

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

653

LISTED ON:	
VLR	06/16/2011
NRHP	09/08/2011

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Cleridge  
other names/site number Sunnyside Farm; DHR File No. 034-0111

### 2. Location

street & number 1649 Old Charles Town Road

N/A
X

 not for publication  
city or town Stephenson vicinity  
state Virginia code VA County Clarke; Frederick code 043; 069 zip code 22656

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national  statewide  local

[Signature] Signature of certifying official/Title  
1/29/11 Date  
Virginia Department of Historic Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 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] Signature of the Keeper 9.8.11 Date of Action

Cleridge

Frederick & Clarke  
 Counties, Virginia  
 County and State

Name of Property

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**

(Check only **one** box.)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	2	buildings
1	1	sites
2	1	structures
0	0	objects
8	4	<b>Total</b>

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure: Icehouse/blacksmith shop

DOMESTIC: Secondary Structure: Well

AGRICULTURE/SUBSISTANCE: Pasture, Wheatfield, Crop Marks

AGRICULTURE/SUBSISTANCE: Animal Facility: Poultry House

COMMERCE/TRADE: Restaurant: Tavern

TRANSPORTATION: Road Related: Carriage House

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility : Mill

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure: Storage, Workshop

DOMESTIC: Secondary Structure: Well

AGRICULTURE/SUBSISTANCE: Pasture, Wheatfield, Crop Marks

AGRICULTURE/SUBSISTANCE: Storage: Storage

DOMESTIC: Single Dwelling

TRANSPORTATION: Road-related: Garage, Workshop

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility: Mill Site

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

**Materials**

(Enter categories from instructions.)

foundation: STONE: Limestone

walls: BRICK

roof: METAL: Standing-Seam Tin

other: Cornice: Wood; Chimney: Brick

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County and State

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**7. Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

Beginning approximately eight miles northeast of Winchester, the Cleridge property crosses the Opequon Creek, leaving 389 acres containing the domestic tract, agricultural, and wooded land in Frederick County and 202 acres of forested and farming terrain in western Clarke County. Like most manors of its generation and grandeur, this Federal-style mansion exhibits greater prominence in its stance on a hill. Facing south to a meander of the sky-blue Opequon Creek, the dwelling is sited on seven-plus acres on the west side of the creek and on the north side of Old Charles Town Road. A stretcher-course-brick wall borders the south bank of the primary domestic parcel along the old road from the creek, but the landscape feature declines to its foundation before arriving at the brick gateposts flanking the entrance into the oval-shaped, gravel drive on the west. A cast-stone pineapple caps each post. Shade and blue spruce, pear, holly, and cherry trees stand near the house, and boxwood and ornamental bushes are planted along the front foundation and sections of the other elevations. Boxwood and flower gardens with a bricked terrace and paths on the east side of the residence offer a harmonious view with the Opequon Creek glistening in the background.

**Narrative Description of Setting & Architecture**

Clearly demonstrating local significance as a rural, Federal-style dwelling superbly-built of Flemish and American-bond brick and with remarkable interior decoration in circa 1790, the Cleridge residence represents the primary contributing building. Dating from circa 1790 through 1960, a contributing brick well structure, the frame icehouse/blacksmith shop, a frame carriage house, the brick-entry, a frame poultry house, and the circa 1815, farm manager's house are also in or near the primary domestic site. The cultivated and forested land is considered a contributing agricultural site within a period of significance of 1876-1960. A small shed in the farm manager's yard represents a noncontributing building. Although the following industrial resources add interest to the property's significance, an inadequacy of archived, primary-source records justified the noncontributing designation of the circa 1770 mill site, a brick-walled well, and a circa 1770-1920 miller's house on Opequon Creek. The mill-related resources remain on the northeast corner of Cleridge in Frederick County.

**Inventory Justification**

After intensive research, documentation, and evaluation, the following primary and secondary resources have been designated either contributing or noncontributing to the architectural and agricultural areas of significance between circa 1790 and 1960. Cleridge justifies listing in the historic state and federal registers under the applicable Criteria of A and C within a circa 1790-1960 period of significance. The integrity of the contributing and noncontributing resources has been evaluated. The noncontributing resources do not possess strong historic significance and integrity, or they post-date 1960, and do not represent the period and areas of significance.

**Detailed Description**

Manor House, circa 1790-1883

Contributing Building

This five-bay, two-and-one-half-story, white-painted-brick, Federal-style dwelling with a limestone foundation, a standing-seam-metal gable roof and two, interior-end, brick chimneys faces south to Old Charles Town Road and a scenic turn in the Opequon Creek. The façade (south) is dressed with a Flemish-bond brick pattern, while the secondary elevations have a three-course, American-bond design. There are four, nicely-hewn, tree-nailed, and beaded wooden cellar windows with hewn horizontal bars on this front elevation. Double-leaf louvered shutters cover the double-leaf, raised-panel, centered door that is further enhanced with fluted pilasters supporting a dentiled, rectangular cornice. Iron-railed brick steps rise from the west and east sides to the entrance. The junction of a removed hip-roofed porch over the entrance can be seen under intensive inspection.

Originally nine-over-six, double-hung-sash windows on the first story, two-over-two, double-hung, wood sashes were installed in the two openings flanking the entrance and the five, initially, six-over-six windows on the second story in 1883. Splayed-brick jack arches embellish the first-story windows. Louvered shutters flank all of the windows. Simultaneously, double C-scroll brackets were added under the primary eaves. The east interior-end chimney shaft has an arched recess on the inside above the ridge and a three-course corbel, while the one at the west interior-end of the roof does not because the former has two flues for fireplaces on the first and second floors, and the latter serves four.

The two-bay, west side elevation of the south main block has two-over-two, double-hung-sash, wood windows on the first and second stories, again replacements for nine-over-six and six-over-six sashes, and original, four-light, wood, casement windows in the attic

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story. The rake arches at the peak and concludes with knees on the bracketed cornice returns on this gable end. There is a wide fascia board. Newer brickwork rises from the ground and stops six courses above the first-story windows, resulting from a repair in 1960.

A four-bay, two-and-one-half-story, brick addition with a standing-seam-metal gable roof and corbelled-brick-interior chimney sets back on the north rear of the main block. Chamfered posts with knee brackets support the standing-seam-metal hip roof of the four-bay, one-story porch, which has a handmade-brick floor. Tall, two-light transoms are above the raised-panel door with a twelve-pane wooden storm door into the dining room of this addition and over the raised-panel door with a single-pane storm door into the kitchen at the north end. The dining room door has become the primary entrance into the house since automobiles park on this side. Four, two-over-two, double-hung-sash, wood windows are on the second story. Louvered-wood shutters are on all of the windows. The eave is ornamented with double C-scroll brackets terminating on a wide fascia board.

The north gable end of the above-described ell has a bulkhead into the addition's cellar in the northwest corner and a paired two-over-two, double-hung-sash, wood, kitchen window on the first story in the northeast corner. A tall-louvered-attic vent is in the gable, the cornice returns, and the eave fascia matches that on the main block, but the rake displays less formality without arching at the peak. The east side elevation of the 1882-83 ell has an integral two-bay, two-story porch flanked by one-bay, two-story, brick walls with two-over-two, double-hung-sash, wood windows that have louvered shutters, except for the kitchen window on the northeast corner that has a fixed awning. Doors from the dining room and kitchen that open to the flagstone patio of the porch flank a two-over-two, double-hung-sash, wood window. A neat functional feature is a hewn coat rack with six pegs that is cut nailed into the mortar between an approximately six-foot-high brick course on the wall between the kitchen and dining-room doors. The porch is detailed like the one on the west elevation, except for dentil work on the plate of the lower story and the diamond and fleur-de-lis-patterned jig-sawn balustrade on the upper story. The door from the upstairs hall is in the northeast corner allowing access to the ample balcony.

A bulkhead with metal-clad, double-plywood doors in the northeast corner of the two-bay-wide east gable end of the main block permits access into the wine cellar. The formerly nine-over-six and six-over-six, double-hung-sash windows have likewise been replaced with two-over-two, wood sashes on this elevation. The four-pane attic casements were replaced with longer two-over-two, double-hung-sash, wood windows on this end, although those on the opposite west end were not. Louvered-wood shutters also enhance the windows here. The rake arches at the peak and concludes with knees on the bracketed cornice returns. There is a wide fascia board, matching the detail around the dwelling.

Interior Cellar – Approached by lifting the bulkhead doors on the east side of the main block, modern-wooden stairs bridge unstable stone steps down into the cellar. The floor is earthen, the outer foundation walls are stone with remnants of plaster, mill-sawn joists support the planed and gouged, random-width-pine boards for the first floor, and the summer beam is broad axed. The pointed ends of wooden pins extend through the joint of ceiling joists and the nine-inch summer beam. The nearly thirty-four-foot-long by twenty-five-foot-wide room is divided by a three-course, American-bond-brick wall with two, finely articulated, eight-foot-wide arched openings. This brick partition extends from north to south and supports the hewn summer beam. There was a stairway up to the stair closet in the central hall that has been removed, likely after deterioration from the earthen floor upwards in the twentieth century. The anchor joint of the upstairs newel post protrudes through the ceiling.

Composed of stone like the foundation, the interior chimney underpinning is on the east wall joining the south frame of the bulkhead entrance. The chimney in this unheated cellar contains an unusual brick-arched recess, measuring five-feet tall and three-feet wide. The bricks on the stone foundation set in, thereby providing a ledge for a shelf, and a Portland-cement patch lower on both sides of the foundation confirm the location of a second shelf above the floor. The south-front cellar windows are glazed inside for modern use. The builders turned a pinned-oak, two- by three-foot window frame ninety degrees for an opening through the west wall for access into the half-cleared cellar under the library and sitting room of the main block. The H-part of the wrought H-L hinges for a door remain on the south side of the frame. The stone, interior-chimney foundation on the west gable end can be seen through the opening, and it does not have an arched recess.

Interior First Floor – Central Hall – The raised-panel, double-leaf door in the south-front entrance sets within a paneled surround that is splayed on the sides, demonstrating originality in a masonry wall. The original metal box lock remains in use on the door. Wrought T-headed nails fasten the random-width, pine boards to the floor joists as they do throughout the circa 1790 main block. The plastered walls have smooth wainscoting beneath a molded chair rail. Entrances into the east parlor and west library oppose one another. The former is on the right side of this spacious hall preceding the stairway with its delicately-turned newel and handrail, turned balusters, and a matching, turned newel and rail that is embedded in the bordering east wall of this Federal-style feature. A detail that atypically continues all the way to the unfinished attic with the embellishments on the stairway, the bracket on the outer carriage features a large,

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but thin, scroll that joins a miniature, one-and-one-half-inch scroll. Smooth wainscoting encases the lower side wall to the door into the back staircase closet. The original rear door of the main block is directly opposite the front entrance and has a box lock with a porcelain knob, raised panels, and a formal paneled surround. This door now provides access into the dining room in the 1882-83 addition.

**Parlor** – The grand parlor spans the depth of the main block. The chair rail and wainscoting decorating the hall also contributes to the formality of this entertainment room. However, an ovolo cornice molding, elliptical rather than semi-circular and absent a fillet, and a fully paneled, interior chimneypiece with Chippendale and Federal-style motifs add to the parlor's decorum. A vernacular, one-over-one, interpretation of the double Wall of Troy-style molding joins the overmantel to the room's ovolo cornice. Next, three, symmetrically placed, reeded-pilaster capitals enhance the frieze. Bordered by Chippendale fretwork and fluted quarter fans, the center panel features three, fluted, oval paterae. Rope molding trims the corners of the interior chimney's side paneling, and a thinner cable design runs horizontally under a scallop-and-dentil pattern beneath the mantelshelf. The mantelpiece is further decorated with reeded pilasters, and the frieze above the marble fireplace slip exhibits more Chippendale molding. Only the outside perimeter of the brick hearth is framed by a mitered strip of a floor board inserted into the side, five-inch-wide, pine boards, similar to other early-nineteenth-century, Federal-style houses in the region. A detail continued throughout the main block, the windows are deeply set into the walls and surrounded by smooth paneling.

**Library & Sitting Room West Side of Central Hall** – Representative of a three-room plan, two rooms are on the west side of the center hall and parlor. Stained, smooth-pine wainscoting under the dado rail, a paneled chimney breast with an applied-floriated-vase ornament on the west wall, and bookshelves on the east wall surrounding the doorway from the hall create the front library. The fireplace sets off center on the west wall beside the north wall, without being within a true corner chimney. A doorway centered on the plastered north wall opens into the back sitting room which most likely served as a bedchamber when built. A narrow cupboard joins the fully-paneled chimneypiece and fireplace on the sitting room's west wall to the south wall with the doorway into the library.

**Interior 1<sup>st</sup>-Floor Rear Addition** – The dining room directly behind the central hall is entered from the former rear exit and a doorway from the sitting room. The pine floor boards are cut nailed into the grooves, as are those throughout the addition. The walls and ceiling in this room and the addition remain plastered. Maintaining the smooth design used in the main block, a dado is beneath the dining room's chair rail. Fluted pilasters support the unadorned frieze of the mantelpiece surrounding a brick slip on the north wall. A tall cupboard with a flat-paneled, single-leaf door is built into the wall on the west side of the fireplace. A raised-panel door in the east corner reveals a stairway to the bedrooms on the second floor, while the raised-panel door into the kitchen is directly opposite the entrance into the sitting room. Stained pine, matching the wood used in the library, composes the kitchen cabinets surrounding the sink on the north wall as well as the architraves of windows and doors. A bathroom now fills the former pantry in the northwest corner. The stove sits within the brick base of the chimney on the south wall next to the door to the cellar under the kitchen in the southeast corner.

**Interior 2<sup>nd</sup>-Floor Main Block** – After the first landing and short second rank of steps that rise to the newel on the second floor, the rail and balusters approach the matching newel on the first stair to the third floor with an impressive serpentine turn. The substantial hall accommodates a loveseat, two chairs, a coffee table, and plants at the front window. The raised-panel bedroom doors in the front hall do not symmetrically oppose one another. The circa 1790 carpenter continued the dado rail and smooth wainscoting on all of the second floor's plastered walls. The master bedchamber on the east side of the hall, above the parlor, possesses a mantelpiece with punch and dentil molding and flat-paneled pilasters supporting fluted capitals. Black-painted parging covers the brick slip of the fireplace, and the brick hearth demonstrates the same outside framing technique performed downstairs and across the hall. Rarely-surviving, early-nineteenth-century stenciling in orange and black colors remains under the ceiling in a drapery and tassel design and above the chair rail and mantelpiece where vases, flowers, and star motifs provide ornament. There are two bedchambers on the west side of the hall. Both have fireplaces with unelaborated mantelpieces close to the partition between the chambers.

**Interior 2<sup>nd</sup>-Floor Rear Addition** – The width of the upstairs central hall narrows upon arrival into the rear wing containing a full bathroom in the southeast corner adjoining the balcony which extends north to a large linen and storage closet at the northeast end. Under a two-pane transom that illuminates the hall, a raised-panel door out to a porch precedes the closet. The smallest of three bedrooms on the west side of the hall is in the northwest corner. The secondary and private nature of this family quarter appears in the simplicity of smooth door and window architraves and plastered walls without wainscoting, chair rails, or cornices.

**Attic Above the Main Block** – Clenched wrought nails fasten the handmade latch on the inside of the beaded-board door into the attic. A piece of leather fastened with a flat-ended screw and used to pull the whitewashed door shut remains on the outside. The roof's

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framing members are mill sawn or hewn oak. Collar ties and rafters are marked with Roman numerals. Mortise-and-tenon joints connecting the rafters are pinned, as are the half-dovetail-lapped joints on the ends of the collar ties in their joinery to the rafters. No doubt, skilled joiners undertook this exemplary construction. Wrought nails fasten the wide pine boards to the floor joists. The split lath and lime plaster keys of the hall are visible from the attic, along with wrought nails for the stair wall framing. The broad and splayed chimney on the east gable end retains integrity of its circa 1790 form, although Portland cement repointing is obvious. A finely articulated relieving arch is near the floor on the east side of this interior brick chimney. The surrounding brickwork in the end wall shows no change in the position and size of the flanking four-pane casement windows, while the opposite west gable exhibits patching on the rake sides of each replacement, two-over-two window and insertion of a long oak lintel above. Additionally, the cut floor boards on each side of columnar brick shafts for the flues and the unusual removal of the center of the chimney appear to be a twentieth-century repair.

The Cleridge manor house retains noteworthy integrity of the circa 1790 and 1882-83 periods of construction. While the late-nineteenth-century addition to the rear elevation of the side-gabled Federal-style dwelling also brought some fine Victorian accoutrements to the original cornice, they are modest and represent an evolutionary signature of Charles E. Clevenger's ownership. The generations of Clevengers clearly have demonstrated profound appreciation of the significance of the late-eighteenth- and nineteenth-century design, workmanship, materials, form, and setting. Extraordinary efforts were made to install plumbing and bathrooms in the 1882-83 rear addition, instead of adding a water closet on the second floor at the front hall of the main block, as is more typically seen. There are no visible pipes or electrical lines anywhere in the earliest part of the house, and the radiators of the heating system are understated and appropriate throughout this remarkably well-preserved and impressive representation of the Federal style in Frederick County.

**Well & Hand Pump for the Manor House, circa 1790**

**Contributing Structure**

Encased in a wooden box with chamfered corners, the hand pump for this domestic well, that most likely is lined with brick as found over at the miller's house, is about fifteen feet off of the northeast corner of the east porch of the manor. A stacked rectangular cap with a finial protects the encasement, although some deterioration under the top has occurred. Painted for preservation of the wood and iron, the hand pump and concrete cap over the well structure retain high integrity.

**Ice House & Blacksmith Shop, circa 1790-1915**

**Contributing Building**

Conveniently situated on the upper west bank of the Opequon Creek and within the domestic backyard, the weatherboarded-frame building rises above ground one story. Two, single-leaf, board-and-batten doors open into a sectioned blacksmith shop under an overhanging standing-seam-metal gable roof. A broad, rectangular, gable-roofed ventilator is centered on the ridge. Due to significant deterioration, the building received a new roof and some fill-in weatherboards in 1994, but the well-crafted interior framing suggests an earlier circa 1915 repair. A bulkhead entrance into the underground, stone-walled ice house is banked below the southwest front door. The south wall of the limestone foundation was laid above a bed of natural limestone rising on a slant from about twenty-six inches to about three feet tall. The bedrock probably leeches water, and the stone foundation appears to have been dry-stacked which would not present a favorably-dry environment for keeping ice blocks frozen.

**Carriage House, circa 1905**

**Contributing Building**

Standing to the west of the ice house with its sliding, board-and-batten doors facing the northwest edge of the oval turn in the gravel driveway, this one-story, one-bay, vertical-boarded-frame building has a standing-seam-metal gable roof. A tower with a cast-iron bell for calling the Clevengers and other workmen from the fields for dinner is centered on the peak. A one-bay, shed-roofed, lean-to, tool shed, composed of matching material, was added to the back northwest corner about thirty years ago.

**Poultry House, circa 1905**

**Contributing Building**

Facing south toward the nearby domestic yard, this German-weatherboarded-frame poultry house with asphalt sheeting on the shed roof stands on a poured-cement-over-stone foundation near the plank fence bordering the south perimeter of the northwest field. A board ramp leads up to a wide, off-center, doorway in the nine-bay, shed-roofed, enclosed porch. Hexagonal-mesh, galvanized wire covers the openings flanking the entrance. A boarded poultry passage is near the ground on the front southwest end of this building. Three ribbons of tripartite, six-light, awning windows are above the overhang. Old wavy glass panes remain in the wood windows. This poultry house may have served multiple uses over the years on this working farm, including sheltering sheep. The contributing agricultural building retains good integrity inside and out.

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**Brick Wall & Gateposts, circa 1960**

**Contributing Structure**

This stretcher-course-brick wall borders the south bank of the mansion lot along Old Charles Town Road from the creek to the west and declines to its ground-level foundation before joining white-painted-brick gateposts flanking the entrance into the gravel, oval-shaped driveway. A cast-stone pineapple caps the posts.

**Farm Manager's House (034-0160), 1390 Old Charles Town Rd., circa 1815-75**

**Contributing Building**

This three-bay, two-story, weatherboarded-frame farmhouse with a limestone foundation, an asphalt-shingled gable roof, and an interior-brick chimney faces north across a shallow front yard to Old Charlestown Road. Two-over-two, double-hung-sash, wood windows flank an unembellished entrance with its raised-panel door. There are two, matching-sash, wood windows on the second story. Replacement corner posts for originally chamfered members, like the inner pilasters, support the standing-seam-metal hip roof of the one-bay, front porch. A one-story, weatherboarded-frame kitchen and porch addition on cinder-block piers and with an asphalt-shingled hip roof was added to the southeast rear corner in circa 1960.

Built into a bank on part of the original land grant, apparently for Henry Seevers Jr., the house has a hewn and pinned cellar window in the southwest corner of the rear foundation. While foam insulation covers cellar framing, the visibility of a few wrought nails and those in the rounded handrail of the boxed corner stairway, along with changes in the floor boards from the ground to the second floor, suggest that this dwelling began as a one-and-one-half-story shelter. The roof framing is circular sawn with cut nails in the rafters. This house retains good integrity.

**Shed in the east side yard of the Farm Manager's House, circa 1995**

**Noncontributing Building**

This plywood-sheathed, shed-roofed shed faces the woods behind the house and is located near the vegetable garden.

**Miller's House, circa 1770; Reconstructed circa 1920**

**Noncontributing Building**

This long-vacant and disintegrating, two-and-one-half-story, German-weatherboarded-frame dwelling with a heavily rusted, standing-seam-metal gable roof stands on an earlier limestone foundation where the initial residence for the miller stood. The entrance is on the south gable end under the standing-seam-metal overhang of the gable roof of a bathroom addition in the southeast corner of the house. No window sash remains in three, asymmetrically placed and unprotected openings on both stories of the west rear elevation. The four-bay east elevation on the creek side, also with uncovered openings, is the front of the house. The off-center doorway is closer to the north end where a porch once wrapped the corner.

Interior – Narrow boards cover floor joists. Explaining the distance between openings on the west rear elevation, a boxed stairway rises north up the wall near center. Substantial amounts of plaster have fallen off the circular-sawn and wire-nailed lath on the walls and ceilings. A plastered-brick flue chimney rises up the south wall. Bulls-eye corner blocks decorate the door and window frames. The condition of the house is heavily deteriorating and overgrown with outside vegetation.

**Well for Miller's House, circa 1770**

**Noncontributing Structure**

This circular brick well remains at the southwest corner of the house quite close to the bathroom wing. An iron hand pump with a stamped 1902 patent is nearby to the west.

**Stone Foundations & Walls of Mill, circa 1770-1905**

**Noncontributing Site**

Approximately thirty-five feet directly south of the miller's house and extending south to three connecting stone walls of the mill are a row of four limestone foundations and a circular brick and stone foundation for a circa twenty-two-foot-diameter structure. One of the rectangular foundations has a small stone sink. Stones are strewn throughout the area. The walls of the mill surrounding a good deal of soil and forest debris are southward down on the Opequon Creek. Vegetation, including trees and thick vines growing within and surrounding the ruins, represents a challenge to document and study this industrial site. Littler's Run, as named by the nineteenth century, still courses through this site.

**Agricultural Fields, circa 1876-1960**

**Contributing Site**

Designated a contributing site for eighty-four years of agricultural activity, Sunnyside Farm/Cleridge encompasses about 580 acres of fields that retain preserved integrity as level crop land with protected slopes, forests, and watercourses.

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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 N/A

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

Property is:

- 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.

Criteria Considerations (explanation, if necessary) N/A

Period of Significance (justification)

The circa 1790-1960 period of significance begins with the approximate date of construction of the circa 1790 mansion and concludes when the farm ceased significant agricultural production.

Areas of Significance

(Enter categories from instructions.)

- Agriculture
- Architecture
- 
- 
- 

Period of Significance

circa 1790 – 1960

Significant Dates

circa 1790  
1876-79, 1882-83,  
1941-42

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

1882-83 Addition to Manor- Brick Mason: Jacob H.  
Lemley & sons Charlie & William

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Cleridge domestic setting, with a stone and frame icehouse, a frame carriage house, poultry house, farm land, and a mill site, occupies 591 acres, including 389 acres along the Opequon Creek in northeastern Frederick County, and 202 acres of agricultural land across in Clarke County. Cleridge is eligible for listing in the National Register under Criteria A and C at the local level of significance relating to the themes of architecture and agriculture within a period of significance from circa 1790, the construction date of the main house, through 1960 when the farm ceased significant agricultural production. Cleridge meets Criterion C for the architectural importance of the circa 1790 Flemish- and American-bond-brick, Federal-style dwelling in Frederick County. Seemingly the earliest brick house in Frederick County, the Cleridge dwelling exhibits excellent workmanship in design, such as the center hall's winding stairway with decoration to the attic and an unusual serpentine handrail between the second and third floors. Praised by architectural historians for local originality and varied refinement, Cleridge features a parlor chimneypiece with Chippendale fretwork, an oval center medallion, and offset Wall of Troy molding.<sup>1</sup> Early-nineteenth-century stenciled artwork survives in the master bedroom. The cellar with broad archways in a brick partition and a closet in a chimney foundation seems to have no regional precedence. Cleridge meets Criterion A for a significant contribution of the land to agriculture in Frederick County beginning with Charles Clevenger's increase of the farm's tillable acreage, while raising dairy and beef cattle and small livestock. The total estimated value of overall farm production in 1879 surpassed every other farmer's in the county, except two with larger farms. He documented his experimentation with various fertilizers after their increased availability in America from 1876 through 1893 when wheat prices largely favored his yield and placed Cleridge in the top three producing farms in Frederick County. His successful agricultural activities gave him the necessary capital to add a harmonious two-and-one-half-story, brick ell with a C-scroll-bracketed cornice onto the Federal-style manor in 1882-83 and maintain the residence's historic character. In 1940-41 Cleridge was a model for soil conservation. Cleridge clearly conveys Neo-classical integrity in design, materials, workmanship, setting, location, feeling, and association.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Developmental history/additional historic context information** (if appropriate) **Historical Background**

**Early Settlement on Opequon Creek, Littler's Run, and Development of Roads**

Cleridge's establishment on the Opequon Creek placed the property in a prime location for the colonial evolution of the presently named Old Charles Town Road from Winchester (founded in 1744) to Leetown and Stephenson, coursing east and north to Charles Town, West Virginia (established in 1786). As in neighboring localities, owners who established merchant mills on waterways in the eighteenth and early-nineteenth centuries in Frederick County took responsibility for the clearing and improvement of routes to their industrial and commercial enterprises. A road to Winchester from John and Lewis Neill on the Opequon Creek, another from the Potomac River to the forks of the Shenandoah River, and miller "Jost Hites Road" from the Potomac north into the later-formed West Virginia and south to Winchester had begun by October of 1738 in Orange County from which Frederick would emerge.<sup>2</sup>

Beginning shortly after the organization of Frederick County in 1743, millers on the Opequon Creek and its tributaries asked the court for overseers of the "Road from the Mountain to Opecken Creek . . . for a Road from John Littlers to Thomas Shepards Mill . . . [and] from John Littlers late Dwelling house by a Course of Marked Trees to the said Littlers New Design Thence to Opecken Creek Over Abrils ford ." Further in 1747, the court gave John Littler permission to clear a road from his "Mill cross Opeckon at the Mouth of his mill run."<sup>3</sup> Married to Mary Ross, the John Littler referenced above was the first so-named gentleman of the family of tavern keepers, millers, and planters to settle in Frederick County on 1,483 acres of land granted him in two transactions in 1735. Along with James Wright, Littler acquired another 438 acres that same day. Littler's property spread from his tavern in Brucetown near the Opequon to northwest of Stephenson where his sons, Elijah and Nathaniel, appear to have built Kenilworth (034-0113). John Littler Sr. died in 1748 after reportedly influencing the renaming of Yorkshire Man's Branch to Littler's Run, the site of three mills on the branch itself, and another where it flows into the Opequon, according to Varles's map of 1809.<sup>4</sup>

An unusual consequence of the ownership of historic Cleridge occurred with its unbroken passing from the Feadley-Grapes-SeEVERS family between 1767 to 1860 when David Clevenger bought the enlarged primary tract. The Clevengers have since retained custody of Cleridge for 150 years. Cleridge originated from a 247-acre grant of land on both sides of the "Opeckon" Creek in Frederick County from Thomas Lord Fairfax to Hugh Haynes of the "Provence of New West Jersey" in 1760.<sup>5</sup> After the formation of Clarke County on the east side of Opequon Creek in 1836 through division of Frederick County, 202 acres of open agricultural fields of the farm became part of the eastern jurisdiction. In 1767, Michael Feadley of Frederick County bought the 247 acres from Hugh and Ann Haines [Haynes], still residents of New Jersey. That same year Jacob Grapes (1730-1797) of New Hanover, Pennsylvania, who had married

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Michael's daughter Sarah Feadley (1735-1791), bought Mary Littler's former patent of 168 acres on the west side of Opequon Creek, on the mouth of Littler's Run, and fully bordering the northwest boundary of her father's acquisition. Mary was the widow of miller John Littler Sr. The Grapes retained all of this well-watered tract until 1789 when they sold John Littler Jr. a circa, fifty-and-one-half-acre, prime-industrial piece on the "Opeckon and Littlers Run."<sup>6</sup>

**Ruins and Dwelling on Littler's Run & Opequon Creek**

Littler's Run extends southwest from the Opequon within the present fifty-two-acre, northeast corner of Cleridge, encompassing the stone ruins of a mill on the west side of the creek, while several other building and structure foundations exist behind it. A dilapidated, circa 1920, frame dwelling on a lime-sand mortared, stone foundation along with its brick-lined well survive on the north hill above these ruins, suggesting the former location of the miller's house. These historic resources are south of Littler's Run, remaining on that part of the land that Jacob and Sarah Grapes owned for twenty-two years before conveying to John Littler Jr. when they achieved full ownership of her father's adjoining 247 acres. Littler soon mortgaged and sold the parcel to Thomas Loyd in 1791 and 1804.<sup>7</sup>

The title of the industrial and residential mill site was mired in litigation for most of the nineteenth century. The confusion seems to have started in 1735 with the senior Littler's misreading of the southeast boundary of his near-Brucetown patent and claiming the full span of the desirable Yorkshire Man's Branch to the Opequon, which his wife caught with her 168-acre purchase. Like the earliest colonial patents issued in a scarcely-settled area of the Dominion of Virginia where few if any landmarks such as adjacent owners existed, this land grant included only metes and bounds after the opening clause locating the 448 acres "beginning near the head of the Yorkshire Man's Branch which runs into the Opeckon."<sup>8</sup> The only adjoining lessee was Giles Chapman. Littler's grants were partitioned from his father-in-law Alexander Ross's larger 40,000-acre tract that he acquired from King George II to subdivide for Quakers migrating south from Pennsylvania. Ross received permission from the governor of the colony to survey and designate parcels of ungranted wasteland for legal bounds to seat settlers in 1730. He soon had difficulty confirming boundaries of similarly-intended grants to Jost Hite and other petitioners who either had not followed through with their promised surveys, or seemingly demonstrated some disregard or misreading of neighboring tracts. Further complicating boundaries, some settlers had assumed possession and built homes without indentures.<sup>9</sup>

However, in the late nineteenth century, records prove that Thomas S. Stadden possessed the mill and probable first home place of the Grapes family. Miller Stadden operated and/or owned the grist and saw mills from 1870 through the first decade of the twentieth century when George and Clark Wright briefly held a special-warranty title. Lake's 1885 Atlas of Frederick County, Virginia clearly identifies "Thomas S. Stadden" as the owner of the mill tract at the location of a building south of Littler's Run and west of Opequon Creek. On March 30, 1877, Charles E. Clevenger recorded in his Sunnyside Farm day book that he "put 40 bushels of wheat in Stadden's Mill for bread."<sup>10</sup>

It was described as "the Opequon Bridge Mill Property" on fifty-two acres when Sunnyside Farm owner and Charles's son, Carroll, restored the tract into the homestead's perimeter in 1921.<sup>11</sup> In spite of intensive research following the revelation of this distinctive designation, no additional information has surfaced to further explain the significance of the Opequon Bridge Mill and the existing ruins. The mill site retains significant archaeological potential to date the longevity and contribution to the economy of the grist and sawmills to the owners, users, and Frederick County, which has little documentation on the early milling industry.

While the Grapes surname has English and Old French precedence, there is a Germanic influence made apparent especially when some members, like Jacob's father, Simon Grapes Krebs (1709-1745), and his daughter, Hannah Grapes Krebs (1772-1843), proudly used their full names. This origin suggests that the family followed the progression of German Pennsylvanians down the Lancaster Valley into the Shenandoah Valley. In 1788, Frederick County appointed overseers to the road from Littler's Mill to Grapes Ford. The so-named ford was not recorded on old maps of the county. Yet, it must have been on Opequon Creek. Also during that year, the Frederick County Grand Jury acknowledged Jacob among other loyal citizens of the jurisdiction for serving in the American Revolution.<sup>12</sup>

**Architectural Significance of Cleridge Mansion**

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On December 14, 1790, Hannah married Henry Seevers (1768-1857), the son of Casper Seevers and Harriet Bowman, who also came from the New Hanover Colony near Philadelphia. The Seevers name evolved from the Sievers of North Germany and Holland who first settled in Pennsylvania before moving to Virginia and into mid-western states.<sup>13</sup> The 1790 date through 1801, when Henry

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Seevers received absolute ownership after Hannah's father died in 1797, corresponds with the tool marks, wooden pins, wrought nails, and meticulous joinery on exposed timber framing in the cellar to the attic inside the Federal-style, main-block of Cleridge mansion. The Flemish-bond façade, splayed-brick jack arches over openings, pinned and hewn cellar windows, the size of the first-story windows, formerly holding nine-over-six sashes, the symmetry, and interior-end brick chimneys depict noteworthy Federal characteristics on the exterior.

Cleridge appears to be the earliest documented brick-masonry, Federal-style dwelling in Frederick County. Winter Hill (034-0087) with a hall-parlor plan, Silent Mills (034-1064), and the Ritenour-Miller House, all built in circa 1810 are Cleridge's closest Federal contemporaries in age and materials in the jurisdiction.<sup>14</sup> Charles E. Clevenger's Sunnyside Farm ledger entries in 1882-83 offered documentation supporting the evidence of circular saw marks, cut nails, two-over-two, double-hung-sash windows, and the bracketed cornice for the construction of the rear addition to the manor house. Mr. Clevenger appropriately shortened the wing a half story and set it back from the east and west sides of the main block so it would yield hierarchy to the preceding historic resource. The porches on both sides of this addition exemplify the popularity of these cooling features on southern houses in the nineteenth century.

Cleridge displays excellent workmanship, details, and refined artistic embellishments of the Federal period that strongly indicate construction by skilled craftsmen guided by classical pattern books. The applicant has found no certain academic resource with matching examples of the parlor's chimneypiece and stairway ornaments, some of which surely have vernacular persuasion and Dutch-German influences known to Grapes and Seevers. The Neoclassical-combined characteristics in Federal and Chippendale-style motifs favored by joiner Abraham Swan and architect Robert Adam in the late eighteenth century suggest their British inspiration. Folklorist and vernacular architecture authority, Henry Glassie, found that Pennsylvania farm settlements were "a synthesis of German, English, and Irish practice . . . call it American . . . perfected in the Valley of Virginia and then extended through the Midwest."<sup>15</sup> Architectural historian Edward A. Chappell of Colonial Williamsburg called it "Acculturation in the Shenandoah Valley."<sup>16</sup>

While Cleridge's present three-room, central-hall, floor plan has been identified by historians as Quaker and German influenced, the fireplaces are not built into the corners in the two west rooms now identified as a library and sitting room. The windows on the west gable end of the house have greater separation than on the other end because the apparently authentic construction of the expansive interior-end chimney accommodates four closely contiguous flues. This asymmetrical assemblage and a diversion from more common corner fireplaces for the partitioned rooms, represent additional distinctive characteristics in Cleridge's method of construction.

In their valuable documentary *Interior Woodwork of Winchester, Virginia 1750-1850*, which also includes notable homes in the county beyond the city, Lindsay Miller and John G. Lewis featured Cleridge as one of the houses retaining original components and being, "particularly interesting because of a variety of refined woodwork."<sup>17</sup> This refinement came without foliation or extravagant flourish in deference to delicate, geometrical, Chinese Chippendale fretwork and a parlor chimneypiece featuring "the only known local example of an overpanel with a center medallion."<sup>18</sup> Although the enhancements are overwhelmingly Federal in style, appropriately to the date of construction of this fine mansion, it is the unique interpretation of characteristics such as the Wall of Troy molding carved in an off-set, one-over-one pattern, the differing forms of reeding and cable moldings, as well as the scallop-and-dentil strip that makes the Cleridge parlor woodwork so significant.

Cleridge's elegant central-hall stairway warrants additional praise for its imaginatively carved step bracket, an ornament that atypically decorates the winding stairs entirely to the seldom-visited attic. While the builder of a Federal-period dwelling traditionally kept embellishments to the first floor, Grapes and Seevers may have carried decoration to the two public spaces intended for patrons of the tavern, the hall and east bedchamber. The hall's masterfully created, serpentine-turned handrail joining the second- and third-floor newel posts together is not only an unusual design, it is a functional improvement that increases the second-floor hall space. The master bedchamber's mantelpiece with vernacular punch and dentil molding and flat-paneled pilasters supporting fluted capitals is another late-eighteenth-century enhancement to the second floor. The black and orange garland and tassel stenciling along the upper walls and the urns and sunflowers above the chair rail and mantelshelf of this room represent Federal motifs. The stenciling may have been

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applied in the first quarter of the nineteenth century since architectural historian Maral Kalbian has noted the pattern in other houses dating to Cleridge's period of construction in Stephens City and Strasburg.<sup>19</sup>

Architectural Signs of Seevers's Tavern – The design of the circa 1790, unheated cellar is quite extraordinary. A documented contemporary in the region or state could not be found for comparison, although Mann Page's 1725-37, Rosewell Mansion in  
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Gloucester, Virginia, which survives in ruin, has a wine cellar with a brick vaulted ceiling and an arched niche in a chimney base. At Cleridge, the eight-foot-wide arched openings in the brick partition and the arched recess in the interior chimney foundation on the east wall support the use of the cellar for storage and movement of casks of wine, beer, and cider for Seevers's Tavern which cartographer Varles located directly on the spot of the existing Cleridge mansion in 1809.<sup>20</sup> When the chimney space was not needed for a barrel, shelves were inserted into the slots for an arched closet, perhaps to store crocks of cheese, eggs, bread, bottles, glasses, or other items needed for the upstairs tavern.

The ample and cool underground cellar with its earthen floor would also conveniently store root vegetables, fruits, particularly apples, and meats for travelers and the household. The former interior service stairway up to the central hall allowed close access to the long room or parlor where patrons were served at tables or a community table. Some of the ten slaves which the 1810 census listed in Henry Seevers's household likely prepared food and provided additional service for the tavern's clientele. The doorway on the northeast corner of the east cellar room would conveniently open out to the nearby ice house above the creek, the kitchen behind the house, and receive farm produce. The cellar had plenty of space for tasks such as salting, drying, pickling, and minor food preparation. Several wrought spikes remain in the ceiling joists where hams, pheasants, or other meat and farm products could hang for curing.

In an effort to find a comparable example of a similar cellar design in Virginia, Pennsylvania, or in Europe, the applicant found only Stenton, a 1723-30, brick, Georgian home with a stone foundation and two interior chimneys of Quaker James Logan near Philadelphia. Logan worked for William Penn before becoming mayor of Philadelphia. While researchers did not report that Stenton ever served as a tavern, the larger six-room cellar retains a "closet built into the arched chimney support" in two chambers that also displayed evidence of earlier shelving, just like the niche in Cleridge's chimney foundation.<sup>21</sup> Archaeologists found sherds of wine bottles in Stenton's cellar, although the chambers were additionally used to store and prepare foods. Unlike Cleridge, an interior room has a vaulted brick ceiling to support the brick floor of the upstairs entry hall, and barrel racks remained in the cellar for storing "casks of liquid."<sup>22</sup> Vaulted ceilings in wine cellars are indigenous to Europe, making their transition to Colonial America logical, as again demonstrated in the 1750 cellar of Mathias Aspden's Indian King Tavern in Haddonfield, New Jersey.<sup>23</sup> However, the storage closets in Stenton's and in Cleridge's cellar chimney foundations, along with the latter's broad arches in the brick partition appear to have little commonality in Europe, America, and locally.

Cleridge's undisturbed cellar with its earthen floor is recommended for archaeological study to confirm its use and practice for storing liquids and food for the tavern and the scale thereof, also for the types of goods grown, stored, and consumed by the Seevers and later Clevenger families. The location of Cleridge on the well-traveled Old Charles Town Road and the Opequon Creek should have brought Seevers's Tavern many overnight travelers. In 1822, the county court appointed Henry Seevers as one of four overseers of a road "beginning at Seevers tan yard" that ended north at the road from Charles Town to Pugh Town.<sup>24</sup> This road plats along the Opequon Creek and remains visible in the landscape with sections of its stone fence by Cleridge. This route would additionally bring travelers to the tavern. Henry's father, Casper, had land with a tan yard and distillery which he rented to his grandsons Thomas and John Seevers in 1816, but the precise location of these resources is not known. The distillery likely supplied the tavern of this enterprising family. Frederick County ordinary bond lists survive between 1832 and 1850. Henry was not found, but his sons James and William R. Seevers obtained licenses in 1835 and 1842. In March of 1834, the *Winchester Virginian* published a sale of land situated near Seevers's Tavern, and the court continued the barroom license of James Seevers at Littler's Mill the next spring.<sup>25</sup>

Henry Seevers's sons, James and Isaac Newton Seevers, had moved to Mahaska County, Iowa, by 1846 when their father visited them that summer. Henry was described in the context of a successful man, as "a typical Virginia gentleman. He wore a black broadcloth swallow-tailed coat, silk hat, and carried a gold-headed cane. He must have been well advanced in years, but was erect and walked with a firm step. He was tall and distinguished looking, affable, friendly, with the most gentle manners."<sup>26</sup> Thus, Henry Seevers had the wealth to maintain the Virginia gentleman's mansion house he probably built with Jacob Grapes. His eleven sons also earned respectable reputations in Frederick County and later in Iowa as farmers. Son George first kept Taylor's Tavern in Winchester before

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buying it outright. Henry died in 1857 at the age of eighty-eight possessing seven male slaves between the ages of sixteen and forty-five, with an appraised value of \$3,750.<sup>27</sup>

Henry Seevers had managed the mansion and surrounding land for his children since Hannah's death in 1843. He kept records of credits and debits on her estate and loans of their sons and daughter Evaline in an account called "The Family Book."<sup>28</sup> Six years prior to his death, he joined his sons Nathaniel and Benjamin Franklin in requesting two deeds of trust on the 344.5-acre home place. He

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moved into his son's Taylor Hotel in Winchester, and his son William R. Seevers, holder of the second trust of the same date of March 27th, 1851, took possession of Cleridge.

**The Clevenger Family**

David Holmes Clevenger, who was born in Berkeley County, Virginia, in 1806 to John and Beulah Ridgeway Clevenger, bought the late Henry Seevers's land on both sides of Opequon Creek at public auction in 1860. Since he was related to Richard Snowden Ridgeway and another Richard Ridgeway who had loaned money in trust, now called a mortgage, on the Seevers's tract, he had some familiarity with the farm and the tavern house. Contrary to the Preliminary Information Form requesting a recommendation of eligibility from the Virginia Department of Historic Resources in 1987, the Ridgeways never owned this property. David had married Hannah Brown, a Quaker, in 1834, and he soon named the Seevers's property Sunnyside Farm.

During the Civil War, David Clevenger joined the 62<sup>nd</sup> Virginia Mounted Infantry, commanded by Col. John D. Imboden and Col. George H. Smith, and earned the rank of corporal. The unit participated in the Battle of Gettysburg in 1863. David was close to home in May through October of 1864 during the Shenandoah Valley campaigns, including the Third Battle of Winchester or the Battle of Opequon on September 19th. Gen. Jubal Early criticized Colonel Imboden for allowing men who lived in the Valley to decline service with his brigade too far away from their homes.<sup>29</sup> Situated on the Opequon Creek and north of the Old Charles Town Road, Cleridge has been designated as a contributing property to the Third Battle of Winchester Site, 034-0456.

David survived the war but passed away the day after Christmas in 1869 at his Sunnyside Farm. Interestingly, the inventory of his estate at the time of his death showed that he owned four lots of carpeting, appraised at two, five, seventeen, and thirty dollars, one set of fireplace shovel and tongs, and four bedsteads and bedding. The most expensive carpet probably laid on the parlor floor, while the seventeen-dollar rug covered the library's. The other two may have laid in bedrooms, while the fireplace hardware economically moved from heated room to room. David's agricultural possessions consisted solely of 200 bushels of wheat valued at \$230. He devised Sunnyside to Hannah and their three sons, Charles E., Benjamin Franklin, and Henry.<sup>30</sup> Together these heirs of David Clevenger retained the 344.5-acre Sunnyside until May of 1872, when Charles purchased the interest of his siblings, becoming full owner of the property on both sides of the Opequon Creek in Frederick and Clarke counties.

Although David did not convert to Hannah's religion, their son, Charles E. Clevenger, did join the Society of Friends which led to his presidency of the Frederick County branch of the Anti-Saloon League of America. First formed in 1895 as a national temperance organization in the District of Columbia, and originally called the Anti-Saloon League, it soon added America to its name. Members practiced nonpartisan politics by enthusiastically supporting candidates who promised to endorse legislation creating and continuing dry territories locally and nationally. Recalling the group's recent past accomplishments during the third annual convention of the Anti-Saloon League of Frederick County on August 24<sup>th</sup>, 1908, Charles said, "At these times, Winchester was still under the saloon blight, although it had been abolished from the county for about a score of years. But today, thanks to the heroic effort of the good people of Winchester and more especially to the grand work of her women and ministers and able speakers from the state league, there is not a licensed saloon in either city or county."<sup>31</sup> Ironically, Charles lived in Henry, William, and James Seevers's former tavern.

**Agricultural Significance of the Sunnyside Farmland**

Apparently doing financially well as a farmer, C.E. Clevenger acquired land adjoining Sunnyside comprised of the Speck Farm of 108 acres and the Backbone Farm of 311 acres in Frederick County, and 233-1/2 acres, called the Rock Hall Farm, and the 200-acre Kenstuck Farm in Clarke County. Becoming incorporated into Sunnyside, the Speck Farm was on the south side of Old Charles Town Road adjoining the Clevengers' northwest field where Henry Seevers Jr. built his residence on part of the land his parents owned next to the yard of the manor house. This additional acreage allowed Clevenger to expand his agricultural activity on the fertile Opequon Creek.<sup>32</sup> The 1880 agricultural census for Frederick County listed Charles E. Clevenger with 510 acres of tilled land. The value of his livestock totaled \$1,290 which partly consisted of fourteen milk cows that generated 500 pounds of butter and 200 pounds of cheese.

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He was one of the very few farmers to manufacture cheese, and of those owning a nearly-comparable 400 to 605 acres of land, Clevenger churned the most butter of all, except for Sam Huylett and Joseph Miller, who matched the 500 pounds, Alfred Clevenger who made twice as much, and Abram Palhamus who exceeded Sunnyside Farm's by 300 pounds.

The 1880 agricultural census further listed Charles E. Clevenger with ten remaining beef cows of the thirty he sold and two slaughtered for the family's table. He retained 107 sheep, thirty-nine swine, and seventy-five chickens in the barnyard that delivered 300 eggs. C.E.

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Clevenger's total estimated \$3,010 value of overall farm production in 1879 surpassed every other farmer's in Frederick County, except N.W. Solenberger's \$3,500 yield on 1,100 acres and Abram Palhamus's \$3,400 on 400 acres. Clevenger's exceptional achievement resulted from his planting sixty acres of fertile Sunnyside Farm in Indian corn that yielded 1,650 bushels and eighty acres in wheat for 1,180 threshed bushels. Only Mr. Solenberger, whose farm was more than twice the size of Sunnyside, produced more of both grains: 7,500 bushels of corn on 100 acres and 1,800 bushels of wheat on 140 acres. The second largest wheat crop grown in the county in 1880 came from John M. Miller, who raised 1,200 bushels of wheat on an illegible number of acres in the Opequon District. The economical benefit to Clevenger, Miller, and Solenberger for increasing their production of wheat was its rise to \$1.05 per bushel between 1870 and 1880, while Indian corn, barley, and oats also markedly increased during the decade.<sup>33</sup>

Agricultural research by historian Kenneth E. Koons revealed that "During the first half of the nineteenth century, the Valley of Virginia," including Frederick and Clarke counties among six others, had "established itself as the primary center of wheat production in the state . . . from 1870 to 1900, as wheat production in the portion of Virginia outside the valley rose by 3 percent, valley farmers increased their production of wheat by 63 percent."<sup>34</sup> Koons attributed this high statistic, not only to the valley farmers' historic supply response to the demand for flour, but to new agricultural publications, commercial fertilizers, and technology producing powered grain threshers and fans, drills for sowing, and reapers for harvesting. State and regional organizations further educated agrarians, and Clevenger benefited from his service on the Shenandoah Valley Agricultural Society Board.<sup>35</sup> Additionally, Sunnyside's close proximity to the B&O and W&P railways through Winchester enhanced the affordability of supplies and produce shipments to and from the farm. Charles bought \$550 worth of commercial fertilizer in 1879, while Solenberger purchased \$700 for his much larger farm, and Palhamus acquired \$200. Charles's machinery amounted to \$500, Solenberger had \$700, and Palhamus competed well with only \$200 worth. Palhamus's farm produce would be augmented by spreading the natural-manure fertilizer from his livestock valued at \$2,500 or crushed limestone plaster on his wheat fields, while Clevenger reported having \$1,000 of livestock remaining on Sunnyside Farm in June of 1880.<sup>36</sup>

According to his Sunnyside Farm ledger, in July of 1876, C.E. Clevenger bought four tons of Ramsburg Fertilizer and a ton of Ammoniated Super-Phosphate of Lime chemical stimulant in September from the Russell Coe Bone Factory in Tremley Point, New Jersey.<sup>37</sup> This proved to be a good year for nourishing the soil because Charles sold 803 bushels of Sunnyside's wheat crop at the high prices of \$1.30 and \$1.06 per bushel and ended the "lucrative" year with a profit of \$1,219.41. Then in January of 1877, when a bushel of wheat would bring \$1.48, he sold another 451.2 bushels of the previous year's crop, bringing in \$667.72. He wrote below the per-bushel price, "which is 3 cents higher than any sold in the county this season and is about 7 cents lower than the highest sales in Baltimore yesterday, though choice red is greatest at \$1.58 and amber at \$1.62."<sup>38</sup>

In October 1877, Charles documented his experimentation with various crop fertilizers. He sowed fifty-four bushels of wheat and six bushes of timothy hay seed on a thirty-five-acre field and applied fifty-seven-hundred weight of fertilizer. He spread several different kinds including Ramsburg, Whitelock's KP Superphosphate, composed of sulfuric acid and bone dust and shipped from New Zealand, Turner's Excelsior Ammoniated, and Eureka fertilizers, amounting to seven and three-quarter tons, on all of the crop fields across Sunnyside Farm. He then planted fifty-four bushels of Kansas Mission wheat seed. In the spring, Charles sowed clover, corn, potatoes, and onions.

The market price for a bushel of wheat in 1878 favored Clevenger's experiment at the beginning of the year when he sold sixty-six bushels at \$1.13, sixty-five at \$1.18, and 317 bushels for \$1.20 before the commodity dropped to ninety cents a bushel. Excluding a tally of the pounds of flour and loaves of bread sold, his total earnings for the wheat crop that year were \$964.06, and another \$306 sold the next spring. The well-fed beef cattle, sheep, and hogs on Sunnyside Farm brought in \$1,218 in sales.<sup>39</sup> Overall, gentleman farmer C.E. Clevenger's recorded scientific experimentation with commercial fertilizers soon after their availability in America

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significantly added to his success in sales to the benefit of the agricultural community and economy while exceeding a subsistence of providing food solely for his family in the late 1870s. Foremost to the architectural significance of Cleridge, Charles's agricultural activities gave him the necessary capital to add the two-and-one-half-story, brick ell onto the Federal-style manor house and maintain the residence's historic character.

On January 3, 1879, after the thermometer dropped two degrees below zero, Charles brought seven loads of ice, ten inches thick from Jordan's Spring to the southwest of the farm, and thirteen additional loads from the larger Opequon Creek, measuring six inches thick into the ice house. By 1882, his agricultural business had grown so much that he improved his bookkeeping system by creating

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individual accounts for his laborers, neighbors, and others with whom he traded. One can clearly realize the bartering of produce, livestock, or services, remaining an acceptable means of exchange in the nineteenth century.<sup>40</sup> Notably, his account with the Susquehanna Fertilizer Company from September through November of 1884 lists purchases of seventy-eight diversified tons of the chemical compost, totaling \$1,200.

Although the Philadelphia, Wilmington, and Baltimore Railroad first bridged the Susquehanna River in Pennsylvania twenty years prior, the Baltimore and Ohio Railroad's crossing in 1886 with direct delivery into Winchester made weighty shipments more practical for the Frederick County agriculturalist. Charles did not order for Sunnyside Farmland alone, he brokered the commodity, buying high quantity at discounted prices that he thereafter sold or bartered in requested amounts to neighbors in the Valley of Virginia. A separate account called "Wheat Field" began in August of 1884 showing that Sunnyside Farm produced 7,318-½ bushels in the three years through 1887 and harvested 3,100 bushels in 1892-93. One of two dozen owners possessing farms exceeding 500 acres in Frederick County, and as one of the top three farmers, Clevenger made an outstanding contribution to the locality's portion of the steep rise from 2.2 million bushels to 3.2 million bushels produced in the Shenandoah Valley in the 1880s.<sup>41</sup>

As in previous years, Charles cut and delivered cords of wood to schoolhouses in Frederick County for which he was paid. Among the schools he supplied during the 1883-87 cold seasons were the Valley, Colored, Arabia, Kaufman, and Leetown Schools.<sup>42</sup> Sunnyside had 140 forested acres in the 1880s. Substantial wooded areas remain in the perimeters of the vast agricultural fields and along the Opequon Creek which later members of the family maintained. After he died at Sunnyside at the age of eighty-one on March 3, 1920, C. E. Clevenger's obituary informed that he "witnessed and was instrumental in turning Frederick county from a wet community to a dry territory."<sup>43</sup> Heavily involved in civic activities, Charles reported the county's agricultural statistics to the federal government. He became a member of the Board of Supervisors, and at the time of his death, he still sat on the board of the Farmers and Merchants National Bank of Winchester, of which he was a founder. He was buried in the Hopewell Meeting House Cemetery at Clear Brook in Frederick County.<sup>44</sup>

Charles E. Clevenger's inventory following his death listed contents in a few buildings on the farm, including the existing blacksmith shop and carriage house with the attached tool house, as well as a former smokehouse, wood shed, packing shed, evaporator house, corncrib, and barn. Livestock consisted of 175 chickens, thirty-four sheep, twenty-one cows, eighteen hogs, and nine horses. He devised Sunnyside Farm to his son, Carroll Childs Clevenger, who had registered for service in World War I on September 12, 1918.<sup>45</sup> In March of 1921, Clark and Minnie Wright sold Carroll the "fifty-two acres with mill site thereon, and with water right appurtenance thereto, known as the Opequon Bridge Mill Property . . . along the valley branch of the B&O Railroad that they had bought from Harry Montgomery in 1912."<sup>46</sup>

During World War II, Carroll implemented soil conservation measures on the 591-acre farmland in Frederick and Clarke counties by plowing and planting crops on planes instead of destroying the fertile topsoil on slopes. He contributed to the war effort by working with the Virginia Cooperative Extension program to design methodology toward increasing food production nationally. His innovative concept earned the headline, "Carroll Clevenger Farm Is Model For Soil Conservation" in a feature article in the local newspaper on January 29, 1942 wherein he discussed his values:

Nature has been most kind to us here in our great valley known to much of the world, but we have failed to consider many of her great lessons. Nature builds this fertile life-giving soil very largely under the protective cover of grasses, legumes, and trees. In our lack of understanding and appreciation, man removes the protective cover from long slopes while farming square and rectangular fields to a cultivated crop with crop rows run with little, if any, relation to the

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contour of the fields. A view of the landscape tells of this destruction.<sup>47</sup>

Carroll further reforested and reseeded slope areas for erosion management, creating a habitat for wildlife and bees. The extension office's technician, who assisted the conservation farmer, praised the environmental and economic benefit by concluding that "of all the gifts of nature, none is more profitable than soil."<sup>48</sup> Thus, Carroll's early soil conservation model on Sunnyside Farm established a higher standard for regional and statewide farmers toward preserving the natural rural topography through sensitive cultivation on level soil while sustaining erosion-prone slopes with woods and vegetation, additionally for crop pollination and protection of watercourses. The historic pattern of board-fenced crop and grazing fields with protected forested slopes, respected and shaped by the agricultural and conservation activities of C.E. Clevenger and his son Carroll, remains prominently intact and visible from the ground and air. A

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devastating fire destroyed the barns in 1970, leaving only the poultry house as a contributing agricultural building. However, the Sunnyside Farm/Cleridge rural landscape expresses abundant characteristics of the required natural and human processes and components for designation making it a contributing historic agricultural site within an 1876-1960 period of significance.<sup>49</sup>

At the time of his death in 1946, Carroll had hay, wheat, 150 barrels of corn, twenty-two bushels of ear corn, and eight sacks of soy beans in the barn. His livestock consisted of twenty-three sheep, seven chickens, and a grey horse. Soil and water conservation seems to have been in his blood because his nephew, C. Stanley Clevenger, would become professionally involved in erosion, reforestation, wildlife, and reservoir administration in the 1930s. Carroll's brother Drury inherited Sunnyside Farm, but he held the property in name only since he resided at his Maple Lawn Farms on the Martinsburg Turnpike where he operated an orchard. Drury's son, C. Stanley Clevenger, first leased Sunnyside Farm in 1950 and became the fee-simple owner ten years later.<sup>50</sup>

Born at Sunnyside Farm, Stanley Clevenger received a B.S. in biology from North Carolina State University. He first worked as a cultural foreman for the U.S. Forestry Service in Knoxville, Tennessee, in 1933-34. His responsibilities included relocating twenty Civilian Conservation Corps camps from the Midwest into East Tennessee and Southwest Virginia for the winter. He supervised the young men's execution of reforestation to control erosion in the Norris Reservoir. Thereafter, through 1942, the Tennessee Valley Authority employed him as a biologist and game technician assigned to survey the fish population and wildlife near reservoirs in the state, as well as in Kentucky, North Carolina, Georgia, and Alabama. Stanley's study of mink management sent him to the Pacific coast in 1941. This coincides with growth of the fur industry during World War II with organization of the War Emergency Board of the Fur Industry, sponsoring the Fur Vest Project to keep the Allied Merchant Marines warm. Fur was also used on aviator caps and the collars, cuffs, and linings of leather and wool military jackets and coats.<sup>51</sup>

Stanley first became a weekend tenant farmer at Sunnyside, returning every Sunday night to Pennsylvania where the government employed him as conciliator for the Federal Mediation & Conciliation Service, created in 1947 "to preserve and promote labor-management peace and cooperation."<sup>52</sup> He permanently moved with his wife, the lovely Martha Louise Collins who he met in Raleigh, and their three daughters, Kay, Barbara, and Ann, to Sunnyside Farm in 1949. The Federal-style, brick house had stood vacant for years. In addition to installing plumbing for bathrooms and the kitchen, electricity, and a furnace for additional heat, plaster walls and ceilings needed patching. The Clevengers have deeply cared for the integrity of the house.

Martha and Stanley renamed the property Cleridge to avoid confusion with several communities in Virginia with the same name and raised free-range, Hereford beef cattle, pigs, and chickens. Mrs. Clevenger prepared huge meals for the family and farm workers daily. Her fried chicken soon became a favorite. Mr. Clevenger stopped farming the year after the one-and-one-half-story, six-bay, frame barn, a machine shed, and a third agricultural building burned down on the 26<sup>th</sup> of December 1970. These buildings stood to the northwest of the carriage house on the west side of the metal gate into the northwest field.

Stanley Clevenger gave Cleridge to Martha in May of 1980 to simplify the transition before his death. She continued to keep the land and buildings in a fine state of preservation while enjoying living on the beloved farm with all of its memories. Their surviving daughters Kay and Barbara now own the historic property.

**ENDNOTES**

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<sup>1</sup>Virginia Lindsay Miller and John G. Lewis, *Interior Woodwork of Winchester, Virginia 1750-1850 With Some History and Tales* (Stephens City, Virginia Lindsay Miller, 1994, 150.

<sup>2</sup>O'Dell, Cecil, *Pioneers of Old Frederick County, Virginia* (Marceline, Missouri: Walsworth Publishing Company, copies from C. O'Dell, 1995), 514; Gene Luckman and Ann Brush Miller, "Frederick County Road Orders 1743-1772" (Charlottesville: Virginia Transportation Research Council, Commonwealth of Virginia, 2005), 12, 22, 31, 302.

<sup>3</sup>Luckman and Miller, 3-5, 29, 301, 329-35; T.K. Cartmell, *Shenandoah Valley Pioneers and Their Descendants: A History of Frederick County, Virginia* (1908; reprint, Salem, Massachusetts: Higginson Book Company, n.d.), 50, 483.

<sup>4</sup>Land Office Patent No. 16/346, 396, Secretary of the Colony to John Litle [sic] 1085 acres and 448 acres, 12 November 1735; Land Office Patent No. 16/371, Secretary of the Colony to John Litle [sic] and James Wright, 438 acres, 12 November 1735; Maral S. Kalbian, *Frederick County, Virginia: History Through Architecture* (Winchester-Frederick County Historical Society Rural Landmarks Publication Committee, 1999), 201; Charles Varles, *Map of Frederick, Berkeley & Jefferson Counties in the State of Virginia* (Philadelphia: Benjamin Jones, 1809).

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<sup>5</sup>See Bibliography; NNG Bk K/94, Thomas Lord Fairfax to Hugh Haynes, 247 acres of un-granted land on both sides of Opeckon Creek, 2 April 1760.

<sup>6</sup>Luckman, 29; NNG Bk K/94; FrC DB 12/26, Hugh & Ann Haines to Michael Feadley, 247 acres on Opeckon Creek, 2 October 1767, 4 November 1767; FrC DB 11/523, Isaac and Phebe Feadley Johnson to Jacob Grips [sic], more or less 148 [sic] acres at the foot of a steep hill at Mary Littler's line, corner to Hugh Hains [sic] to the mouth of Littlers Run, dated 26 February 1767, 4 August 1767; FrC WB 1/212, Last Will & Testament of John Littler, dated 13 August 1748; recorded 6 December 1748; FrC DB 12/1045, Jacob & Sarah Grapes to John Littler 50-½ acres on the Opeckon and Littlers Run, 3 June 1789.

<sup>7</sup>FrC WB 3/524, Last Will & Testament of Michael Feadley, 27 January 1770, March 1770; FrC DB 24/20, Heirs of Michael Feadley to Jacob Grapes, 247 acres, 14 October 1790; FrC SC DB 4/695, Release John Littler to Thomas Loyd 50-½ acres with metes & bounds on both sides of Opecken Creek, corner of Jacob Grapes & Seevers, first in unrecorded DOT 28 February 1791, 16 April 1804; FrC DB 24B/290, Thomas & Hannah Loyd to John Donaldson and James McDonald 50-½ acres on both sides of Opeckon Creek corner to Jacob Grapes & Seevers, 7 October 1795.

<sup>8</sup>LOP No. 16/346-48.

<sup>9</sup>Cartmell, 252-269; "Wright," <http://freepages.genealogy.rootsweb.ancestry.com/~paxson/griffith/Wright.html>, *Hopewell Friends History*, 27.

<sup>10</sup>FrC DB General Index 1836-1876/380, LIS PENS Thomas S. Stadden, etc. ATS George C. Finney, 21 January 1870: the referenced DB/page is incorrect; FrC Population Census, 1850-1920; FrC DB 126/236, Thomas S. Stadden to Harry B. Montgomery, 18 November 1905; DB 134/77, Montgomery to George H. Wright, 23 July 1912; DB 134/184, George H. Wright to Clark P. Wright, 24 July 1912; D.J. Lake, *Atlas of Frederick County, Virginia* (Philadelphia: D.J. Lake & Co., 1885); C. E. Clevenger Sunnyside Farm Ledger Book 1876-1890.

<sup>11</sup>FrC DB 147/145, Clark & Minnie Wright to Carroll Clevenger, 52 acres with mill site & appurtenances known as Opequon Bridge Mill Property, 1 March 1921.

<sup>12</sup>Cartmell, 91-92; John Henry Jacob Grapes (1730-1797) Family Tree by Grapes Branch of Houdershielt, <http://trees.ancestry.com>; Cartmell, 91-92.

<sup>13</sup>FrC DB 27/313, 31 August 1801; Eliza Timberlake Davis, *Frederick County, Virginia Marriages 1771-1825* (Library of Virginia: Eliza T. Davis, 1941); Frederick County Chancery Suit, *Printz & Wife vs. Jacob Grapes' Executors*, Frederick County Courthouse Record Room, Frederick County Chancery Suits Microfilm Reel 210. Answer of Henry Seevers provides the date of death of his father-in-law, 23 May 1900; "The Sievers Surname," <http://www.ancestry.com>.

<sup>14</sup>Kalbian, *Frederick County, Virginia*, 41, 227, 230-34; VDHR Data Sharing System, Frederick County, Virginia.

<sup>15</sup>Henry Glassie, *Vernacular Architecture* (Bloomington and Indianapolis: Indiana University Press, 2000), 113.

<sup>16</sup>Edward A. Chappell, "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement," *Common Places Readings in American Vernacular Architecture*, edited by Dell Upton and John Michael Vlach (Athens, Georgia: The University of Georgia Press, 1986), 27.

<sup>17</sup>Miller and Lewis, 150.

<sup>18</sup>*Ibid.*, 151.

<sup>19</sup>Kalbian, *Frederick County, Virginia*, 40.

<sup>20</sup>Varles, 1809.

<sup>21</sup>Jenna E. Higgins, "Stenton: A Survey of 18<sup>th</sup>- and 19<sup>th</sup>-Century Food Preservation Techniques in Philadelphia," Master's thesis, University of Pennsylvania, 2007, 14.

<sup>22</sup>*Ibid.*, 24, 10-23.

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<sup>23</sup><http://www.levins.com/ik4.html>.

<sup>24</sup>Frederick County Road Order, December 1822.

<sup>25</sup>Frederick County Chancery Suit 1823-151, *Executor of Casper Seevers vs. John & Thomas Seevers*; Frederick County Ordinary Bonds 1832-1850; See note 5; Cartmell, 114, 150.

<sup>26</sup>Semira Ann Hobbs Phillips, *Proud Mahaska, 1843-1900*, "Seevers Family in Mahaska County," 123-27, <http://www.trees.ancestry.com>.

<sup>27</sup>George W. Seevers's Account Book 394WFCHS, Handley Library, Winchester; FrC WB 25/233, Appraisalment of the Slaves of Henry Seevers.

<sup>28</sup>FrC WB 29/382.

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<sup>29</sup>Civil War Records, <http://www.ancestry.com>; Charles C. Osborne, *Jubal: The Life and Times of General Jubal A. Early, CSA* (Baton Rouge: Louisiana State University Press, 1992), 221.

<sup>30</sup>Frederick County WB 29/282, Last Will & Testament of David Clevenger, dated 21 February 1867, recorded 28 May 1870; FrC WB 29/319, Appraisalment of the Estate of David Clevenger, deceased, recorded July 1870.

<sup>31</sup>"Anti-Saloon League 1893-1933," <http://www.westervillelibrary.org>; "Drinking in America," <http://www.hoboes.com/Politics/Prohibition/Notes/Drinking>; *Winchester Star*, "Out of the Past, 24 August 1908," in 24 August 2008.

<sup>32</sup>Frederick County Will Book 46/384, Last Will & Testament of Charles E. Clevenger, dated 1 January 1917, recorded 15 March 1920; Frederick County Deed Book 94/384, James P. Riely, Trustee to Charles E. Clevenger, 311-acre Backbone Farm, 23 January 1879; C. E. Clevenger Sunnyside Ledger Books, 1876-1902.

<sup>33</sup>Frederick County Agricultural Census, 1880. Clarke County's 1880 agricultural census did not list C.E. Clevenger to compare with other listed farmers; "Agriculture in the United States," [www.1911encyclopedia.org](http://www.1911encyclopedia.org).

<sup>34</sup>Koons and Hofstra, eds., *After the Backcountry: Rural Life in the Great Valley of Virginia 1800-1900* (Knoxville: University of Tennessee Press, 2000), 3, 7, 9.

<sup>35</sup>*Ibid.*, 11-13; C. E. Clevenger, Sunnyside Farm Ledger, 1884, 59, 67.

<sup>36</sup>Frederick County Agricultural Census, 1880.

<sup>37</sup>Farm Ledger 1876-1890; "Tremley Point Industrial History," <http://www.colorantshistory.org/TremleyHistory.html>.

<sup>38</sup>Farm Ledger, 1876-77.

<sup>39</sup>Farm Ledger, 1876-88, 22-29, 34.

<sup>40</sup>Koons, 25.

<sup>41</sup>Farm Ledger, 1882-1893, 39, 59, 62, 67, 92, 105, 109, 128, 150-51, 154-55; Koons, 15.

<sup>42</sup>*Ibid.*, 42.

<sup>43</sup>*Ibid.*, 1879; *Winchester Star*, "C.E. Clevenger Dead in County," 3 March 1920.

<sup>44</sup>*Ibid.*

<sup>45</sup>Charles E. Clevenger Will FrC WB 46/384; World War I Draft Registration Cards 1917-1918, <http://www.ancestry.com>.

<sup>46</sup>FrC DB 147/145.

<sup>47</sup>The 29 January 1942, clipped article without a newspaper citation is in the possession of the current owner, Zambrana, Kay Clevenger's collection.

<sup>48</sup>*Ibid.*

<sup>49</sup>Linda Flint McClelland et al, National Register Bulletin 30, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, rev. ed. (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1999), 1-10.

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<sup>50</sup>FrC WB 57/41, 66, 67, Last Will & Testament of C. C. Clevenger and Bertha B. Clevenger, recorded 5 January 1946; FrC WB 63/209, Last Will and Testament of Drury D. Clevenger, 1 June 1959; FrC Chancery SB 39/362, *Edith M. Clevenger, et al vs. C. Stanley Clevenger et al*, 18 July 1960; FrC DB 59/575, Edith M. Clevenger et ux to C. Stanley Clevenger, 1 August 1960.

<sup>51</sup>C. Stanley Clevenger Personal Memorandum, 1933-1942; "The Fur Vest Project for Seamen During World War II," <<http://www.usmm.org/furvest.html>>; Department of the Interior, "Census Shows 2,836 Mink Farms in United States," 10 February 1942.

<sup>52</sup>Federal Mediation & Conciliation Service, "Who We Are," <http://www.fmcs.gov>.

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 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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 Other State agency  
 Federal agency  
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Frederick County Deed Book 12, Page 26. Hugh & Ann Haines to Michael Feadley, 247 acres on Opeckon Creek, 4 November 1767.

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Frederick County Deed Book 12, Page 1045. Jacob & Sarah Grapes to John Littler, 3 June 1789.

Frederick County Deed Book 24, Page 20. Michael Feadley [Junior] and the heirs at law of Feadley, dec'd to Jacob Grapes, 247 acres, 14 October 1790; 7 October 1794.

Frederick County Deed Book 24B, Page 290. Thomas & Hannah Loyd to John Donaldson & James McDonald, 50-½ acres on Opeckon Creek corner of Jacob Grapes & Seevers, 7 October 1795.

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Frederick County Deed Book 386, Page 494. Clevenger Enterprises to Clevenger Holdings LP, LLP, 591 acres in Frederick and Clarke counties, 15 August 2003.

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National Park Service**

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Historic Resources Survey Number (if assigned): 034-0111; 034-0160 Tenant House (Farm Manager's)

**10. Geographical Data**

**Acreage of Property** 591

(Do not include previously listed resource acreage.)

**UTM References**

1 17 753250 4346680 3 17 753920 4345960

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

**National Register of Historic Places Continuation Sheet**

**Cleridge  
Frederick & Clarke Counties, Virginia**

Zone	Easting	Northing	Zone	Easting	Northing
2 17	754650	4346580	4 17	754910	4344570
Zone	Easting	Northing	Zone	Easting	Northing
5 17	754730	4344440	7 17	753250	4345010
Zone	Easting	Northing	Zone	Easting	Northing
6 17	753950	4344700	8 17	752580	4345540
Zone	Easting	Northing	Zone	Easting	Northing
9 17	752600	4345530	10 17	752720	4345980
Zone	Easting	Northing	Zone	Easting	Northing

**Section \_ 10\_ Page \_23\_**

**10. Geographical Data**

**Verbal Boundary Description** (Describe the boundaries of the property.)

Verbal Boundary Description:

The Cleridge National Register boundary encompasses 389 acres on the western bank of the Opequon Creek in eastern Frederick County (FC PINs 45A30, 31 32) and 202 acres (CC PIN 2A8) on the east side of the watercourse in western Clarke County. The historic Old Charles Town Road (State Route 761) runs east to west through the center of the tract and along the southern edge of the mansion’s front yard. At the northwest corner of the property, the boundary begins at the rail bed of the old Baltimore and Ohio Railroad that largely creates the northernmost perimeter in Frederick County and continues east to the Opequon Creek. At the intersection of the railroad and the creek, the boundary turns southward and follows the old mill race before rejoining the watercourse about a quarter of a mile below. Continuing to follow the creek southward for half a mile, at a U-shaped bend in the waterway, the border crosses the adjacent Route 761 and follows Cleridge land southeast into Clarke County to encompass the related 202 acres of agricultural fields and woods. Thence the southern boundary heads northwest returning to the Opequon Creek in a series of jutting lines, reaching the waterway in a wooded area about one mile south of the Old Charles Town Road.

The boundary line continues in Frederick County by following the 1760s 247-acre land grant’s southern perimeter to a corner by a wooded stream, then heading northwest until it meets the southeastern corner of a tract once called “the Speck Farm,” that became part of Cleridge in 1895. The border runs south to the southwest corner of the old Speck Farm, turning northeast, and continuing through a wooded area until reaching the Old Charles Town Road. The boundary then follows the road west for several yards before crossing the road and heading northeast along the west side of a dirt lane called Homestead Place. Cleridge’s western boundary continues northeast up a steep, open field, following an old hedgerow to the beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The property lines today follow the historic boundaries of the original 247-acre tract of land lying on the Opequon Creek in both counties originally granted to Michael Haines in 1760. The additional acreage purchased in the eighteenth, nineteenth, and early-twentieth centuries contributes to the architectural and agricultural areas of significance. The defined area contains the mansion and nearby dependencies and outbuildings on the north side of the Old Charles Town Road (State Route 761), the former Henry Seevers Jr. and current Farm Manager’s House on the south side of the road, the ruins of a mill with archaeological potential to the northeast on Opequon Creek, and the farm’s conserved cropland, slopes, forests, and watercourses.

**11. Form Prepared By**

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

**National Register of Historic Places Continuation Sheet**

**Cleridge  
Frederick & Clarke Counties, Virginia**

name/title Cheryl H. Shepherd, architectural historian  
 organization Millennium Preservation date February-March 2011  
 street & number P. O. Box 312 telephone 540-349-0118  
 city or town Warrenton State VA zip 20188  
 e-mail cherylshepherd24@aol.com

**Additional Documentation**

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**

Section Additional Documentation Page 24

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Cleridge City or Vicinity: Vicinity of Stephenson County: Frederick & Clarke State: Virginia  
 Photographer: Cheryl Shepherd (CS) & Ruth Barnish (RB)  
 Date Photographed: A/S Digital Submitted in B&W as listed below. Accompanied by Gold DVD with Color Tiff images.

<u>Description of Photograph(s) and Number</u>	<u>Date</u>	<u>Photographer</u>
0001 – Mansion – South façade, east elev., brick fence, Ice House, Poultry House, facing N. 1 of 12.	01/15/2009	CS
0002 – Mansion – South façade, west elev., Carriage House, part of Poultry House, facing NE 2 of 12.	01/15/2009	CS
0003 – Mansion & West Setting with Carriage House through Brick Gateposts, facing E. 3 of 12.	01/15/2009	CS
0004 – Mansion – Cellar Brick Partition & Niche in Chimney Foundation, facing NE. 4 of 12.	04/19/2010	RB
0005 – Mansion – Parlor Chimneypiece, facing SE. 5 of 12.	01/15/2009	CS
0006 – Mansion – Stairway 1 <sup>st</sup> floor to attic 6 of 12.	01/15/2009	CS
0007 – Mansion – Serpentine Stair Rail 2 <sup>nd</sup> -floor Hall, facing S. 7 of 12.	04/19/2010	RB
0008 – Mansion – Master Bedroom, 2 <sup>nd</sup> floor facing SE. 8 of 12.	01/15/2009	CS
0009 – Ice House/Blacksmith Shop, Opequon Creek, Old Road, facing NE. 9 of 12.	01/15/2009	CS
0010 – Henry Seevers Jr. House/Farm Manager's House, facing SW. 10 of 12.	07/02/2010	CS
0011 – Mill Site on Opequon Creek (other ruins to SW not shown), facing SE. 11 of 12.	08/09/2010	CS

**United States Department of the Interior  
National Park Service****National Register of Historic Places Continuation Sheet****Cleridge  
Frederick & Clarke Counties, Virginia**0012 – Agricultural & Conservation Fields, facing E. across Opequon Creek  
12 of 12.

02/18/2011 CS

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

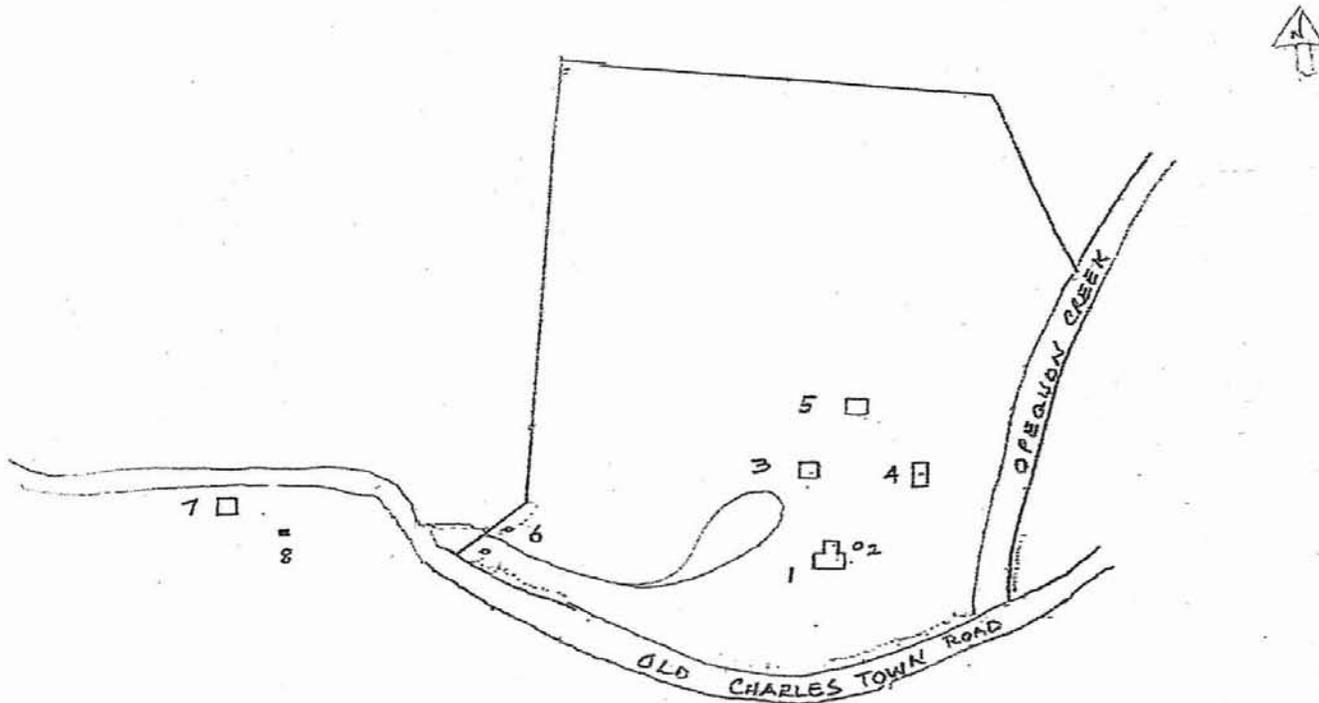
name Clevenger Holdings LP LLP (Kay Clevenger Zambrana, & Barbara Clevenger Henkle)  
street & number 1649 Old Charlestown Road telephone 804-340-1967 Kay  
city or town Stephenson state Virginia zip code 22656

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Cleridge  
Name of Property

Section Additional Documentation Page 25



**CLERIDGE MANSION TRACT of 7.31 Acres with Outbuildings**

1. Mansion [C]
2. Well [C]
3. Carriage House [C]
4. Ice House/Blacksmith Shop [C]
5. Poultry House [C]
6. Gateposts Entry [C]
7. Henry Seevers Jr. House/Farm Manager's (also on part of original 247-acre land grant) [C]
8. Shed (Noncontributing) at Farm Manager's House [NC]

not to scale

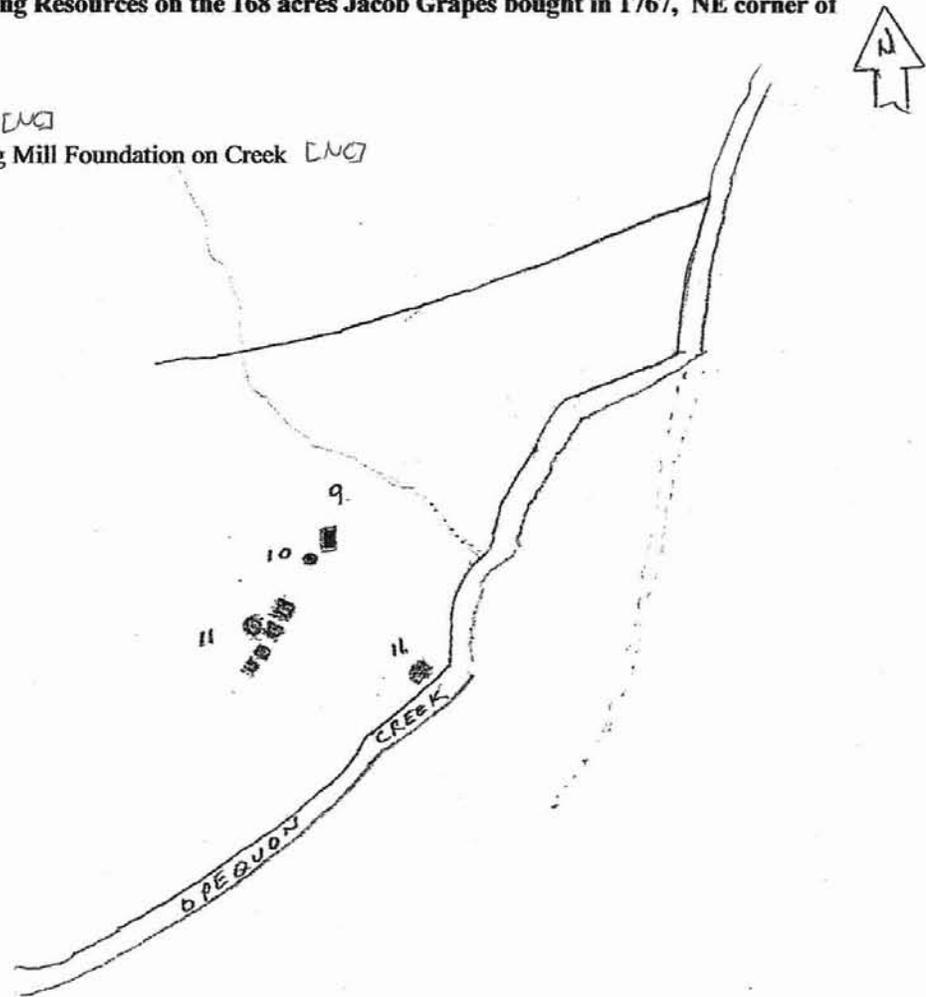
**Frederick & Clarke**  
**Counties, Virginia**  
County and State

**Cleridge**  
Name of Property

**Section Additional Documentation Page 26**

**Site Plan for Noncontributing Resources on the 168 acres Jacob Grapes bought in 1767, NE corner of Cleridge property**

- 9. Miller's House [MC]
- 10. Well for Miller's House [MC]
- 11. Mill Site Ruins including Mill Foundation on Creek [MC]



not to scale

Cleridge

Frederick & Clarke  
Counties, Virginia  
County and State

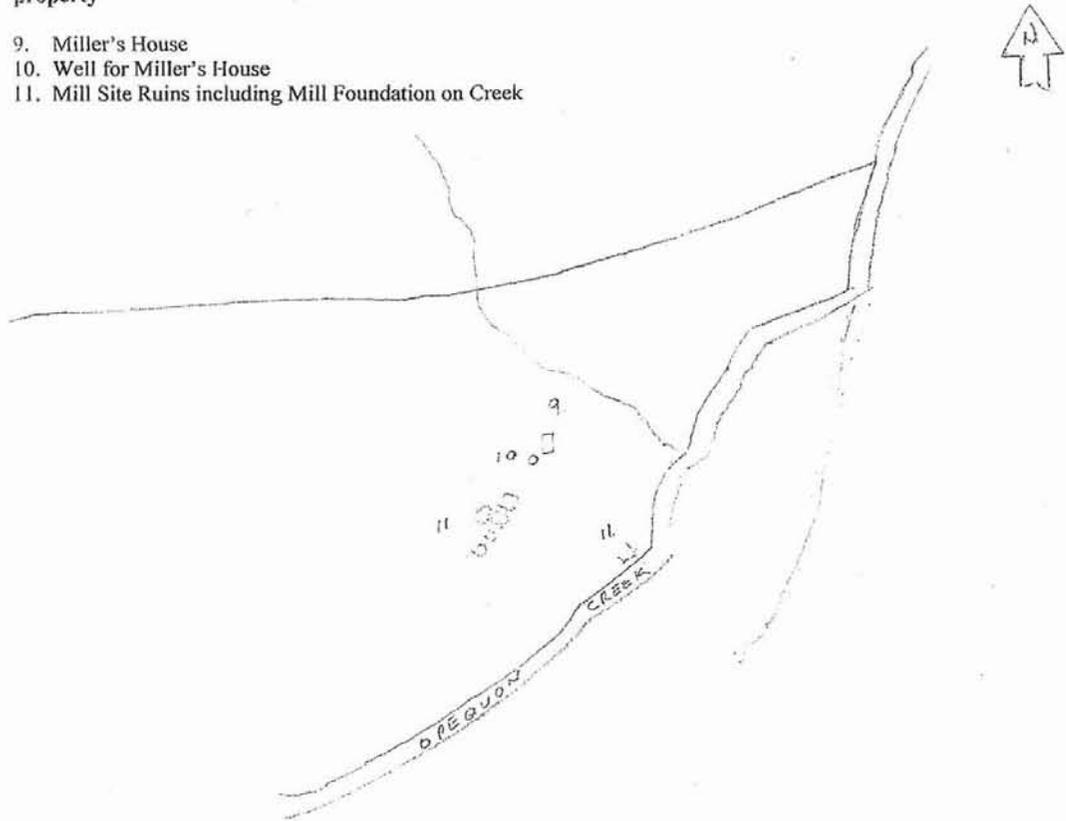
Name of Property

Section Additional Documentation (continued) Page 29

Siteplan for Contributing Resources on Jacob Grapes's 168 acres bought in 1767, NE corner of Cleridge property

- 9. Miller's House
- 10. Well for Miller's House
- 11. Mill Site Ruins including Mill Foundation on Creek

Not to Scale



Cleridge

Frederick & Clarke  
Counties, Virginia  
County and State

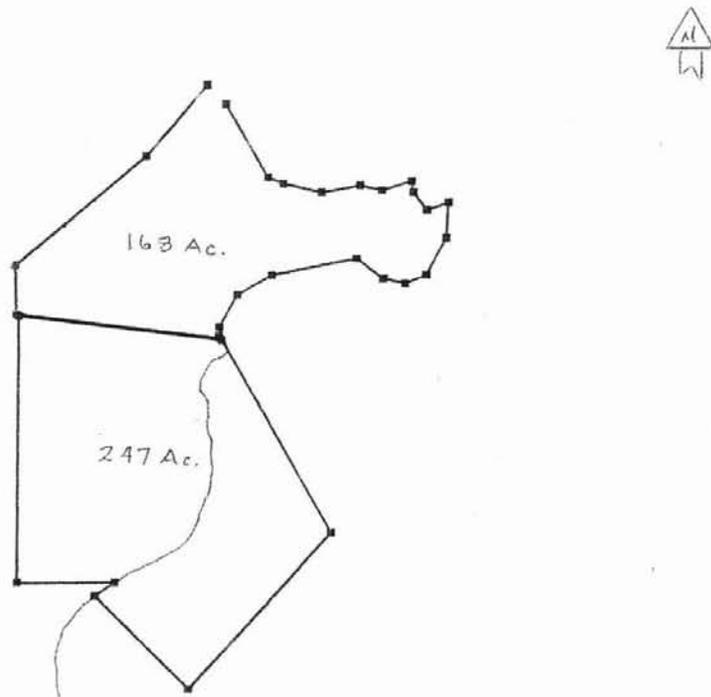
Name of Property

Section Additional Documentation (continued) Page 30

Not to Scale

**North Parcel Platted 168-Acre tract acquired by Jacob Grapes from Isaac and Phebe Feadley Johnson (148 [sic] acres at the foot of a steep hill at Mary Littler's line, corner to Hugh Hains [sic] to the mouth of Littlers Run in FrC DB 11/523, dated 26 February 1767, 4 August 1767.**

**South Parcel Platted Original 247-Acre Land Grant on both sides of the Opequon Creek from Thomas Lord Fairfax to Hugh Haynes on 2 April 1760 in NNG Bk K/94, from Haynes (Haines) to Michael Feadley on 2 October 1767 in FrC DB 12/26, and from the Heirs of Michael Feadley to Jacob Grapes on 14 October 1790 in FrC DB 24/20.**



CLERIDGE NATIONAL REGISTER NOMINATION

UTMS

5) 17 754730E 4344440N

10) 17 752720 4345480N

1) 17 753260E 4346680N

6) 17 753450E 4344700N

2) 17 754650E 4346580N

7) 17 753250E 4345010N

3) 17 753920E 4345960N

8) 17 752580E 4345540N

4) 17 754910E 4344570N

9) 17 752600E 4345530N

SECTION ADDITIONAL DOCUMENTATION PAGE 24

USGS MAP STEPHENSON, VA QUAD

FREDERICK & CLARKE COUNTIES, VA

OF THE INTERIOR  
CAL SURVEY

