage comprising Sunnyside is further described by the following boundary: Beginning at a point on Barracks Road (Route 654) just southeast of a stream that crosses Barracks Road, thence running in a southwesterly direction along the streambed for about 440 feet; then running in a generally northwesterly direction for 420 feet in a line paralleling the south end of the house and about 200 feet from the house; then running in a generally northeasterly direction for about 320 feet to the intersection with the University of Virginia property line along the south side of the route 250/29 bypass exit ramp this line running in a straight line behind the garage about 140 feet from the house and paralleling the west end (rear) of the house, and then following said University of Virginia property line along the exit ramp and the southwest side of Barracks Road (route 654) for about 580 feet to the point of origin.

Boundary Justification

The approximately two acres being nominated includes the house and its lawn and wooded setting and constitutes all that remains of the house's original setting.

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

**National Register of Historic Places
Continuation Sheet**

**Sunnyside
City of Charlottesville, VA**

Section __ Photo List__ Page __7__

The following information is the same for all photographs:

Property name: Sunnyside

Location: City of Charlottesville, VA

Photographer: Gwendolyn K. White

Date of Photographs: March 2003

Negative number: 20461

Negatives filed: VA Department of Historic Resources, Richmond, VA.

Photo 1 of 7: Exterior from northeast

Photo 2 of 7: Front from east

Photo 3 of 7: Rear of house from southwest

Photo 4 of 7: Southeast end of house

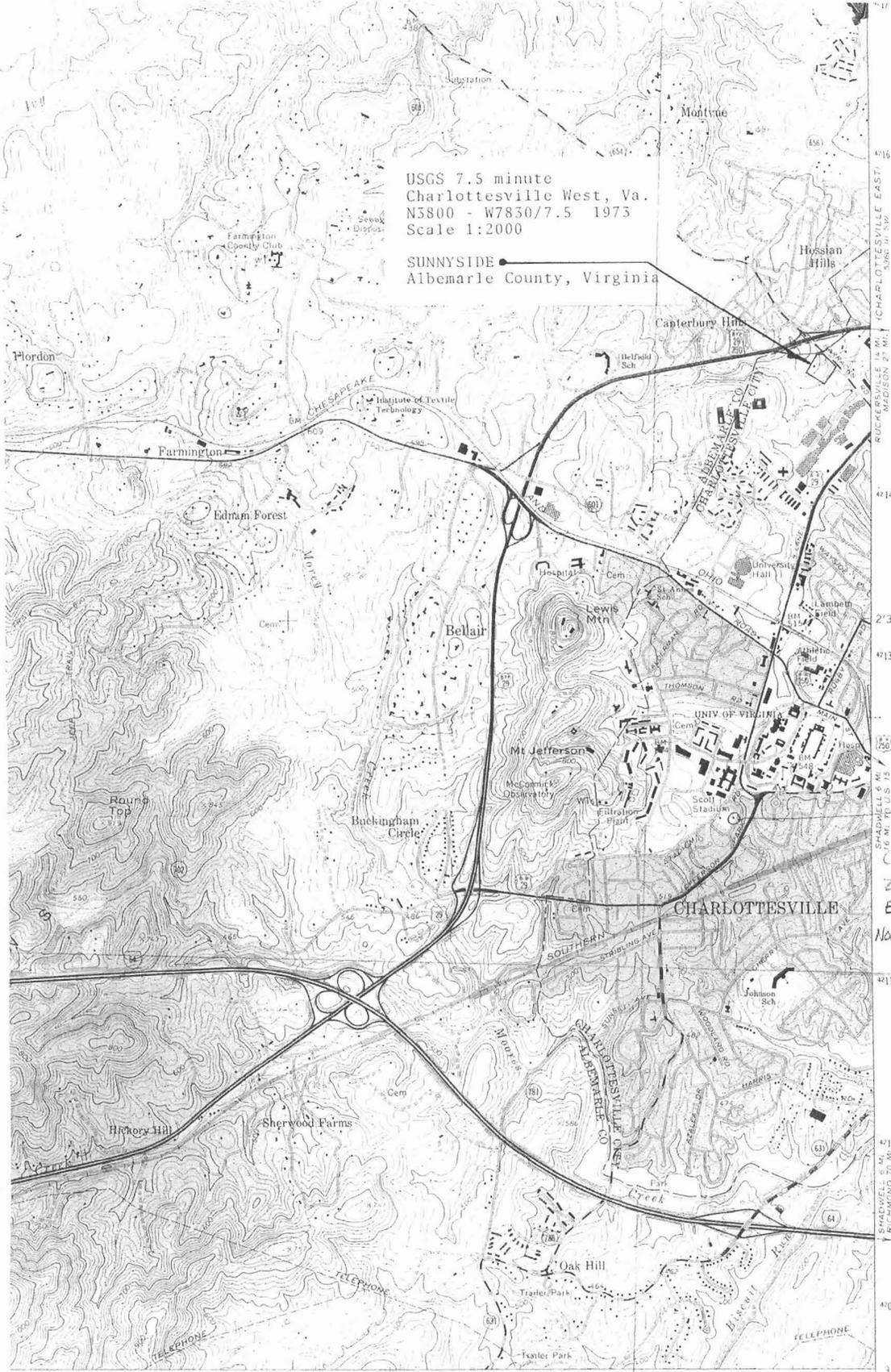
Photo 5 of 7: Detail of stair

Photo 6 of 7: Mantel in 1858 section of house

Photo 7 of 7: Mantel in 1894 section of house

USGS 7.5 minute
 Charlottesville West, Va.
 N5800 - W7830/7.5 1973
 Scale 1:2000

SUNNYSIDE
 Albemarle County, Virginia



Marbella
 104-43
 City of Charlottesville
 Zone 17
 Easting 718550
 Northing 4211920



VERTICAL DATUM OF 1929
 MAP ACCURACY STANDARDS
 RVEY, RESTON, VIRGINIA 22092
 3000, CHARLOTTESVILLE, VIRGINIA 22903
 AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

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

CHARLOTTESVILLE WEST, VA
 N5800 - W7830/7.5
 1973
 PHOTOREVISED 1978