

VLR-6/19/96, NRHP-12/6/96

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Sunnyside

other names/site number VDHR File # 58-274 192-2

2. Location

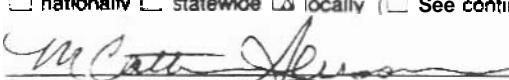
street & number 104 Shinely Rock Road not for publication

city or town Clarksville vicinity

state Virginia code VA county Mecklenburg code 117 zip code 23927

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
 nationally statewide locally (See continuation sheet for additional comments.)



October 24, 1996

Date

Signature of certifying official>Title

VA Dept. of Historic Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- entered in the National Register
 See continuation sheet
- determined eligible for the National Register
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Sunnyside
Name of Property

Mecklenburg County, Virginia
County and State

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	
11	6	buildings
2	0	sites
0	0	structures
0	0	objects
13	6	Total

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**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/school

Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

Other: 1 house

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD / Weatherboard

roof METAL

other

Narrative Description

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

Sunnyside
Name of Property

Mecklenburg County, Virginia
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance (Enter categories from instructions)

Agriculture

Government

Education

Architecture

Period of Significance

1833-1909

Significant Dates

1833, 1836

1837, c. 1850

Significant Person

(Complete if Criterion B is marked above)

Carrington, Tucker

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Sunnyside
Name of Property

Mecklenburg County, Virginia
County and State

10. Geographical Data

Acreage of Property 25 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 7 7 1 7 5 0 0 4 0 5 4 6 0 0
Zone Easting Northing
2 1 7 7 1 7 2 2 0 4 0 5 4 2 3 0

3 1 7 7 1 6 9 6 0 4 0 5 4 4 8 0
Zone Easting Northing
4 1 7 7 1 7 3 0 0 4 0 5 4 8 0 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Margarita Jerabek Wuellner and Elizabeth Barthold O'Brien, Project Architectural Historians

organization John Milner Associates, Inc. date December 1995

street & number 5250 Cherokee Ave, 4th floor telephone (703) 379-4487

city or town Alexandria state VA zip code 22312

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name Dr. Frank W. Clippinger, Jr., and Mrs. Helen E. Clippinger

street & number 3514 Rugby Road telephone 919-489-7276

city or town Durham state NC zip code 27707

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

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

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Clarksville, Mecklenburg Co., NC**Narrative Description**

Sunnyside is a 25-acre estate which presently includes a plantation house built in stages between 1833-1837; a group of early-nineteenth-century outbuildings and a cemetery behind the house; and a group of nineteenth- and twentieth-century agricultural buildings west of the house along an old farm road.

The Sunnyside plantation house was built in three sections. The first section, begun in 1833, is a one-room, two-story, three-bay dwelling with a side passage. The second section, a two-story, three-bay I-house, was begun in 1836 in front of the first dwelling and connected to it by a one-story hyphen. The third section is a two-story, one-room, one-bay addition built in 1837 on the east end of the first dwelling.¹

During the late antebellum period, symmetrical one-story, one-bay wing additions were built onto the gable ends of the front I-house section. Although the date of the wing additions is not known, patches of exposed split lathe in the wings indicate they were probably added before the Civil War. The wings are not exactly the same size, and could have been built a few years apart. About the same time, the front windows and portico were remodeled. The Italianate character of the work, including the paired arched windows, eye-brow shaped window cornices, and the decorative details of the portico suggest remodeling was executed by regional craftsman and architect Jacob Holt. The appearance of the updated facade of Sunnyside was similar to Holt's remodeling of the facade of Boyd Tavern in Boydton, Virginia.

During the late nineteenth century, the dividing wall between the parlor and the side passage, in the rear 1833 section of the house, was moved 2½ feet west to enlarge the parlor, which was used as the school dining room.² Marks on the dining room floor show the original wall location. Architectural evidence, including interior match-board paneling and exterior German novelty siding, indicates that around the turn of the century, a one-story, two-bay addition was built onto the west end of the original 1833 section. A partition divided this addition into two small rooms, each with door openings off the side passage. The small rooms were possibly used as wash rooms during the period Sunnyside served as a school. The partition between the rooms was likely removed sometime after the school closed, and one of the doors has been closed during the current restoration.

When the current owners purchased the property, the rear elevation of the 1833 section had a gable-roofed back porch that was probably added after the turn of the twentieth century. Half of this porch area was a storeroom and half was a screened passage into the house. The present owners removed this porch to gain access to damaged woodwork on the doorway of the 1833 section. The wall of the house inside the storeroom area, which had not been painted since the construction of the porch, revealed clear ghost marks of an earlier, smaller porch. The present owners intend use these marks to guide the design of a new back porch. Another porch was located on the south side of the hyphen beside the small side addition. Only the lattice-work balustrade and one supporting post were present in 1984. These elements will be incorporated into the new porch.³

According to the present owners, Helen E. and Frank W. Clippinger, Jr., the windows were restored to their Federal-style appearance during the Price period of ownership between 1944 and 1983. The window on the stair landing was the only one not changed in the Victorian remodeling, so it was possible to match the replacement windows and surrounds. Cut marks on the upper corners of the exterior window surrounds show where the arched surrounds were replaced with rectangular surrounds. Holes where the center mullions of the paired arched windows were fitted remain on the window

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sills. During the Price remodeling, Holt's front porch was removed. A brick porch floor the same size as the Holt porch was installed level with the top of the foundation. On top of the brick floor was a brick step leading to the front door. Because the porch lacked a roof, the sill and clapboards behind this step deteriorated. The present owners removed much of this brick to repair the wood sill. They intend to build a new front porch with the same dimensions as the original porch, which can be determined from marks on the weatherboard and sill and a remnant of the historic porch foundation.⁴

The front and rear sections and the 1837 wing addition consist of braced-frame construction secured with pegged mortise-and-tenon joints. The one-story front wings are of balloon construction. The timbers of the wing additions are slightly smaller in dimension than those of the main part of the house. The exterior walls are clad in beaded weatherboard, except for the one-story hyphen covered in flush-board paneling, and the side addition on the west end of the rear section clad in German novelty siding. All of the corners have cornerboards with quarter-round beads, except for the east corners of the rear section, which have corner boards with double lines of stop fluting.

The side-gable roofs of both the front and rear sections have molded box cornices and are covered with metal shingles. The side wing additions are covered with standing-seam metal. The rafter tails are exposed on the side wing additions. The hyphen has a flat metal roof. Shingles stored in the attic indicate that the roof was once covered with pine, round-but shingles.

There is no basement under the house, only a low crawlspace. Different foundation types are found under the various sections of the house. The foundation under the front I-house section was originally laid in four-course American bond. The foundation across the back of this section is original but has had some vents and entries cut into it, and it was repointed when sills were repaired several years ago. On the wings and front of the house, Mr. Price removed the foundations, poured a concrete footing below ground level, and rebuilt the foundation using the old bricks. The rear 1833 building retains its original foundation. It was built on six large piers, the spaces between which have been subsequently infilled. The 1837 addition was built on dry-laid stone, which settled and caused the wing to slope downward about five inches at its outer end. To alleviate these settlement problems, the Clippingers removed the stone foundation, raised the wing, and built a mortared foundation with the original stones.⁵ The small side addition on the west end of the rear building is supported by brick piers.

The front, I-house section, has massive, exterior-end, brick chimneys laid in five-course American bond with single-stepped weatherings, shoulders, and corbeled caps. The chimneys were later incorporated into the rooms of the one-story wings. The large exterior-end brick chimney on the east end of the 1833 section was also later incorporated into the two-story east-end addition. Now, only the chimney stack is visible above the roof ridge.

Different sections of the house feature a variety of windows. The type on the first story of the front, I-house section, as well as those in the wings, are twelve-over-twelve double-hung sash. The second-floor windows are eight-over-twelve double-hung sash. The first-story windows on the rear section are nine-over-nine double-hung sash, and the second-story windows are six-over-nine double-hung sash. The side addition on the west end of the rear section is lighted by a pair of six-over-six double-hung sash windows.

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The front entrance has a four-panel door with hand-planed raised panels, a molded door surround, and a five-light rectangular transom. The door opening on the east end of the east wing has a replacement four-light, half-glass, paneled wood door. Although the door likely dates from the early twentieth century, a late-nineteenth-century Carrington school class photograph taken in front of the door shows that the opening is original. The west entrance to the hyphen features the original hand-planed, five-panel double doors. The top panels were replaced with glass in the twentieth century, probably to provide natural light to the dark interior of the hyphen. The wall on the opposite, east elevation of the hyphen has been removed for renovation. The rear, north elevation of the 1833 section has a wide, hand-planed, six-panel door in the door opening at the end of the passage. According to the Clippingers, one of the previous twentieth-century owners replaced two of the panels with glass to provide natural light to the passage. The north exterior door opening on the two-story 1837 addition has a six-panel door.

The 1836 I-house section of Sunnyside has a late Federal-style interior featuring high-quality, well-crafted woodwork. The large half-turn stair in the center hall has Federal-style details including a graceful molded walnut hand rail, turned newel, thin rectangular balusters, plain stringers, and a paneled spandrel. The paneled spandrel has evidence of two layers of painted faux wood graining. The front door was also painted with faux wood grain. Typical Federal-style sunburst reliefs are carved on the bottom ends of the baluster posts under the stair landing. The original plaster that covers the interior walls throughout is damaged in patches on the walls and ceiling revealing the split lathe beneath. The floors are covered in tongue-and-groove pine floorboards.

The two first-floor parlors feature similar, Federal-style pine mantels with molded pilasters, paneled friezes, and molded mantel shelves. The east parlor mantel is differentiated from the mantel in the west parlor by the consoles supporting the mantel shelf. Upstairs, the two bedrooms have similar mantels with fluted pilasters, molded architraves, plain friezes, and molded mantel shelves. While the mantel in the west bedroom is painted off-white, the east parlor mantel is painted in faux black marble, which is likely an early paint treatment, since paint sampling indicated no undercoats. The black, dark red, olive green, and off-white paint on the mantel matches early paint colors on the beaded baseboards and chair rails in the I-house section of Sunnyside.

The doors on the first floor are pegged, hand-planed, four-panel doors with raised panels. The doors on the second floor are the original six-panel doors. The first-floor door and window surrounds are molded with deep flutes and bull's-eye corner blocks. The second-floor surrounds are simpler, with pegged facia boards and mitered moldings on their outer edges. Single wood panels below the windows in the east parlor suggest that this room was the most elegant in the house.

The wing additions on the I-house have original plaster walls and baseboards and door and window surrounds similar to those on the second floor. Since the backs of the large chimneys protrude into the rooms of the east and west wing additions, the spaces on each side of the chimneys were used for closets or door openings. While the closet in the west wing may date to the construction of the addition, the closet in the east wing was added by the Prices, and the attic access over the closet in the east wing was added by the current owners. Inside the west wing closet and in the attic access in the east wing, the beaded weatherboard that served as exterior cladding prior to the erection of the addition shows some weathering. Well-preserved painted pencil points on the formerly exposed chimney stack, however, indicate that the time the chimneys were exposed to the elements was probably not more than ten or fifteen years. The east wing features a mid-nineteenth-century bracketed shelf secured to the back of the chimney. A smaller shelf of the same type is secured to the wall under the second-floor window that lights the north end of the center hall.

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The hyphen between the front I-house and the rear side-passage house consist of two rooms. One is a passage connecting the two houses, which has a door to the exterior on its west side. The second was a large bathroom, probably added in the 1920s, which had a door leading into the passage and a small window on the east wall. The end walls of the passage area are covered with wide, flush, tongue-and-groove, hand-planed planks. The planks on the west wall are in place, but those on the opposite wall against the bathroom have been removed but saved for reinstallation. The front and back walls of the passage are clad with the weatherboard that formerly served as the exterior cladding of the two sections of the house. The passage area was painted with faux wood graining which is now covered by several coats of paint. The present owners gutted this section because it was in poor condition. When the plaster was removed, marks on the west wall indicated that it had been covered with shelves, which confirmed the Price's claim that this area had been a butler's pantry. The present owners intend to build two bathrooms in the hyphen.⁶

On the west wall of the rear side-passage house is a modest, straight, Federal-style stair with a molded hand rail, plain rectangular balusters, square newel and baluster posts, unadorned stringer, and a paneled spandrel. A short paneled door beneath the staircase accesses a small storage closet. On the second floor, an enclosed stair with a six-panel door leads to the attic. A four-panel door at the south end of the passage opens onto the roof of the hyphen, providing access between the side-passage house and the west bedroom of the I-house.

The walls in the side-passage house are adorned with beaded baseboards, chair rails, and picture moldings. The fireplaces, located on the east wall of the dining room and in the bedroom above, have Federal-style mantels with fluted pilasters, molded architraves, paneled friezes, and molded cornices. The dining room mantel is the widest and tallest in the house. All the doors on the first and second floors are original six-panel, except for the later, four-panel door leading from the dining room into the east end addition. The first-floor door and window openings have two-fascia surrounds with mitered corners and molded outer edges, while those on the second floor have one-fascia surrounds with mitered corners and molded edges. In the early twentieth century, the east end addition served as a kitchen. Adjacent to the chimney on both the first and second floors of this addition are original closets with hand-planed, two-panel, double doors. The closet doors in the bedroom over the kitchen are marked with the graffiti of students who occupied the room in the nineteenth-century.

The property also includes both domestic and agricultural outbuildings. Domestic outbuildings in the yard behind the house include: a late-nineteenth-century kitchen (contributing building); an early-to-mid-nineteenth-century servant's quarter (contributing building); an early-to-mid-nineteenth-century smoke house (contributing building); a mid-nineteenth-century shed (contributing building); an early-twentieth-century chicken house (contributing building); a mid-twentieth-century well house (noncontributing building); and the site of a nineteenth-century ice pit (contributing site).

The agricultural outbuildings include: a nineteenth-and-early-twentieth-century tenant house/tobacco processing barn (contributing building); two ca. 1980s sheds (new shed #1 and new shed #2; both noncontributing buildings); an early-twentieth-century ruined shed (noncontributing building); three late nineteenth or early-twentieth-century log tobacco barns (log tobacco barn #1, log tobacco barn #2, log tobacco barn #3; all three contributing buildings); a nineteenth-century log tenant house (contributing building); mid-twentieth-century dwelling (noncontributing building); and a mid-twentieth-century dairy (noncontributing). Two additional dwellings, situated on separate parcels of land owned by different owners, were once part of a building that stood to the west of the Sunnyside plantation house. This T-shaped building has been referred to variously as a school building, a tenant house, an office, and as the late eighteenth or early

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nineteenth century dwelling of early property owner Henry Street. It was disassembled around 1946, and its two sections were moved to newly subdivided lots located just outside of the Sunnyside boundary.⁷

Landscape features include the Carrington/Johnson family cemetery northeast of the house, a front dirt circle drive, and an old dirt farm road. The cemetery is surrounded by a chain-link fence and overgrown with vinca minor, cedar trees, and box woods. It contains about ten graves and is a contributing site.

Immediately to the rear of the plantation house is a frame, one-story, one-bay kitchen covered in weatherboard siding. Facing south toward the house, the kitchen has a front-gable, standing-seam metal roof and a center brick flue. Numerous nails in the roof members suggest that the roof was originally clad in wood shingles, and hewn square-butt pine shingles found beneath the building may have been the early roof treatment. Its heavy timber, braced-frame construction is supported on brick piers, and its floor and ceiling girts are continuous from corner to corner. Notches on the ceiling girt and other structural members suggest they may have been salvaged from another building. The windows are all six-over-six double-hung sash with batten-board shutters on strap hinges, except for two four-light pivot windows on the rear elevation. The kitchen has a three-room plan with a large main room in front. Two interior door openings at the back of the main room access two small storage rooms at the rear. Except for a large rectangular concrete slab for a stove in the center of the main room, wide pine floorboards cover the floor. The stove flue once connected to the chimney stack suspended from the roof.

When the Clippingers purchased Sunnyside, white-washed, match-board paneling covered the front and side walls and ceiling of the main room of the kitchen. The rear wall was, and is still, covered with weatherboard. The Clippingers removed the match-board paneling from the ceiling and west wall and discovered that the inside of the exterior weatherboards had been white washed. The ceiling joists also have traces of white wash. These joists as well as the interior surfaces of the roofing boards under the tin roof are blackened from smoke. This likely indicates that the building was used for many years with no interior wall or ceiling treatment and was subsequently used for some time after the match-board paneling was installed.⁸ The rear storage rooms have batten doors and unfinished walls which do not appear to have been white washed. Cut nails in the building and the old braced-frame construction may suggest a mid-nineteenth-century construction date. The interior match-board paneling, roof boards, and exterior siding were possibly added later to upgrade the building. Because the kitchen was built during the period of significance and retains integrity, it is a contributing building.

Another contributing building is the one-room servant's quarter northeast of the kitchen, which faces south toward the main house. It is a frame, one-story, one-bay dwelling supported on stone piers that likely dates from the mid to late nineteenth century. The front gable roof is covered in standing-seam metal and has a box cornice. On the rear elevation is a stone exterior-end chimney with a corbeled brick stack. The exterior walls are covered in weatherboard siding and fenestrated with six-light windows that raise up into a pocket within the wall. The front door opening has a flush batten door with vertical battens. The floors are finished with wide floorboards. The north wall has a brick fire box surmounted by a plain bracketed mantel shelf; a stovepipe hole pierces the wall above. The plaster-over-sawn-lathe walls may indicate a postbellum construction date, but the exterior stone chimney, corbeled brick stack, braced-frame, and stone piers may suggest an earlier date. The building was either built shortly after the Civil War, or shortly before with interior plaster added later.

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The smoke house northwest of the kitchen facing south toward the main house is also a contributing building and was likely built in the early to mid nineteenth century. It is a pegged, braced-frame structure clad in weatherboard siding and supported on what appears to have been a brick foundation, although it is now deteriorated. The side-gable roof is covered with standing-seam metal and has a box cornice. The front door opening has a beaded batten door with vertical battens. The interior has exposed roof beams and circular-sawn horizontal wall panels attached with cut nails. The building appears to have originally had an earthen floor, but thick floor boards have been laid across the floor. These boards rest on the sills and are not nailed down. In the center of this floor is a round burned-out hole that possibly contained the source of the smoke for the building. Although the braced-frame structure indicates an early- or mid-nineteenth-century date, the circular-sawn wall panels and cut nails date from the late nineteenth century, and may indicate the building was resided.

Northeast of the smoke house are an attached shed and chicken house. The shed to the east of the chicken house was likely built in the mid nineteenth century and is a contributing building. The one-story, one-bay braced-frame structure stands on piers and has a side-gable, standing-seam-metal roof. Notches for floor joists indicate that the building once had a wood floor. The walls are finished with a hand-planed wainscot.

The adjacent chicken house likely dates from the early twentieth century, and although it cannot be determined if it was built during the period of significance, it does not detract from the setting or the other contributing buildings and is therefore considered contributing. The one-story, four-bay, wood-frame pole building has a standing-seam-metal shed roof, a poured-concrete floor, and a vertical-batten front door. It is clad in vertical batten siding and has two remaining fixed windows, one six-light and the other two-light in its window openings. The building appears in 1944 estate sale photographs, and its structure and materials suggest it dates from the early twentieth century.

A slight, bowl-shaped depression in the side yard west of the main house indicates the site of the ice pit. Ice pits, commonly built during the nineteenth century to preserve ice cut from frozen ponds, lakes, or streams, usually consisted of low masonry or wood-frame structures partially submerged into the earth for insulation. Although this structure no longer survives, its site contributes to the significance of the property.

The short one-bay, wood-frame well house southeast of the ice pit site likely dates from the mid twentieth century and is therefore noncontributing. It has a poured concrete foundation over a hand-dug, stone-lined well. It is covered in weatherboard siding and has a three-panel door made from an old six-panel door sawn in half. The side-gable roof has a box cornice and is covered with asphalt shingles.

A modern dwelling on Shiney Rock Road west of Sunnyside dates to the 1950s and is a noncontributing building. The one-story, two-bay, wood-frame residence clad in weatherboard siding stands on a poured-concrete foundation. The dwelling has an L-shaped plan and is covered by an asphalt-shingle, cross-gable roof with an interior brick flue. The windows are six-over-six and eight-over-eight double-hung sash. The front door opening has a six-panel door, and the front elevation features a rectangular bay window. The dwelling was built during the 1950s by Joseph Price, the son of the previous owners, and is now a rental dwelling. According to the Clippingers, it stands on the site of the large barn that burned in the early 1940s.

Near the barn site, behind the modern dwelling, is a mid-twentieth-century, two-room dairy with entrances on its north and south ends. Used to process and store milk, the dairy is well insulated with a below-grade poured-concrete floor and

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a poured-concrete foundation that extends over the lower half of the walls. Above the foundation, the wood frame walls are clad in weatherboard siding. The front-gable roof is covered in asphalt shingles. The windows are six-over-six double-hung sash, and the door openings have paneled half-glass doors. There are numerous electrical outlets on the interior walls, and the ceiling is covered with match-board paneling. Electrical power was brought to the outskirts of Clarksville during the 1920s. The dairy was built during Johnson's ownership between 1926 and 1944, when the property functioned as a dairy farm. Because it was built after the period of significance, it is noncontributing.

The remainder of the agricultural buildings stand in two groups along an old farm road west of the Sunnyside domestic complex. A wood rail fence with a metal gate northwest of the ice pit marks the entrance to the farm road. The road continues west from the gate, then turns north into the woods at the back of the property. The first group of buildings stand near the entrance to the farm road, and includes the tenant house/tobacco processing barn, new sheds #1 and #2, and a ruined shed. The second group, standing near the curve where the road turns north, includes log tobacco barns #1, #2, and #3, and the log tenant house.

The tenant house/tobacco processing barn stands just inside the entrance gate to the agricultural complex, north of the old farm road. This contributing building is comprised of three sections built in order from east to west. The first section is a one-room, two-bay tenant house or servant's quarter with a loft that served as a dwelling in the early to mid-twentieth century, and probably as a servant's quarter in the nineteenth century. Tobacco was hydrated in the west section then packed in the middle section. Although the hydrating section appears to have been added in the early twentieth century, the middle and east sections date to the nineteenth century.

The one-room tenant house portion of the building stands on a massive timber sill supported on stone piers. Its braced-frame walls are constructed similarly to the wings of the main house. It is clad in weatherboard siding and has a standing-seam metal, side-gable roof. The front elevation features a vertical-batten door with a batten shutter above covering a window opening in the loft. The front and rear elevations on the first floor have six-over-six double-hung sash windows. Inside, a steep enclosed stair with a closet beneath runs along the east wall, and the floors are covered with wide pine floorboards. The plaster-over-sawn-lathe walls suggest a late-nineteenth-century date, but the braced-frame structure, sill, and stone piers could indicate an earlier construction date. The second-floor loft is supported on log pole beams, and its walls and ceiling are finished with horizontal boards similar to the floorboards. A door in the center of the west wall provides access to the adjacent tobacco packing house. A shadow above the door shows the former location of an exterior end chimney.

The tobacco packing section of the building is a one-room, two-bay, wood-frame, building with a loft, similar to the tenant house section. It is clad in board-and-batten siding and covered with a standing-seam-metal, side-gable roof. The front door and the door between the tenant house and tobacco packing house are batten doors. The windows are four-over-four double-hung sash. The weatherboarded wall of the adjacent tenant house forms the interior east wall of the tobacco packing house. The remaining three walls are finished with circular-sawn horizontal boards. The floor is covered with wide pine floorboards, and the ceiling beams above are exposed. A ladder in the southeast corner of the room accesses the unfinished loft, where tobacco is still stored. The circular-saw marks and the vertical board-and-batten siding indicate that the tobacco packing house was built in the early twentieth century. A door in the center of the west wall leads to the tobacco hydrating room at the west end of the row.

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The tobacco hydrating room at the west end of the tenant house/tobacco processing barn is in a low shed-roofed log building with an earthen floor and no exterior windows or doors. The brick firebox at the west end of the room has a flat top and is vented by an interior-end, concrete-block flue. A large, rectangular box fitted to the top of the firebox once held the water that made steam to hydrate the dried tobacco leaves and make them pliable for packing. The tobacco leaves were hung on the two rows of wood poles spanning the room. According to architectural historian Richard H. Kimmel, subsurface pits dug in tobacco "ordering rooms" provided natural moisture to soften cured tobacco.⁹ In this case, however, the tobacco was softened with steam from heated water. The construction of the firebox and concrete-block flue indicate the tobacco hydrating room was probably added in the early twentieth century.

New shed #1 and new shed #2 are wood-frame storage buildings lining the south side of the farm road across from the tenant house/tobacco processing barn. Built or reworked by the current owners within the last decade, both are noncontributing buildings. The sheds stand a few feet above the road grade on a terrace contained by a concrete retaining wall. According to the Clippingers, Mr. Price built this terrace in the late 1940s as the site for several army surplus buildings from Camp Pickett, Virginia. Mr. Price combined the buildings to form a nearly 75-foot-long barn that he referred to as a stable. This four-part building with numerous windows sheltered his many animals after the loss of his large barn earlier in the decade. New shed #1 is a one-story, one-bay, side-gabled section of this barn that the Clippingers were able to save and reuse. The rear portion, which served as a corn crib, has been enclosed. Originally, the south side was open, but the Clippingers have enclosed it with a double barn door. New shed #2 was built on the site of two large sections of former barn which were deteriorated beyond repair.¹⁰ The new building is a one-story, one-bay, front-gabled shed with a garage door on the south elevation. Both sheds are clad in plywood and asphalt-shingle roofs. The remaining section of Mr. Price's stable remains to the west of the new sheds. Enclosed on three sides and open on the south side, it is in ruins and is therefore a noncontributing building.

The second group of agricultural buildings stands to the northwest of the first group at the curve in the farm road. Log tobacco barns #1, #2, and #3 are similarly constructed of V-notched logs with mud chinking and covered with side-gable, standing-seam-metal roofs. Log tobacco barn #1 and #2 have rubble stone foundations while that of log tobacco barn #3 is poured concrete. Although log tobacco barn #3 could be newer than the other two, all three date to the late nineteenth or early twentieth century and are contributing buildings. Log tobacco barn #1, southwest of the curve in the road, is in ruins and overgrown with vegetation. The other two barns stand on the east side of the road north of the curve. Remains of a brick flue on the northwest elevation of tobacco barn #2 indicate it was wood fired. Oil tanks indicate tobacco barns #2 and #3 were fueled by oil.

The log tenant house north of the tobacco barns on the east side of the farm road was moved from its site on Shiney Rock Road west of Sunnyside in the mid-1940s. Although the mid-nineteenth-century building was moved from its original location, it does not appear to have been altered, and is therefore a contributing building. The V-notched log dwelling stands on brick and concrete piers, and is composed of a one-room main block with a kitchen on the north and lean-to storage room on the east, both of which are one-story, wood-frame, and clad in weatherboard siding. The side-gable roof of the main block and the shed roofs of the kitchen and lean-to are covered with standing-seam metal. The front door on the south elevation opens into the main block. On the west wall is a ladder to the loft, and in the center of the east wall is an interior brick flue. The floors are covered with pine floorboards, and fiberboard is nailed to the log walls. The kitchen and lean-to are finished with match-board paneling, and the kitchen ceiling has a hole for a stovepipe. No doors or windows remain, but wood runners indicate the kitchen had sliding windows.

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Sunnyside possesses a relatively high level of integrity. The plantation house and many of its outbuildings remain in their original locations, and the integrity of their design, workmanship, and materials has not been compromised by later additions or alterations. Although the plantation contained 450 acres in the mid- to late- nineteenth century, the nucleus of the plantation, including the domestic and agricultural buildings, remains intact on the remaining 25-acre tract. Groves of trees and woods to the east and north screen the plantation house from Route 15 and contribute to the isolated rural feeling of the property.

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Statement of Significance

Sunnyside is recommended eligible for the National Register under Criteria A, B, and C. The period of significance for Sunnyside is 1833-1909, from the time the first part of the residence was built until the time the complex ceased operating as a school. Sunnyside's function as a plantation house and school, is associated with the Agriculture and Education National Register areas of significance, while its association with prominent local and state politician Tucker Carrington gives it significance in the National Register area of Government/Politics. The property is eligible under Criterion A for its contribution to the history of education in Mecklenburg County, eligible under Criterion B for its association with Tucker Carrington, who is significant in both local and state history, and eligible under Criterion C for its architectural merit as an outstanding example in Mecklenburg County of a late Federal-style plantation house that retains most of its outbuildings. Contributing buildings include the plantation house; kitchen; servant's quarter; smoke house; shed; chicken house; tenant house/tobacco processing barn; log tobacco barn #1; log tobacco barn #2; log tobacco barn #3; and a log tenant house. The site of the ice pit and the cemetery are both contributing sites. New shed #1, new shed #2, the well house, dwelling #3, and the dairy are noncontributing buildings because they were not present on the property during the period of significance. The ruined shed and dwellings #1 and #2 are noncontributing because they lack integrity.

Historical Background

Sunnyside plantation was once part of the large tract of 1,339 acres patented by William Royster in 1760, which included Clarksville, Sunnyside, and Kinderton.¹¹ Royster sold off several tracts below Blue Creek in the late eighteenth century. The property, which included the Sunnyside tract, was purchased by Henry Street, who maintained ownership until 1786 when he sold the tract to Thomas Greenwood.¹² Street owned no other property between 1765 and 1786, so he may have resided on the plantation. Greenwood assembled a large estate made up of seven tracts that comprised a plantation of around 2,000 acres, including the Sunnyside and Kinderton tracts. He established his homeplace on Beaver Pond Creek, southwest of Sunnyside. His son Robert became the owner of the upper 900 acres of the plantation in three transactions made between 1803 and 1810. In 1810, his father's will gave him the western part of the land, which included the Sunnyside tract. His sister Ann Hester inherited the homeplace and the southern portion.¹³ Robert's residence still stands about one-and-one-half miles southeast of Sunnyside on present Iron Gate Road, and according to its owners, was built in 1797.¹⁴

Robert Greenwood died intestate in November 1833, and his land was divided into ten lots. One was the homeplace and dower land which went to his wife, Martha. The rest was divided into nine tracts, one for each of their children. According to the present owners, who reconstructed the land divisions on a base map, the present Sunnyside tract was the part of the estate inherited by Robert Greenwood's daughter Eliza Greenwood Hester, who had married Samuel Hester in 1821.¹⁵ Dr. H. J. Heikkenen's dendrochronology study indicates that the wood for the oldest section of Sunnyside was cut after the 1833 growing season and used immediately. It is possible that the Hesters, knowing they would be allotted this land, had made some preparation for construction of the house before Robert Greenwood's death.¹⁶

In 1835, the contiguous parcels of four of the Greenwood heirs, including that of Eliza Hester, were combined into the 267-acre tract purchased by Tucker Carrington in August 1836.¹⁷ Because county records from the 1840s list Samuel and Eliza Hester and some of the other Greenwood heirs as residents of Kentucky, the Clippingers speculate that they

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were among many who moved west at the time. Dendrochronology studies indicate that Tucker Carrington felled wood and immediately began building the front I house in 1836. He added the two-story addition to the east end of the 1833 section in 1837. The Carrington family moved in during the winter of 1837-38.¹⁸ Family correspondence suggests that the plantation was called Eglantine in the 1840s.¹⁹

Tucker Carrington (1800-1875) is a significant figure in local history. He was raised at Oak Hill, Halifax County, Virginia, and was married to Mary Carrington Watkins of DoWell, Charlotte County, Virginia, in 1823. They were distant cousins, related through Tucker's grandfather and Mary's great-grandfather, Paul Carrington. They had eight daughters who reached maturity and two daughters who died young and are buried in the cemetery on the property. In 1824, Tucker Carrington purchased over 1,000 acres of Finneywood plantation in northern Mecklenburg County from Dr. Hugh and Ann Hunt Nelson, and in 1826, he graduated from Hampden-Sydney College, and began practicing law in Charlotte, Halifax, and Mecklenburg counties. He apparently became increasingly involved in the business and community life of Clarksville during the following years. He organized a tobacco show and fair in 1834 with Sam Watkins and Paul Venable. He owned several town lots in Clarksville, including the tract where the Royster tobacco warehouse was built in 1846. In 1838, he bought 145 acres from the Howerton-Owens family (Owens estate) that he subdivided and developed as the first addition to the town of Clarksville. This addition included the area west of Fifth Street and south of Virginia Avenue to Blue Creek. Mecklenburg County Order Books show Tucker Carrington was a gentleman Justice of the Peace throughout most of the 1840s. He was one of the founders of the Bank of Clarksville in 1860, and he headed the county's Committee of Safety in 1865. Also important in state history, Tucker Carrington served as a state senator from 1848 to 1853. In 1851 he was an investor and organizer of the Roanoke Valley Railroad, and in 1867, he was active in founding and selling subscriptions for the unsuccessful Norfolk and Great Western Rairoad. In 1861, he was one of the candidates for delegate to the Virginia Peace Convention, and in this capacity was the principal speaker at a public meeting in Boydton in January 1861 on the subject of secession, which he favored.²⁰

An 1871 lawsuit between McIlwaine Son & Co. and Overbey Haskins & Co. vs. Tucker Carrington and Paul Venable resulted in the sale of Sunnyside, but Carrington's daughters, Agnes and Emily, purchased the 450-acre tract.²¹ The name Sunnyside may have been given to the residence around 1871 when the Carrington sisters first advertised the Sunnyside School. The name Sunnyside first appeared in Mecklenburg County records in the 1894 will of Agnes W. Carrington, who divided her ownership interest in Sunnyside equally among her three sisters Isabella, Emily, and Mildred.²²

In 1871, the four remaining unmarried Carrington daughters, called "the Misses Carrington," opened a select private school for young ladies at Sunnyside. The school roster included a few boarders from all over Virginia and North Carolina as well as a large number of day students from Clarksville. During the 1872-73 session there were eight boarders and more than twenty day pupils. Miss Agnes managed the farm and garden with overseer Uncle Billy, and Uncle Billy's wife, Aunt Anna, was the cook. Both Uncle Billy and Aunt Anna were former slaves who remained with the family after emancipation. Miss Emily taught mathematics, French, general grade work, and the Bible, Miss Belle taught music, and Miss Mildred taught art, history, and English. Outside teachers came in regularly to teach other subjects, such as Latin and mathematics.²³ The courses were divided into primary, intermediate, junior, and senior classes.²⁴ The school, which continued until 1908, is significant in the history of education in the county as one of the finest, most highly respected and longest-functioning private girls schools in Mecklenburg County in the late nineteenth century.

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After Mildred H. Carrington died, A. P. Johnson purchased 180-acres of the Sunnyside tract in 1926 and used the property as a dairy farm.²⁵ Behind a large barn that stood on Shiney Rock Road, Johnson built the structure referred to as the milk house to sterilize and process milk. Following Johnson's death in 1944, his widow Edith D. Johnson sold 88.55 acres of the subdivision of Sunnyside Farm to Mollie Custis Ferguson, wife of Jerome A. Price, reserving the Carrington and Johnson family cemeteries on the property.²⁶ A 1944 plat of the subdivision of the farm shows the location of the residence, tenant houses, and outbuildings at the time. The plat shows the building west of the main residence known as the old school building or tenant house that was later cut into two sections and moved to the approximate location of the second tenant house on the plat. The second tenant house was a log dwelling occupied by Tom Tuck, a Johnson farm employee whose wife was the family cook.²⁷ When the first tenant house was divided and moved, the log dwelling was moved to a new site north of the tobacco barns.²⁸ County land records suggest that these relocations occurred around 1946.²⁹

The plat shows three outbuildings west of the school building, but no outbuildings in the yard behind Sunnyside. Photographs taken in 1944, at the same time the plat was made, indicate, however, that the location and appearance of the present domestic outbuildings were the same as today.

In 1983, Jerome A. M. and Mollie C. Price sold 84 acres of Sunnyside to Michele S. and Anna L. Lavagnino.³⁰ A year later, Lavagnino sold 23 acres of the tract, including the plantation house and outbuildings, to Frank W. and Helen E. Clippinger.³¹ The Clippingers subsequently purchased two additional acres immediately adjacent to their property on the west in 1992.³² Dr. and Mrs. F. W. Clippinger are currently undertaking a careful, well-informed restoration of Sunnyside.

Notes

1. Herman J. Heikkenen and Peter J. J. Egan, "The Last Year of Tree Growth for Selected Timbers Within Sunnyside as Derived by Key-year Dendrochronology," (technical report prepared for Dr. and Mrs. F. W. Clippinger) Dendrochronology Inc., Blacksburg, Virginia, 1992, 5.
2. Helen E. and Frank W. Clippinger, interview by Margarita Jerabek Wuellner, Clarksville, Virginia, April 1994.
3. Helen E. Clippinger, letter to Elizabeth B. O'Brien, July 1996.
4. Helen E. Clippinger.
5. Helen E. Clippinger.
6. Helen E. Clippinger.
7. Helen E. Clippinger.
8. Helen E. Clippinger.
9. Richard H. Kimmel, "Notes on the Cultural Origins and Functions of Sub-Floor Pits," *Historical Archeology* 27 (No. 3, 1993): 102-113.
10. Helen E. Clippinger.
11. *Mecklenburg County Patent Book* 33: 825.
12. *Mecklenburg County Deed Book* 1: 70; *Deed Book* 7: 110.
13. *Mecklenburg County Will Book* 7:76; Helen E. Clippinger.
14. Helen E. Clippinger.
15. Helen E. Clippinger.

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16. Heikkenen and Egan.
17. *Mecklenburg County Deed Books* 26:253-254; *Deed Book* 28:3; Helen E. Clippinger.
18. Heikkenen and Egan, 5.
19. Emily A. E. [illegible] to Elizabeth C. Carrington, 6 March 1842 (Collection of Dr. and Mrs. F. W. Clippinger, Sunnyside, Clarksville, Virginia).
20. Dr. and Mrs. F. W. Clippinger.
21. *Mecklenburg County Deed Book* 39: 136.
22. *Mecklenburg County Will Book* 26: 463.
23. J. D. Eggleston, "The Misses Carrington's Sunnyside School for Young Ladies 1872-1908, Near Clarksville, Virginia." (unpublished manuscript, 1946) 12-20.
24. Eggleston, 50.
25. Tom W. Johnson "Virginia Negro's Trail Leads to Warren County," *Durham Morning Herald*, 17 March 1944.
26. *Mecklenburg County Deed Book* 118: 609.
27. Helen E. Clippinger.
28. Dr. and Mrs. F. W. Clippinger.
29. *Mecklenburg County Deed Book* 353: 519; *Deed Book* 125: 56.
30. *Mecklenburg County Deed Book* 310: 115.
31. *Mecklenburg County Deed Book* 318: 570.
32. *Mecklenburg County Deed Book* 426: 338.

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Eggleson, J.D. "The Misses Carrington's Sunnyside School for Young Ladies 1872-1908, Near Clarksville, Virginia." Unpublished manuscript, 1946.

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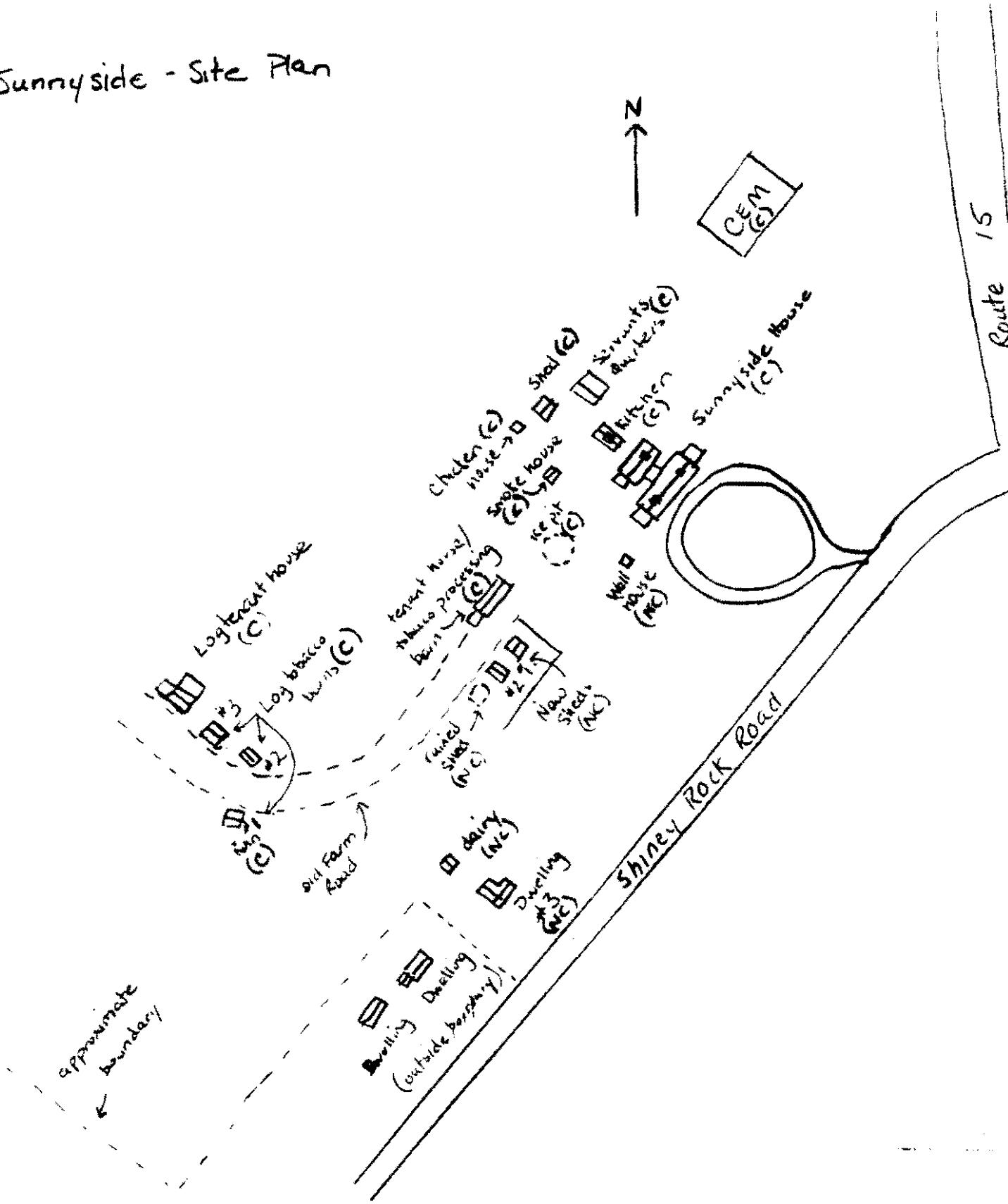
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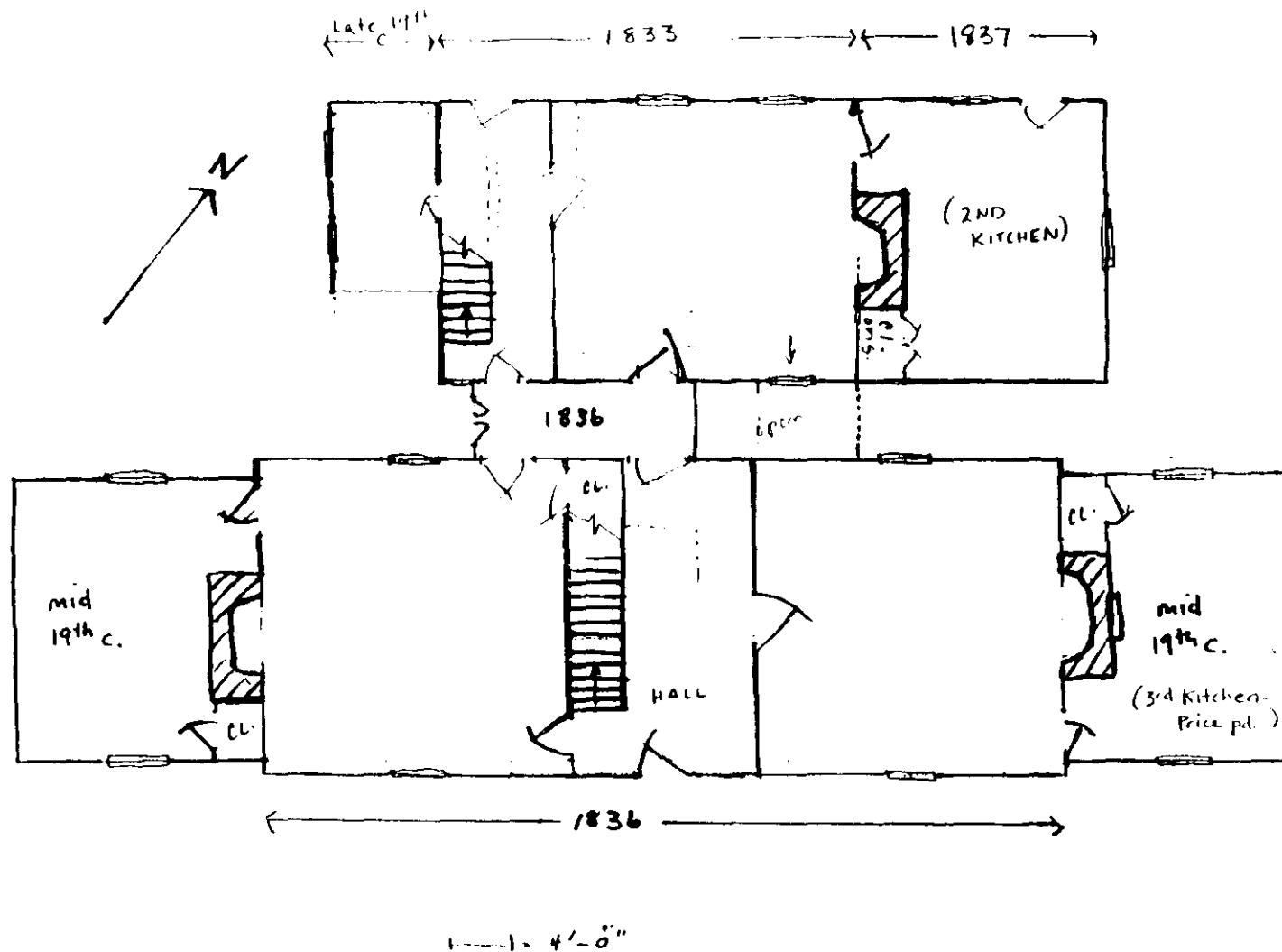
The recommended National Register boundary of the Sunnyside Plantation is shown as the solid line on the accompanying tax map. The property is identified as parcel 10-B on Mecklenburg County Tax Map 147A10. As shown on the map, the westernmost corner of the property begins at a point adjacent to the abandoned right-of-way of the Northern and Western railroad at the edge of the west half of parcel 10-A, which was formerly part of the Sunnyside tract. From this point, the boundary proceeds northeast along the right-of-way to parcel 8-A, which was also formerly part of the Sunnyside tract. From this point the boundary proceeds along the edge of parcel 8-A southeast then northeast, to the Southern Railway right-of-way. The boundary proceeds in a curve along the edge of the right-of-way, excluding a small parcel 10C, owned by the United States of America, to parcels 15-2-A and 15-2-B, of the Harris Place tract. The boundary continues southwest along the edge of these tracts to Shiney Rock Road. It proceeds about 500 feet along Shiney Rock Road before turning northwest along the border of a rectangular parcel, 10-4. The boundary turns to follow the northwest line of parcel 10-4 and the adjacent parcels 10-3, 10-2, and 10-1, all of which were formerly part of the Sunnyside tract, but now contain modern structures. At the west corner of parcel 10-1, the Sunnyside boundary turns northwest to proceed along the edge of parcel 10-A, meeting the beginning point on the Northern and Western Railroad right-of-way.

Boundary Justification

Although this boundary encompasses only a small part of the large tract historically associated with the Sunnyside plantation, it includes all of the parcel that currently encompasses the Sunnyside Plantation house and its remaining contributing buildings and sites.

Sunny side - Site Plan





Sunny-side - First floor plan

COMMONWEALTH OF VIRGINIA
DIVISION OF MINERAL RESOURCES

SUNNY S
CLARKSVILLE

2120000 FEET (N. C.)

716 35'

717

5257 II NE
(CLARKSVILLE NORTH)

SOUTH HILL 26' V
BOYDTON 10 M.

