

United States Department of the Interior
National Park Service

VLK 4/8/6
NRHP 8/30/6

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 Rose Cliff
other names/site number Rose Cliff Fruit Farm; VDHR File No. 136-5049-0029 and 136-5051

2. Location

street & number 835 Oak Avenue not for publication n/a
city or town Waynesboro vicinity n/a
state Virginia code VA county Waynesboro (Independent City) code 820 Zip 22980

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.)

[Signature] 7/3/66
Signature of certifying official Date
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
___ See continuation sheet. Signature of Keeper
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain): _____ 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

Contributing	Noncontributing	
<u>0</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 1 (already listed as contributing within the Tree Streets Historic District)

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

MID-19th CENTURY : Greek Revival

Materials (Enter categories from instructions)

foundation BRICK/STONE
roof METAL: Tin
walls BRICK
other WOOD

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)

AGRICULTURE; ARCHITECTURE

Period of Significance circa 1850 – circa 1930

Significant Dates circa 1850

Significant Person (Complete if Criterion B is marked above) n/a

Cultural Affiliation n/a

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 (University of Virginia, School of Architecture)
 Other _____

Name of repository: _____

10. Geographical Data

Acreeage of Property 1.565 acres

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

Zone Easting Northing Zone Easting Northing
1 17/684010/4214555 2 _____
 ___ See continuation sheet.

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

The boundaries of the property are portrayed on the accompanying plat and include 1.565 acres. The property is defined as parcel 54 7 7-1 in the City of Waynesboro.

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

The boundaries correspond to the present property lines of the nominated property (835 Oak Avenue) which includes the main house and the immediate landscape. The property is defined as parcel 54 7 7-1 in the City of Waynesboro.

11. Form Prepared By

name/title:	<u>D. Cabell Vest</u>	date	<u>March 27, 2006</u>
street & number:	<u>10 S. Jefferson St., Suite 1400</u>	telephone	<u>(540) 983-7540</u>
city or town	<u>Roanoke</u>	state	<u>VA</u> zip code <u>24011</u>

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	<u>Dr. and Mrs. W. Dudley Vest</u>		
street & number	<u>835 Oak Avenue</u>	telephone	<u>(540) 942-3085</u>
city or town	<u>Waynesboro</u>	state	<u>VA</u> zip code <u>22980</u>

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

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SUMMARY DESCRIPTION:

Rose Cliff is a well-preserved, double-pile, two-story, three-bay brick residence in the Greek Revival style. Situated above the South River, on approximately 1.5 acres in the City of Waynesboro, the main house rests on a brick foundation; the incorporated outbuilding sits on stone. The house has a central passage/double-pile plan under a hipped roof. Rose Cliff is a contributing resource within the Tree Streets Historic District, which was placed on both the Virginia Landmarks Register and the National Register of Historic Places in 2002.¹ The house once was the center of a profitable apple orchard known as Rose Cliff Fruit Farm until the land was subdivided into a section of the early Tree Streets neighborhood and annexed to the City of Waynesboro. A combination of historical and architectural evidence suggests that the house was built circa 1850. Rose Cliff is one of few properties of this era surviving in Waynesboro today, and it is a fine example of a Greek Revival-style Shenandoah Valley farmhouse within the city limits.

DETAILED DESCRIPTION

Located on 1.565 acres along the banks of the South River, in the City of Waynesboro, Rose Cliff, built circa 1850, documents over one hundred thirty years of life and vernacular building in the Shenandoah Valley. Rose Cliff is one of the oldest historic resources in the Tree Streets Historic District and is listed as one of its contributing buildings.² Rose Cliff was once a component of a former plantation and orchard which later became subdivided to form much of the Tree Streets neighborhood.

The land slopes steeply up from the river on the southern side of the property, and the house appears notched into the slope, its upper yard held in place by a large, dry-laid stone retaining wall. This upper yard is enclosed by a wrought iron fence and rises above the remnants of an abandoned road bed on the southern side of the house. This road wound along the river and connected the town of Waynesborough [sic] to the Howardsville Road. On the northern side, Locust Avenue terminates at a circular drive. Historical records show several outbuildings were formerly located in the vicinity of the driveway. The Tree Streets neighborhood surrounds the property on the north, east, and west. The River Shores subdivision lies to the south, across the South River.

Rose Cliff is a double-pile, two-story, three-bay residence in the Greek Revival style. The entire house is built of brick laid in a five-course American-bond pattern with a Flemish variant. A one-story wing was likely contemporary with construction and served as an office. The present

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footprint of the house encompasses a formerly-detached outbuilding on a stone foundation. This outbuilding was incorporated into the residence circa 1950. Oral tradition suggests that the chimney and hearth in this former outbuilding, along with the fireplace surround in the present kitchen, are constructed of brick salvaged from the now-demolished Rose Hall. Rose Hall was the Gallaher family home, formerly located on the Willow Oak Plaza site on Broad Street in Waynesboro. The hipped roof of the main block, as well as that of the addition, is sheathed in standing-seam metal, which has been painted. There is a painted brick frieze and a wooden box cornice. A pair of large, interior brick chimneys rise from the main block.

The front elevation of the main block is oriented to the south and includes a nearly full-length porch. Altogether, three flights of stairs ascend from the lower yard, and a former road bed, up to the porch. Square wooden columns support shallow arches which frame the views, and a sturdy balustrade of square balusters runs between the posts. The floor of the porch is comprised of broad planks laid with a gentle slope to allow for water drainage. White penciling that once decorated the mortar joints is especially well-preserved under the shelter of the porch. Names inscribed in lead pencil are written on the penciled mortar joints, all along this same wall. The name "Austin" can be clearly discerned from among the different scripts. The view from the porch encompasses the lower yard, the South River, and what once would have been apple orchards on the other side of the river. Also visible from the porch, on an adjacent lot, is the Old Stone House, which is one of Waynesboro's oldest buildings and was likely the predecessor dwelling on the original plantation. It was sold separately from the nominated property in 1941.

Beneath the porch there are two small, sashless half-windows; one opening into the room of the quarter cellar and the other into the earthen crawl-space under the rest of the house. Lattice surrounds the base of the porch, concealing from view the brick piers upon which the porch rests. Historic views of the house depict similar lattice treatment of the entire front porch.

The front door is flanked by four-pane sidelights and crowned with a five-light transom. Both the front door and surrounding windows are trimmed with Greek Revival-style moldings. These moldings are variations of those found throughout the house. The wide front door consists of six raised panels. The position of the rear door is directly opposite the front door, creating a central-passage plan. The entry hall is over eight feet wide.

The rear elevation, fronting present-day Oak Avenue, mirrors that of the front in fenestration and aperture placement. Inspection of the rear wall revealed the "paint ghost" of an earlier porch. Fire insurance maps from 1918, 1925, and 1930 show the footprint of a porch-like appendage in this location.³

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All of the original windows have double-hung, wooden sashes with six-over-six lights. Most of the lights appear to be of original glass. The upper sashes are weighted with metal weights concealed in the window frames. Storm windows, consisting of two large panes of glass framed in wood, have been fashioned for the windows on the first floor.

On the interior, visitors enter the central passage, with its matching entries at either end and an open stair to the second floor. On one of the front door sidelights, the name "T. W. Lambert" dated "June 1876" is etched in the glass. A substantial, octagonal newel post anchors the balustrade of turned balusters up the single flight. The balusters are secured with cut nails. An organic motif bracket molding is affixed below each tread and is translated into the decorative strip in the opening between floors. As it turns the corner, this detail becomes an inverted anthemion, curving with the shape of the opening. Wooden paneling covers the area beneath the stair stringer. A door that swings inward has been neatly cut into this paneling. This discreet opening provides access to a room directly beneath the stairs currently used as a bathroom.

Four rooms open off of the central passage. The southeast room has raised paneling under the two windows in the room, indicating attention to detail and signals a conscious delineation between public and private rooms. This room probably served as the front parlor. The wide baseboards found throughout the house, unchanging from room to room, are also present here. The mantel and fireplace surrounds are unadorned, indicative of Greek Revival influences, and consist of a shallow mantel shelf resting on an inverted bracket atop two pilasters. The pilasters are fluted and display entasis. The window and door trim is symmetrical and features corner blocks. The window openings are six feet tall and three-and-a-quarter feet wide. Between the chimney stack and the exterior wall, a bookcase has been constructed to conceal the modern intrusions of pipe and electric chases to the second floor. The installation date of these amenities is unknown. This same technique has been applied to all of the rooms on the ground floor. On the other side of the chimney stack, a doorway, smaller than the others and with a different door and moldings, has been cut to facilitate passage between the southeast and northeast rooms.

Located across the hall, the southwest room has a less ornate version of the door and window trim found in the southeast room and is finished with corner blocks. The mantel in this room rests on two flat pilasters with a slight curve establishing the connection to the actual shelf. A chair rail surrounds the room, indicating its possible use as a dining room. Instead of bookshelves concealing the utilities, a china cabinet has been installed, complete with glass doors.

The northwest room contains a modern kitchen, also of unknown date. Little remains of the original fabric of this room, though window and door trim is still intact. Based on the thickness

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of the current opening relative to those in the rest of the house, there was probably an exterior door in the west wall, allowing access to a side yard and/or outbuildings. The present-day fireplace treatment has been constructed from brick believed to have been salvaged from Rose Hall.

The northeast room, directly behind the parlor, has an unadorned, asymmetrically-molded trim around the doors and windows. The mantel is supported by two pilasters with entasis and the shelf rests on a slightly pulvinated base. A door connects this room and the southeast room, apparently cut into the wall to provide access between the two rooms.

The staircase ascends to the second floor from the central passage. Two large windows illuminate either end of the upstairs hall, directly above the doorways. These windows are tripartite, comprised of four lights on either side of a standard window, with raised paneling below, just above the baseboard. There are four rooms on the upper floor, at one time identical in shape to those on the first floor. Only the southwest and southeast rooms retain original fireplaces. Both of these rooms have raised panels beneath the windows. The mantel in the southeast room is by far the most delicate in the house. It has more vertical elements and the carpentry appears more refined. The mantel in the southwest room features Gothic-style arches in both pilasters. All of the window and door trim on the second floor is the same as that framing the doors opening into the passage and some hardware is original.

ENDNOTES

¹ Tree Streets Historic District (District #02000369), also known as DHR file no. 136-5049. The district is roughly bounded by Pine Ave., Eleventh St., S. Wayne Ave., 16th St., and Oak Ave., Waynesboro, Virginia.

² City of Waynesboro Comprehensive Plan, 1998, p. 18. According to the Plan, "Antedating the orchards and distant from the town at the time of their construction are the two earliest homes in the neighborhood, the 1751 Stone House at 805 Oak Avenue along the River and the circa 1850 Austin House up the hill at 835 Oak Avenue. These two structures and the wooded hill that now comprises the Tree Streets neighborhood witnessed the Battle of Waynesboro on March 2, 1865." See also Virginia Department of Historic Resources, Tree Streets Historic District Nomination, p. 66, 2002.

³ Sanborn Insurance Company Maps.

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STATEMENT OF SIGNIFICANCE

Rose Cliff, one of the oldest houses in the City of Waynesboro, has served as a farmhouse, as the center of a commercial venture, and currently as a private residence. Built circa 1850, the house is representative of Greek Revival-style Shenandoah Valley farmhouses of the period, with its brick construction and central passage/double-pile floor plan. The period of significance extends from circa 1850, when the brick house was constructed by William Brooks until circa 1930, when the apple empire of James Craig, operator of Rose Cliff Fruit Farm on the property since 1893, gave way to the subdivision of the orchard.

Rose Cliff is eligible for listing on the Virginia Landmarks Register and The National Register of Historic Places under Criterion A for its significance in Agriculture, being once the center of a thriving apple operation that lasted from the late nineteenth century until 1930. By 1887, Rose Cliff was one of the earliest commercial fruit growers in the Valley, producing a variety of select apple crops, including the Albemarle Pippin. The operation was later incorporated and grew to include manufacturing facilities. The success of the business was due to leading horticultural authority James Craig's stewardship and cultivation. Rose Cliff apples were shipped by rail to Richmond, Virginia and New York City and then to overseas markets in Great Britain.

The property is also eligible under Criterion C for architectural significance. It is one of the few surviving Greek Revival-style dwellings within the City of Waynesboro and one of its finest examples. The house has maintained its integrity for over 150 years and few changes or alterations to the original fabric of the structure have been made. The exterior exhibits staid Greek Revival-style elements and the interior contains excellent craftsmanship.

HISTORICAL BACKGROUND

Early Ownership of the Property

The land on which Rose Cliff was to be built was patented by William Beverly and granted to John Campbell in 1745.¹ This tract included land along the South River. In 1785, "[t]he Plantation on which John Campbell lives" was sold to Samuel Hunter.²

By 1801, the Virginia General Assembly chartered the nearby town of "Waynesborough," predecessor of present-day Waynesboro.³ Of the early agricultural enterprises eventually absorbed by the town, the buildings situated on lands held by Campbell and subsequent owners are among the oldest surviving structures within the Waynesboro city limits. The Old Stone House (805 Oak Avenue), the first primary dwelling on the property, was likely built sometime in the latter half of the eighteenth century.⁴ It is no longer located within the nominated property.

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According to land records, Samuel Hunter deeded the property to John Hunter, Jr. in 1804.⁵ Tax records show an increase in the per acre value of the land during this period.⁶ In 1822, William Brooks (1788-1857) purchased the plantation, consisting of 309 acres.⁷ Subsequent generations would refer to the property as the "Brooks place." From 1822 to 1826, the value of the land increased from \$22.00 to \$25.00, with the total value of buildings on the property listed at \$1800.00.⁸

The 1830 Census listed a total of 13 people in the Brooks household; Brooks had 10 children.⁹ This would require more substantial quarters than the modest Old Stone House. Additionally, Brooks had substantial personal property, including a carriage and a metal clock.¹⁰ In 1850, the cash value of his land was \$10,815.00 and his personalty was valued at \$11,367.00.¹¹

The property changed hands again on February 25, 1859, when it was purchased by Michael Coiner (1790-1863)¹² at auction from the executor of William Brooks's estate.¹³ Coiner resided on the land and died in 1864. Subsequently, his heirs were involved in a dispute over his estate. According to Chancery Court documents, Alexander H. H. Stuart was appointed commissioner and he rented the property as appropriate buyers were not available due to the conflict and turmoil of the Civil War.¹⁴

In 1868, Stuart entered into a contract with James A. Austin for purchase of the property, however the suit among Coiner's heirs was not finalized until June, 1876.¹⁵

Construction of the Dwelling

A precise date as to the construction of the current dwelling is difficult to determine, however it was likely constructed between 1850 and 1866, the year a photograph of the farm shows the present brick house.¹⁶ An architectural study and history of the house places its construction closer to 1850, based upon construction techniques and stylistic details.¹⁷ Contemporary sources, including newspaper accounts and court records, provide several possible scenarios as to a more precise construction date.

The dwelling appears to have been constructed by William Brooks.¹⁸ A notice of executor's sale from the *Staunton Spectator* in 1858, describing the real and personal property to be offered at auction, included a

TRACT OF LAND on which he resided, containing about 309 Acres, lying on both sides of South River, one mile above Waynesboro'. About 250 acres are cleared, 75 or 80 are Bottom Land, and under a good state of cultivation; the balance is will timbered. It has upon it a large and comfortable MANSION

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HOUSE, and a never failing Spring near the door, Servant's Houses, a large frame Bank Barn, frame Stable, and other necessary outbuildings, with an Orchard of good Fruit. A more particular description is deemed unnecessary, as persons wishing to purchase are invited to examine for themselves, and attend on the day of the sale. Possession given immediately.¹⁹

The dispute over Michael A. Coiner's will led to a Chancery Court case and the publication of several notices in local newspapers.²⁰ Coiner's will, probated August 31, 1864, included among his real property "The Brooks tract of land about 312 acres."²¹ By 1866, a decree in chancery had been rendered and a special commissioner was appointed to sell Coiner's land at auction.²² Alexander H. H. Stuart was appointed special commissioner and an auction was set for September 20, 1866.²³ The notice led with the following description:

1st THE BROOKS' PLACE - This is one of the most desirable tracts in Augusta county. It contains about 311 Acres of land of fine quality, of which about 70 acres are in timber. It lies on both sides of the South Branch of the Shenandoah, about one mile above Waynesborough. The upland is limestone and there are from 70 to 100 acres of bottom land on the river. The whole tract is well adapted to wheat, corn, and grass.

The situation of this tract, within a mile of the Depot at Waynesborough, and convenient to mills, churches, schools &c., render it particularly desirable as a homestead.

The improvements consist of a large family dwelling house partly of stone and partly of a framed addition, containing in all, 10 or 11 rooms, and all necessary out buildings. The barn is not finished. There is a fine never-failing spring, within a few steps of the dwelling, and two orchards of selected fruit.²⁴

This description appears to substantially match the description in the executor's notice in the matter of William Brooks's estate. The fact that both this notice and that published in 1858 describe the house as "large" and "mansion," respectively, support the conclusion that they describe Rose Cliff and not the Old Stone House. The Old Stone House is less than ten rooms and is entirely constructed of stone; Rose Cliff is constructed of brick and wood on a stone foundation and paint ghosts and Sanborn maps indicate that an additional structure protruded on the north side of the structure at some time. Furthermore, Rose Cliff contains at least ten rooms and is more aptly described as a "mansion," and was once surrounded by out-buildings. Finally, given the near thirty-year tenure of the Brooks family, the appreciation in value of their real property, the increase in their personal property holdings, and the size of the family itself, it seems most likely that Rose Cliff was built during the period of their ownership. Objective

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assessment of the architectural details of the house support this conclusion and date construction circa 1850.

During the Civil War, Federal forces raided Waynesboro seeking to disrupt railroad supply operations on the Virginia Central Railroad.²⁵ The final Civil War battle fought in the Shenandoah Valley was at Waynesboro on March 2, 1865.²⁶ Other early references to the house occur on Civil War battlefield maps depicting the position of troops and artillery during the Battle of Waynesboro. These maps indicate a dwelling on the site at the time of the battle in 1865.²⁷ One account, published after the war by Colonel D. Clinton Gallaher, recalled that General Jubal Early's troops had taken up position "on the ridge running Gallaher's woods, adjoining the Rose Cliff orchard, north to the hill above the Chesapeake and Ohio Station . . ."²⁸

A photograph, dated 1866, taken from the far side of the South River and looking north, clearly shows the arrangement of outbuildings and the condition of the landscape shortly after the Civil War.²⁹ There is a worm fence along both banks of the South River. On the north bank, the southern gable end of the Old Stone House is visible, as are two additional outbuildings. The lower yard appears to be cultivated and partially fenced. The upper yard is surrounded by a board fence. The southern façade of Rose Cliff is recognizable, however the porch columns appear thicker, the porch openings appear squared, and a railing or balustrade tops the porch roof. The outline of another outbuilding is apparent on the western side of the house, perhaps a barn. Several other structures are visible in the distance, as is Gallaher's Wood. The caption identifies the structure as the former home of "J. A. Austin."³⁰ Chancery Court documents support Austin's presence on the property, but as a tenant, not an owner.

Another account states that James A. Austin (1819-1888) built Rose Cliff in 1869.³¹ However, Augusta County Land Records indicate that Austin did not obtain title to the "Brooks Place" until July 9, 1870.³² Austin worked as a team driver for furnaces in the Valley.³³ He served as constable in the Port Republic district.³⁴ He married Carry [Caroline] M. Murry of Hardy County, Virginia in 1846.³⁵ That same year he bought a sawmill at Sherando.³⁶ In 1855, after a fire severely damaged his house the previous year, he sold the mill and bought a farm on South River.³⁷ During the Civil War he served in the reserve at the Battle of New Market.³⁸ He also served in the Virginia Piedmont and at Richmond.³⁹ In 1865, he made the brick for a new house which he constructed in 1866.⁴⁰ He subsequently sold that house and farm, moved to Middlebrook and formed a mercantile business in 1867.⁴¹ According to a contemporary account in the local press,

He then bought of A. H. H. Stuart, Commissioner, &c, the Wm. Brooks farm, three-quarters of a mile west of Waynesboro', for \$10,000. He got possession in

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1868, when he at once erected a Swisher barn, and the next summer a fine brick house, and substituted the worm fence with one of locust posts and oak plank, eight feet to the panel, capped and stripped, and has one of the neatest farms in the county.⁴²

This account suggests that Austin built a dwelling house on the property. Reconciliation of this account and prior information has not been possible, however there were a number of additional structures historically within the vicinity of Rose Cliff, any of which could have been the subject of the article.

The Austin Family

A comparison of census data provides a glimpse into the prosperity the Austin family experienced between 1860 and 1880. The 1860 Census listed Austin, age 39, as a farmer with real estate holdings worth \$9,800.00 and personalty worth \$3,410.00. His household included his wife, Caroline, and four children, Martha, James, Mary and Susan.⁴³ His real estate consisted of 170 unimproved acres and 75 improved acres, for a total of 245 acres.⁴⁴ He owned 6 horses, 24 cows and 20 pigs and produced 1300 bushels of grain.⁴⁵ Austin also owned one slave.⁴⁶ Three additional farmers, Benjamin White, Bennett Murray, and Joseph A. Murray, were listed as also living at the same dwelling.⁴⁷

The 1870 Census valued Austin's real estate holdings at \$20,000.00 and his personalty at \$2,000.00.⁴⁸ The family had also grown, increasing by two boys, Samuel and William.⁴⁹

Austin's eldest daughter, Martha Chapman Austin (1847-1926), married Thompson Wilson Lambert (1845-1914), a carpenter and cabinetmaker.⁵⁰ They were married July 29, 1867.⁵¹ As of the 1870 Census, Lambert and his bride, along with a son, resided with Austin. Two African-Americans, Benjamin Morgan, a laborer, and Maria Stuart, a domestic servant, also resided with the extended Austin family.⁵² Austin and Lambert became business partners and erected a dam on South River along with a furniture factory.⁵³ In addition to the manufacture of furniture, the factory also crafted cabinets for organs.⁵⁴

Austin served as both a commissioner to re-assess land along the South River damaged by floods in 1870 and 1877 and as a special commissioner to estimate improvements at Patterson Forge ford.⁵⁵ He was described as "a public-spirited citizen, who aims to do his duty as such, in educating his children, and sustaining, as far as he feels able, the M. E. Church with which his family is connected."⁵⁶

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By 1880, the Austin household included both James and Caroline, along with their children James, Mary, and William. An African-American servant named Ann Stuart also resided with the family.⁵⁷ The Lamberts appear to have moved out of the Austin household, perhaps because their family had grown to include five children.⁵⁸

Apple Days: James Craig & Rose Cliff Fruit Farm

In 1882, Austin sold the property to Andrew F. Mosby of Henrico County, Virginia.⁵⁹ Mosby was a nurseryman.⁶⁰ He and his wife, Victoria V. Mosby, had four children: Franklin, Florence, Ernest, and Mary.⁶¹

An 1891 bird's eye map of Waynesboro, published by American Publishing Company, shows the house and orchard in a larger context.⁶² The dwelling is visible, as are several outbuildings.

Benjamin James Craig (1865-1940) acquired the property April 1, 1893 from the Mosbys for \$9,000.00.⁶³ The property consisted of slightly more than 98 acres.⁶⁴

By 1908, Rose Cliff Fruit Farm was in operation, growing apples, berries, and vegetables. James Craig, and his wife, Lillian Loth Craig, conveyed the property to Rose Cliff Fruit Farm, Inc. that same year.⁶⁵ The house was the center of an orchard and farming operation that encompassed land along the South River and mountainsides east of the city, as well as a cannery, a cider mill, and a packing barn. By 1887, Rose Cliff was one of the earliest commercial fruit growers in the Valley, with over 1,000 York Imperial trees, as well as Newton Pippins and Ben Davies varieties.⁶⁶ Lowrys and Staymans were planted in 1904.⁶⁷ Rose Cliff also grew the Albemarle Pippin, which could be shipped duty-free to England.⁶⁸ The operation at Rose Cliff boasted a newsletter, "Breezes," which offered insight into the people and the work of the orchard.⁶⁹

The success of Rose Cliff during this period was due to its owner, James Craig.⁷⁰ He was a pioneer in the Virginia apple industry and a leading horticulturalist. He was a native of Augusta County and served as Waynesboro's postmaster by appointment of President Theodore Roosevelt.⁷¹

Under Craig's stewardship and cultivation, the Rose Cliff orchards contained "85 acres with a total of 3,350 apple trees."⁷² The picking was done largely by local laborers, and sorting tables specially designed by Craig were used to facilitate the grading and packing.⁷³ Rose Cliff apples were sent by railroad cars on spring wagons with special frames to cold storage facilities, including those in Richmond and New York City, and sold in Great Britain at markets in Glasgow, Liverpool and London.⁷⁴

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Rose Cliff apples were also used in domestic production.⁷⁵ The Rose Cliff Fruit Farm boasted an impressive cider and vinegar works, as well as a canning factory and cooper shop.⁷⁶ Craig was purportedly developing an apple syrup to add to fountain drinks and other products.⁷⁷ Fire struck the operation in 1915 destroying the cider mill and two other buildings.⁷⁸

In the 1920s, the growth of nearby Waynesboro further encroached upon the farmland to the west of the city. Industrialist Richard H. Clemmer began the development of Forest Hill, adjacent to the Rose Cliff property. Forest Hill slowly began to fill with Tudor and Colonial Revival-style houses and was a harbinger of things to come for the neighboring farm and orchard. Almost simultaneously, the apple industry in Virginia declined and eventually the orchard was subdivided. During the same time period, Waynesboro and the neighboring community of Basic City consolidated. A central issue related to consolidation was the generation and transmission of electricity.⁷⁹

In 1924, Virginia Apple Products, Inc. was incorporated to make concentrated apple juice using Rose Cliff apples.⁸⁰ It acquired Rose Cliff Fruit Farm's assets that same year.⁸¹ According to a promotional brochure, "Virginia Apple Products (Inc.) has acquired all of the orchards of Rose Cliff Fruit Farm, Incorporated, together with all equipment and machinery and the exclusive right to use the celebrated Rose Cliff brands."⁸² The brochure also described the various orchards, including Orchard No. 1., which consisted of 97 acres and contained 3,300 bearing trees, as well as

a large brick dwelling house containing eleven rooms, two other dwelling houses, one large dwelling house built of stone about one hundred and twenty years ago and used as a lodging for packers employed at the orchard; two large packing houses, one large barn, three large storage houses, two cooper shops, two large barrel-storage sheds, one complete wood-working and iron-working shop, and numerous other small buildings.⁸³

Craig, the former president of Rose Cliff Fruit Farms, Inc., was to have exclusive management and control responsibilities for the operation of eight orchards in the Waynesboro vicinity.

Rosecliff Subdivision

In the fall of 1926, a notice was published informing the public that, as a result of a chancery case, all the assets of the Rose Cliff Fruit Farm, Inc. were to be transferred to Virginia Apple Products, Inc. as payment for indebtedness.⁸⁴ In April 1927, Rose Cliff Fruit Farm's real estate was sold at public auction.⁸⁵ Several parcels were auctioned, including the "Home Orchard," of which the dwelling house was a part.⁸⁶ Initially, the "Home Orchard" was

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subdivided and auctioned as seven separate parcels.⁸⁷ E. W. Barger was the high bidder on the “Brick dwelling, 11.75 acres.”⁸⁸ However, the “Home Orchard” was then auctioned as a whole in a successful attempt to increase the total sale price.⁸⁹ Robert L. McElroy and J. W. Ferrell were the prevailing bidders.⁹⁰ McElroy and Ferrell, along with their wives, took title to the property by deed and conveyed it to the Rose Cliff Company, Inc. in the same instrument.⁹¹

A Map of Rosecliff, Section No. 2, prepared by Atlantic Coast Realty Co. and dated July 1927, shows the dwelling situated on Lot 2, Block 5.⁹² In addition to the dwelling house, the location of another house, an “oil house” and oil tanks are noted, as is the location of the former road passing to the south of the house (shown as “Riverside Drive”).⁹³

Although Craig remained on as vice-president and general manager, McElroy, a resident of Charlottesville, was president of the Rose Cliff Company, as well as a number of other corporate entities.⁹⁴ McElroy was “keenly interested in the development of the Shenandoah Valley of Virginia.”⁹⁵

By 1930, the Rosecliff Subdivision, still outside the city limits, began filling with homes.⁹⁶ Oak Avenue, however, was still an unpaved lane into which many of the “Tree Streets” terminated.⁹⁷ The land south of the lane remained undeveloped.⁹⁸

The 1935 caption to the 1866 photograph, referenced above, read

The picture above was taken in 1866 of the old J. A. Austin home, and it may quickly be identified by those well acquainted with Waynesboro today. The home was later sold to the father of Dr. Ernest Mosby, who in turn sold it to James Craig. R. L. McElroy acquired the property from Mr. Craig and the house has been remodeled and is now occupied by Frank Parker. It is located in Rose Cliff Orchards overlooking South River and is one of the real landmarks of the city.⁹⁹

Fire destroyed the barrel shop on the Rose Cliff property in 1934.¹⁰⁰ In 1936, another fire razed the large barn on the property, causing much more damage.¹⁰¹

A model home was opened to the public in the fall of 1939 in the subdivision.¹⁰² Local stores provided furnishings and appointments and the plantings were supplied and installed by Waynesboro Nurseries.¹⁰³

Rosecliff [sic] Company, Incorporated, a Virginia corporation, sold the dwelling to Imogene B. and Douglas C. Crutchfield in 1942.¹⁰⁴ In 1948, James R. and Jacqueline M. Henson next

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acquired the house.¹⁰⁵ William L. and Pauline E. Scarborough purchased the home in 1948.¹⁰⁶ Imogene B. and Douglas C. Crutchfield acquired the house again in 1951.¹⁰⁷ Cyrus Phillip Barger acquired Rose Cliff from the Crutchfields in 1959.¹⁰⁸ The present owners, Wayne Dudley and Anne Kay Vest, bought Rose Cliff in 1995.¹⁰⁹

Acknowledgments

A number of individuals assisted in the nomination, foremost among them were the current owners of the property, W. Dudley and Anne K. Vest. Invaluable assistance was also rendered by Karen S. Vest (no relation) of the Waynesboro Public Library and Joanie Evans, Administrative and Program Specialist, Architectural Historian, Winchester Region Preservation Office of the Virginia Department of Historic Resources.

ENDNOTES

¹ The Beverley Patent, 1736, including original grantees, 1738 –1815, in Orange & Augusta Counties, Va., compiled and drawn by J.R. Hildebrand, 1954. This map shows the tract of 325 acres granted to John Campbell in 1745. Beverly also sold approximately 900 acres to Daniel Monohan in 1738. This acreage included what is now Downtown Waynesboro and a portion of the Tree Streets.

² Land Records, Circuit Court for the County of Augusta. Deed book 26, page 32.

³ Tree Streets Nomination, p. 66, 2002. See also Commonwealth of Virginia Historical Marker VA-Q2B Waynesboro: “Settlers began to arrive to present day Augusta County in the 1730s and by the Revolutionary War a small hamlet existed here. By 1797, it was known as Waynesborough, for Revolutionary War hero Brig. Gen. Anthony Wayne. It became a town in 1801 and was incorporated in 1834.”

⁴ Tree Streets Nomination, 2002. See also “Architecture in Virginia: The Old Stone House and Rose Cliff, Waynesboro, Virginia,” Vest, D. Cabell under the supervision of K. Edward Lay, 1995.

⁵ Land Records, Circuit Court for the County of Augusta. Deed book 32, page 388. See also Probate Records, Circuit Court for the County of Augusta, Will Book 11, page 283. Samuel Hunter’s will mentioned that John Hunter lived on the property he was to receive under that testamentary document.

⁶ The value of the land per acre was \$1.01 prior to 1820, with a total value of \$403.00. In 1820, the per-acre value increased to \$22.00, with a total value of \$8778.00.

⁷ Land Records, Circuit Court for the County of Augusta. Deed book 47, page 39. The sale price of the property to Brooks was \$4635.00.

⁸ Tax Records, Augusta County, Virginia.

⁹ U.S. Census, 1830, Augusta County, Virginia.

¹⁰ Tax Records, Augusta County, Virginia, 1841-1843.

¹¹ 1850 Agricultural Census, Augusta County, Virginia.

¹² A Historical Sketch of Michael Keinadt and Margaret Diller His Wife, Koiner - Kyner - Coiner – Coyner, The History and Genealogy of their numerous posterity in the American States up to the year 1893, Supplement 1941, Staunton, Va., Stoneburner and Pruffer, 1892, Reprinted by Campfield Printing Company, Staunton, Va. 1941. pp. 78-80. According to this source, Michael A. Coiner, “the son of Casper, the son of Michael Keinadt, The Progenitor, was born October 8, 1790, in Augusta County, Virginia. Died June 1, 1863, aged 73 years and 6 months, from injuries received from an attack by a cross bull. He was a soldier in the war of 1812, under Captain Link, of Augusta County, Virginia. He was successful in business, and had great will power to persevere(sic). He married Catherine, the daughter of George Michael Coiner, of the “Long Meadows;” their issue: William, James Harvey, Franklin, Elizabeth, Susan, Margaret, David, Mary, John Calvin, and Samuel Luther.” Another source, My Heritage by Ruth Rodes Culpepper, noted that “two of Michael Keinadt’s sons built houses of such durability that they have survived seven generations of use. But even more remarkable is the fact that these two dwellings have been selected by the State and National Historic Commissions as being of such merit architecturally and also through spectacular interior decoration that they have been declared State and National Landmarks.”

¹³ Land Records, Circuit Court for the County of Augusta. Deed book 78, page 489. According to the deed, Coiner purchased the 311-acre tract, described as “lying on the South river, near Waynesboro,” for \$43.00 per acre.

¹⁴ Chancery Records, Circuit Court for the County of Augusta.

¹⁵ Chancery Records and Land Records, Circuit Court for the County of Augusta.

¹⁶ “Architecture in Virginia: The Old Stone House and Rose Cliff, Waynesboro, Virginia,” Vest, D. Cabell under the supervision of K. Edward Lay, 1995. This survey, based primarily on architectural investigation and analysis, supported by some document research, concluded the dwelling was constructed circa 1850. However, other evidence, as more fully described above, suggests a later construction date.

¹⁷ Id.

¹⁸ According to the Notice of Executor’s Sale, at his death Brooks owned “six slaves - 3 men, 2 boys, 1 woman and child. Also 1 Carriage and Harness, 1 Buggy and Harness, Horses and Cattle, Hogs, Wagons, Ploughs, Harrows,

Corn Drill, Wheat Fau, Grain in the ground, 1000 or 1200 bushels of Corn, some Rye and Oats, Household and Kitchen Furniture, and various other articles too tedious to enumerate.”

¹⁹ Staunton Spectator, February 3, 1858 through March 3, 1858.

²⁰ Coiner owned a large amount of land and was also a slave owner.

²¹ Circuit Court for the County of Augusta, Will Book 40, Page No. 158. The tract was valued at \$13,416.00. According to the death records at the Augusta County courthouse, Coiner was gored by a bull at age 73.

²² Staunton Spectator, Aug. 7, 1866. According to the notice, the case was styled Mich. Coiner's Executors, &c., vs. Michael Coiner's heirs, &c., and the decree was rendered in the court's June 1866 term. Subsequent Staunton Spectator issues, dated February 12, 1867 and February 26, 1867 included similar notices, but indicated an auction date of March 7, 1867. These subsequent issues also mention a second decree.

²³ Id.

²⁴ Id.

²⁵ Tree Streets Nomination, 2002. See also Commonwealth of Virginia Historical Marker VA-W160, Early's Last Battle: “On the ridge west of Waynesboro occurred the last engagement of Confederate forces commanded by Lt. Gen. Jubal A. Early. Portions of Maj. Gen. Philip H. Sheridan's army, including cavalry led Maj. Gen. George A. Custer, attacked and routed Confederate troops under Brig. Gen. Gabriel C. Wharton. Early and the remnants of his army retreated, leaving Sheridan in control and ending the Shenandoah Valley campaigns.”

²⁶ City of Waynesboro Comprehensive Plan, 1998, p. 18. Tree Streets Nomination, 2002.

²⁷ Various Civil War era maps, including those available on-line from the Library of Congress.

²⁸ Historical Highlights of Waynesboro and Vicinity, compiled by W. W. Barnwell 1939.

²⁹ *The News-Virginian* on February 26, 1935

³⁰ *The News-Virginian* on February 26, 1935

³¹ Weekly Tribune, January 24, 1879

³² Land Records, Circuit Court for the County of Augusta, Deed Book 87, Page No. 222

³³ Id. His employers included Isabella Furnace at Port Republic, Sterrett Furnace and the Paddy's Creek Company Furnace. He was invited by relatives moving to Illinois to join their journey. Despite an opportunity to remain in Illinois, Austin returned to driving teams, this time from Winchester to Knoxville, Tennessee.

³⁴ Id.

³⁵ Augusta County Marriage Index, Augusta County, Virginia.

³⁶ *Weekly Tribune*, January 24, 1879.

³⁷ Id.

³⁸ Id.

³⁹ Id.

⁴⁰ Id.

⁴¹ Id.

⁴² *Weekly Tribune*, January 24, 1879

⁴³ Augusta County, Virginia, 1860 Population Census, Valley of the Shadow: Two Communities in the American Civil War, Virginia Center for Digital History, University of Virginia (http://valley.vcdh.virginia.edu/govdoc/pop_census.html).

⁴⁴ Id.

⁴⁵ Id.

⁴⁶ Augusta County, Virginia, 1860 Slaveowners Census, Valley of the Shadow: Two Communities in the American Civil War, Virginia Center for Digital History, University of Virginia (http://valley.vcdh.virginia.edu/govdoc/slave_census.html).

⁴⁷ Augusta County, Virginia, 1860 Population Census, Valley of the Shadow: Two Communities in the American Civil War, Virginia Center for Digital History, University of Virginia (http://valley.vcdh.virginia.edu/govdoc/pop_census.html).

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⁴⁸ Augusta County, Virginia, 1870 Population Census, Valley of the Shadow: Two Communities in the American Civil War, Virginia Center for Digital History, University of Virginia (http://valley.vcdh.virginia.edu/govdoc/pop_census.html).

⁴⁹ Id.

⁵⁰ FamilySearch.org, a non-profit service sponsored by The Church of Jesus Christ of Latter-day Saints, available at familysearch.org. Lambert had served during the Civil War, enlisting in 1863, taken as a prisoner of war March 25, 1865 at Fort Stedman, Virginia and confined to Point Lookout, Maryland. He was released on June 14, 1865.

⁵¹ Augusta County Marriage Index, Augusta County, Virginia.

⁵² Augusta County, Virginia, 1870 Population Census, Valley of the Shadow: Two Communities in the American Civil War, Virginia Center for Digital History, University of Virginia (http://valley.vcdh.virginia.edu/govdoc/pop_census.html).

⁵³ *Weekly Tribune*, January 24, 1879.

⁵⁴ Id.

⁵⁵ Id.

⁵⁶ Id. Austin died in 1888. The *Staunton Vindicator* (also known as the *Republican Vindicator* (Virginia, Democratic) carried his obituary, noting that, in his death, “the VINDICATOR [sic] loses one of it earliest, oldest and most appreciative friends.” Friday Morning, August 31, 1888. The paper also noted the pallbearers, including the subsequent owner of the property, A. F. Mosby.

⁵⁷ FamilySearch.org, a non-profit service sponsored by The Church of Jesus Christ of Latter-day Saints, available at familysearch.org.

⁵⁸ FamilySearch.org, a non-profit service sponsored by The Church of Jesus Christ of Latter-day Saints, available at familysearch.org. Their children were Emonet M.(Emmet?), Harbart G., Effie A., May C., and Perle. Lambert’s brother, Charles H. Lambert, was also listed, as was a servant named Alice Stuart.

⁵⁹ Land Records, Circuit Court for the County of Augusta. Deed book 98, page 19.

⁶⁰ *Chataigne’s Augusta County, Virginia Gazetteer and Classified Business Directory for 1888-1889*. Compiled and published by J. H. Chataigne, Richmond, Virginia. The directory notes: “Nurserymen . . . Mosby A F, nr Waynesboro.”

⁶¹ FamilySearch.org, a non-profit service sponsored by The Church of Jesus Christ of Latter-day Saints, available at familysearch.org.

⁶² Id.

⁶³ Land Records, Circuit Court for the County of Augusta. Deed book 119, page 127. This deed includes a sketch of the property, including the “Mansion House.” See also *1899 Directory Of The Representative Business And Professional Men Of Augusta County And Staunton*. Rohrer & Diamond. “Augusta County Directory.” Included an entry for “Craig, Benj J, farmer, Waynesboro.”

⁶⁴ Id. Unlike previous deeds, this deed was notarized in Richmond.

⁶⁵ Land Records, Circuit Court for the County of Augusta. Deed book 155, page 108.

⁶⁶ *The Valley Virginian*, in an article entitled “The Famous Rose Cliff Fruit Farm Orchard at Waynesboro,” appearing Friday, July 28, 1911.

⁶⁷ Id.

⁶⁸ Id.

⁶⁹ Id.

⁷⁰ *The Valley Virginian*, in an article entitled “The Famous Rose Cliff Fruit Farm Orchard at Waynesboro,” appearing Friday, July 28, 1911.

⁷¹ *The News-Virginian*. Obituary. November 5, 1940.

⁷² *The Valley Virginian*, in an article entitled “The Famous Rose Cliff Fruit Farm Orchard at Waynesboro,” appearing Friday, July 28, 1911. The following varieties and ages were listed: “1,400 Stayman Winesap 7 years old, 250 Lowry 6 years old, 400 York Imperials 9 years, 1000 York Imperials 24 years old, 200 Winesap 7 to 24

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years old and 50 Yellow Newton Pippins and 50 Ben Davis 24 years old. These trees are planted 30 by 30 and 40 by 40 feet apart in the [obscured] of the 24 year trees are 40 [sic] feet in diameter and 24 [obscured]. There are also ten acres of “Gandy” Strawberries.”

⁷³ Id.

⁷⁴ Id.

⁷⁵ A court opinion in a contemporary law suit, Hardin v. Radford, 112 Va. 547 (1911), recorded that during May, 1910, Hardin was “occupying a regular place of business upon the principal business street of Radford conducting daily, without a license, the business of selling cider, which was not made from apples grown on his own land, but was the product of apples grown or bought by the Rose Cliff Fruit Farm, Incorporated, at Waynesboro, Va.” Hardin was contesting the imposition of a tax on his activities since he was selling a farm or domestic product exempt from taxation. He admitted he was selling cider made by the Rose Cliff Fruit Farm and not his own produce.

⁷⁶ Interview, Curtis L. Bowman, Sr., December 20, 1995. According to Bowman, the cannery had a tramway leading to the river for the purpose of disposing of apple peels. He also recalled oil tanks which held oil for smudge pots. These pots were used in the orchards to ward off frost. An employee of the operation would be tasked with watching the thermometer and mobilized the mule-drawn tank wagon to dispense oil for the pots. Bowman recalled that the Old Stone House was used to house migrant pickers. See also Sanborn Fire Insurance Co. Map, 1913.

⁷⁷ Interview, Curtis L. Bowman, Sr., December 20, 1995. Bowman also recalled that Craig produced apple products from a building on Arch Avenue in Waynesboro. Not only was Craig a talented and experienced orchardist, but he also made apple brandy, burying it in casks in a cold storage building and keeping a disassembled still in the river. See also Curtis L. Bowman, Days of Yore, p. 43.

⁷⁸ Unknown newspaper account, July 12, 1915. Waynesboro Public Library History File.

⁷⁹ Waynesboro’s electricity was generated at the Rife Ram and Pump Works, adjacent to the Rose Cliff home orchard.

⁸⁰ Pamphlet, Virginia Apple Products, Inc. The impetus for this pamphlet was a stock offering in order to retire a debt of \$375,000.00. The corporation was formed to manufacture a concentrated apple syrup using the Zahm process. Virginia Apple Products had acquired an exclusive license to utilize this process and intended to build a concentration plant in Waynesboro and to use local apples. According to the pamphlet, “Literally every apple can be saved by this process and converted into rich, healthful food and beverage products.”

⁸¹ Land Records, Circuit Court for the County of Augusta. Deed book 217, page 495.

⁸² Pamphlet, Virginia Apple Products, Inc.

⁸³ Pamphlet, Virginia Apple Products, Inc.

⁸⁴ *Valley Virginian*, November 26, 1926. The notice was filed pursuant to an Order of Publication, issued by the Circuit Court for the County of Augusta, Virginia, in the matter Virginia Western Power Co., et. als. v. Virginia Apple Products, Inc., et. als., November 22, 1926.

⁸⁵ Certificate of Auctioneer, April 23, 1927.

⁸⁶ Id.

⁸⁷ Id. The certificate noted that this subdivision was per the “Irvine plat.”

⁸⁸ Id. E. W. Barger was the father of subsequent purchaser Cyrus Philip Barger.

⁸⁹ Id. The difference in the seven individual bids on the “Home Orchard” and the bid on the whole tract was \$75.00.

⁹⁰ Certificate of Auctioneer, April 23, 1927. J. W. Ferrell was the president of Atlantic Coast Realty Co. of Greenville, North Carolina.

⁹¹ Land Records, Circuit Court for the County of Augusta. Deed book 232, page 120.

⁹² “A Map of Rosecliff, Section No. 2,” prepared by Atlantic Coast Realty Co., July 1927. Waynesboro Public Library. Section No. 1 consisted of river bottom land in what is now Ridgeview Park.

⁹³ The remnants of these buildings and the road are still visible today.

⁹⁴ *The News-Virginian*, November 15, 1929. He was president of the Automatic Fire Protection Company, the Bell Mead Development Corporation, the My Own Development Company, the Chevrolet Sales Corporation, and the All American Corporation.

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⁹⁵ Id. In the article, he proclaimed that, “Every year this section attracts thousands of tourists from all parts of the world, and they are awed by our scenic wonders. We have every advantage that could be desired for tourists, in addition to being located in the Old Dominion, which in itself stands for the Old Southern hospitality and charm and culture. The valley can be developed into the playground of the nation, and the trend at the present time, as indicated by the increase in visitors, shows we are headed in that direction.”

⁹⁷ Id.

⁹⁸ Id.

⁹⁹ *The News-Virginian*, February 26, 1935. Dr. Ernest Mosby graduated from the Medical College of Virginia May 4th, 1899 and practiced in Waynesboro.

¹⁰⁰ *The News-Virginian*, September 14, 1934. All valuable machinery was moved from the structure and spontaneous combustion of green hay was suspected as the cause.

¹⁰¹ *The News-Virginian*, December 26, 1936. The fire was reported as started by three boys playing with fireworks and destroyed a number of pieces of equipment.

¹⁰² *The News-Virginian*, August 31, 1939. The structure survived and is located on Pine Avenue.

¹⁰³ The model house was constructed by the Jesse C. Wood Construction Company according to a design adapted by Daley Craig and Fleming Hurt.

¹⁰⁴ Land Records, Circuit Court for the County of Augusta. Deed book 312, page 494. The deed conveyed “all that certain tract or parcel of land, with all improvements and appurtenances thereunto belonging, or in any wise appertaining, consisting of a two-story brick residence, with brick garage adjoining, said property lying and being in South River District of Augusta County, Virginia, and designated as parcel No. 1, in Block Seven (7), Section Two (2), made by William B. Gallaher, Jr., Civil Engineer, June 21st, 1937, and said plat duly of record in the Clerk’s Office of the Circuit Court of Augusta County, Virginia, to which plat reference is hereby made for a more particular description and derivation of title.” Frank T. Parker, Jr. signed the deed for the grantor, as Vice-President of Rose Cliff Company, Incorporated, and W. R. McElroy signed as its Secretary-Treasurer. A notation in the deed book indicates that the grantees were mailed a copy of the deed in Thomasville, North Carolina.

¹⁰⁵ Land Records, Circuit Court for the County of Augusta. Deed book 345, page 114. Contemporary photographs, taken during their tenure, show the garage and main dwelling as detached.¹ A one-story addition projects from the western side of the main block. There appears to be a different window in the addition’s north wall. The garage appears to have had large bay doors in its western wall.

¹⁰⁶ Land Records, Circuit Court for the City of Waynesboro. Deed book 7, page 6.

¹⁰⁷ Land Records, Circuit Court for the City of Waynesboro. Deed book 10, page 457. August 11, 1951.

¹⁰⁸ Land Records, Circuit Court for the City of Waynesboro. Deed book 45, page 425. Sept. 8, 1959.

¹⁰⁹ Land Records, Circuit Court for the City of Waynesboro, Deed book 214, page 495. May 15, 1995.

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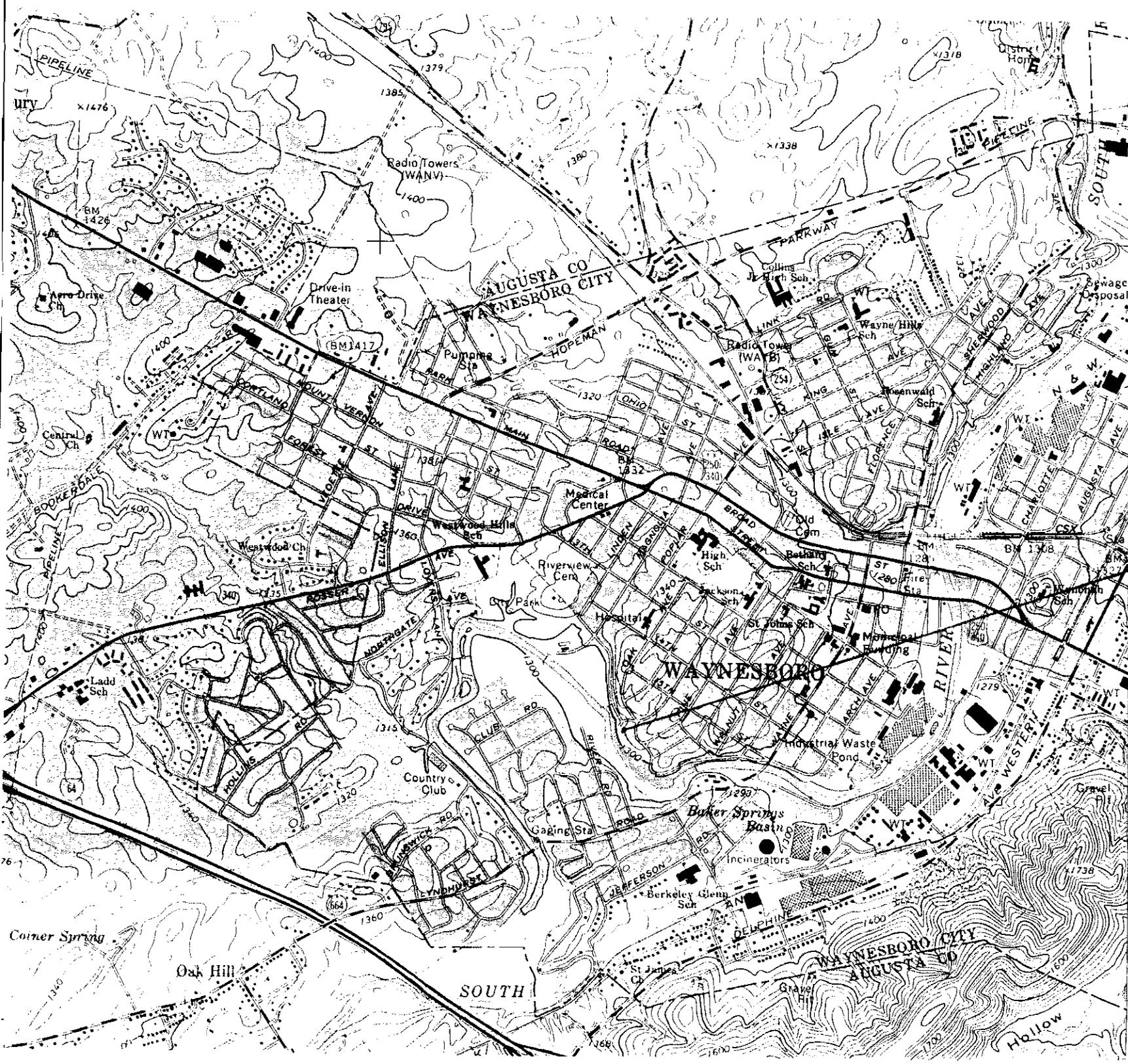
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4218

5'

WAYNESBORO EAST
 5260 III SE
 WECROWS RIVER 15 MI
 CHARLOTTESVILLE 25 MI

4214

4214

Waynesboro W.
 ROSE CLIFF
 City of Waynesboro, Va.
 UTM ref (zone 17):
 1.E 664 010 N 4214555

136 505!