NPS Form 10-900
(Rev. Aug. 2002)

VLR 9/8/14
NRHP 11/27/14

OMB No. 1024-0018
(Expires Jan. 2005)

United States Department of the Interior
National Park Service

LISTED ON:
VLR 09/08/2004
NRHP 11/27/2004

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name Sunnyside

other names/site number Sunnyside Farms (current name)/DHR Id # 078-0049

2. Location

street & number 186 Sunnyside Orchard Lane not for publication

city or town Washington vicinity X

state Virginia code VA county Rappahannock code 157

zip code 22747-1834

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official — Date 10/14/04

State or Federal Agency or Tribal government

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register

___ other (explain):_____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply):

X private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box):

___ building(s)
X district
___ site
___ structure
___ object

Number of Resources within Property:

Contributing	Noncontributing	
13	31	buildings
3	0	sites
2	1	structures
0	0	objects
18	32	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions):

Cat:	Sub:
DOMESTIC	Single dwelling, Secondary Structures
AGRICULTURE/SUBSISTENCE	Processing, Storage, Agricultural field, Animal facility, Horticultural facility, Agricultural outbuilding
FUNERARY	Cemetery

Current Functions (Enter categories from instructions):

Cat:	Sub:
DOMESTIC	Single dwelling, Secondary Structures
AGRICULTURE/SUBSITENCE	Processing Storage, Agricultural field, Animal facility Horticultural facility, Agricultural outbuilding
FUNERARY	Cemetery

7. Description

Architectural Classification (Enter categories from instructions):

OTHER: Log House

Materials (Enter categories from instructions):

foundation: STONE: Limestone

roof: METAL: Standing Seam
ASPHALT: Shingle

walls: STONE: Limestone
WOOD: Log, Weatherboard

other:

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

8. Statement of Significance

Applicable National Register Criteria (Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

X 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.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

__ D Property has yielded, or is likely to yield information important in prehistory or history.

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

__ A owned by a religious institution or used for religious purposes.

__ B removed from its original location.

__ C a birthplace or a grave.

__ D a cemetery.

__ E a reconstructed building, object, or structure.

__ F a commemorative property.

__ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

c. 1785-1954

Significant Dates

c. 1785; 1873

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

X State Historic Preservation Office
__ Other State agency
__ Federal agency
X Local government
__ University
__ Other

Name of repository:_____

10. Geographical Data

Acreage of Property: **421.9201**

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

	Zone	Easting	Northing		Zone	Easting	Northing
1)	17	0746865	4292352	3)	17	0747338	4291217
2)	17	0747338	4291217	4)	17	0745776	4291977

X 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 Kristie Baynard/Architectural Historian
organization EHT Traceries, Inc. date 5/10/04
street & number 1121 Fifth Street, NW telephone 202.393.1199
city or town Washington state DC zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name Sunnyside Farms, LLC

street & number 360 Main Street telephone (540-675-3636)

city or town Washington state VA zip code 22747-0478

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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 “C” Street NW, Washington, DC 20240.

Sunnyside is located on 421 acres near Washington, Virginia, in Rappahannock County, approximately seventy miles west of Washington, D.C. Sunnyside Orchard Lane, a long gravel lane, leads from Route 622 to the farm complex and the main house, which are sited within one of the numerous Rappahannock County hollows. A portion of the farm is flanked to the east by Fodder Stack Mountain and the farm is adjacent to Shenandoah National Park to the north. The landscape of Sunnyside consists of flat and hilly orchard fields, flanking mountains and hills on which one orchard is located, ponds, stone walls, vegetable fields, and pastures for cattle and horses. The farm land is covered with approximately twelve acres of vegetables, twenty acres of pasture, twenty acres of apple trees, and nine acres of peach trees.

The main dwelling, three secondary dwellings, a stable, an office, eight associated outbuildings, and one cemetery are clustered at the north end of Sunnyside Orchard Lane. A gravel lane that extends north off of Sunnyside Orchard Lane to the rear of the property, crosses over a stone dam and leads to an historic dwelling that is not visible from any of the other resources due to the wooded landscape. The farm complex, consisting of the greenhouses, machine shed, warehouse, bunkhouse, restrooms, silo and grain tank, and three sheds, is grouped along Sweet Water Lane, which extends off Sunnyside Orchard Lane to the southeast. One of the secondary houses and its associated shed are sited to the south of the farm complex on Sweet Water Lane.

Sunnyside is comprised of eighteen historic and thirty-two non-historic resources. The historic resources range in date from circa 1785 to 1940. These include six dwellings (one of which is a stone slave quarters), two smokehouses, one root cellar, one chicken coop, one springhouse, two cemeteries, one silo, one workshop, a stone foundation for a demolished house, stone walls, and one shed. The noncontributing resources include one secondary dwelling, one garage, three sheds, one warehouse, eight pack houses, one restroom building, one machine shed, eleven greenhouses, one bunkhouse, one grain tank, one hay barn, one office and one stable.

Exterior Description

The main dwelling at Sunnyside was constructed in four distinct building phases from circa 1785 to 1996. The dwelling began as a two-story single-pile log structure with a hall-parlor plan constructed circa 1785. Around 1800, a one-and-a-half-story stone kitchen wing was added to the west elevation. Previous documentation suggests that the stone kitchen wing was the original portion of Sunnyside. However, the stone structure, representative of an 18th- or 19th-century attached kitchen wing in Virginia, appears to have been constructed around the existing exterior-end stone chimney of the log portion. Extending to the east of the original log structure is a two-bay-wide addition constructed circa 1850. A two-story, wood-frame addition constructed circa 1940 is located on the rear of the 1850 wing. In 1996, a two-story wood-frame ell was constructed on the rear elevation of the circa 1785 main block.

Facing south, the main block of Sunnyside stands two stories in height and is two bays in width. Set on a solid stone foundation, the log dwelling, clad in weatherboard, is capped by a side-gabled, standing-seam metal roof with a boxed wood cornice. The dwelling features an off-center, single-leaf, six-paneled wood door with a reeded surround and three-light-and-dado-panel sidelights (a later alteration). The log structure is also pierced with a 6/9 double-hung, wood-sash window on the first story, and a 6/6 double-hung, wood-sash windows and a replacement tripartite window with six-light casements on the second story. Each opening is detailed with a molded surround, square-edged backband, a projecting square-edged sill, and operable louvered wood shutters. A three-bay, one-story porch with Tuscan columns and engaged Tuscan columns extends partially across the main block and the circa 1850 wood-frame wing. Porch detailing includes a boxed wood cornice, flush architrave, turned posts, a beaded-board ceiling, and tongue-and-groove floorboards.

Extending two bays to the west, the side-gabled kitchen wing is constructed of random rubblestone with a side-gabled slate roof. Constructed circa 1800, the one-and-a-half-story wing features a large interior-end stone chimney on the west elevation, overhanging eaves, a raking wood cornice with returns, a 6/9 double-hung, wood-sash window with a square-edged wood surround and sill, louvered wood shutters, and an inset, off-center nine-light-and-two-panel door (replacement).

Two bays to the east of the log structure is the circa 1850 wood-frame wing addition, which stands two stories in height and is set on a solid stone foundation with weatherboard siding. A double-shouldered stone chimney stands on the east elevation. A square-edged inboard divides the wing addition from the original block, forming a slightly non-flush wall plane along the façade, or south elevation. The symmetrically fenestrated wing is illuminated with two 6/9 double-hung, wood-sash windows on the first story and two 6/6 double-hung, wood-sash windows on the second story. Each of the four windows is detailed with a square-edged wood surround and sill and operable louvered wood shutters. The basement is lit with two pairs of six-light wood casement windows.

The east elevation is composed of the gable end of the circa 1850 addition, the 1940 addition, and a two-story circa 1996 L-shaped addition. An exterior-end shouldered stone chimney dominates the 1850 block. Flanking the chimney on the first story are 9/6 double-hung, wood-sash windows. The second story has 6/6 double-hung, wood-sash windows, and four-light casement windows flank the chimney stack. A basement-level half-hipped porch shelters a twelve-light, one-panel entry door and two six-light casement windows. The porch, partially enclosed with random rubblestone, also features a six-panel, single-leaf entry door and a six-light wood casement window. Dating to circa 1940, a half-hipped, two-story, wood-frame addition, clad in weatherboard, stretches across the rear elevation of the circa 1850 wing. The addition replaces an earlier one-story addition that projected further to the east, wrapping around the 1850 wing. Ghostmarks of the removed addition remain on the exterior-end chimney. The addition is pierced by three six-light, casement windows on the first story and by a band of three eight-light casement windows on the second story. A single eight-light casement window marks the rear, or north elevation of the addition.

The remainder of the circa 1996 addition forms a two-story, wood-frame ell. It has weatherboard cladding and a poured concrete foundation that extends north from the main block. The east elevation consists entirely of a three-bay-wide, two-story gallery porch with Tuscan wood columns, a screened second story, and a wood cornice with a square-edged flush fascia. Sheltered by the porch, the first story of the ell features a three-sided projecting bay with 6/6 double-hung, wood-sash windows and two single-leaf, one-light wood doors. A parged brick, exterior-end chimney anchors the gable end of the ell, which faces north. A pair of 9/9 double-hung, wood-sash windows illuminates the first story and a single 6/6 double-hung, wood-sash window pierces the second story. Each opening features a square-edged surround with interior bead and mitered joints. Louvered triangular-shaped vents mark the gable peak.

Composed of the main block and ell, as well as the circa 1800 stone kitchen wing, the west elevation features an exterior-end, shouldered stone chimney on the main block. It is flanked by attic-story, four-light, wood casement windows. An off-center, single-leaf, paneled wood door, sheltered by a half-hipped bracketed overhang, accesses the first story. The stone kitchen wing encompasses the chimney on the main block. Extending north, the circa 1996 two-story ell features a partially-enclosed shed porch with paired six-light casement windows and an end-bay inset entry with bracketed shed overhang and one-light wood door. The second story of the ell features three 6/6 double-hung, wood-sash windows and a small half-hipped section, abutting the main block, with three banked six-light casement windows.

The stone kitchen wing features a molded wood cornice with returns and an interior-end stone chimney on the west end. A small off-center, vertical-board door pierces the half story. Mirroring the façade, the single-leaf, nine-light-and-two-panel door on the rear elevation of the wing is flanked by a 6/9 double-hung, wood-sash window.

Interior Description

Originally a two-story, late-18th-century log dwelling with a hall-parlor plan, Sunnyside was eventually built in four distinct phases. A one-and-a-half-story circa 1800 stone kitchen wing extends to the west and a circa 1850 two-story wood-frame parlor was added to the east. A shed kitchen addition was added to the rear elevation circa 1940. This addition was removed and a new two-story L-shaped ell was added circa 1996.

The main block includes the stair hall and flanking parlor, currently housing the dining room. A quarter-turn stair with square balusters dominates the hall. It has carved stringer brackets and a square newel post with a square molded cap. The stair is not original and most likely replaced a box stair that may have extended from the basement to the second story, which is typical of two-story log houses from this period. Featuring substantial modern renovations, the hall includes an exposed south wall with partially unattached log members and added drywall. The hall features five-to-seven-inch heart-pine floorboards, eight-inch beaded cap baseboards, and a reconfigured primary entry with a six-panel door and three-light-and-dado-panel sidelights (added later). Underneath the stair is a six-raised-panel door enclosing the straight-flight stair to the basement. Across from the basement entry is a mirroring door to a closet. The walls of the hall are pierced with three open entries accessing the parlor, wing addition, and rear kitchen addition. Each opening is detailed with a five-and-a-half-inch surround with square-edged backband, stepped ogee molding with flush fillets, and interior bead. Flush soffits mark the eighteen-inch-thick walls to the flanking parlors and wing addition. The ceiling, which has been raised, is open to the roof at the south wall entry. Notches in the log wall reveal the location of the original ceiling height.

The adjacent parlor, currently used as the dining room, features similar detailing, including a five-and-a-half-inch surround with square-edged backband, stepped ovolo molding, and interior bead, as well as flush soffits. The floors are covered with five-to-seven-inch heart-pine floorboards and eight-inch pine baseboards with a beaded cap. A three-and-a-half-inch chair rail with a projecting cap and a beaded base, modern drywall, and a carved wood mantel finish the room. The mantel is fifty-five inches in height and seventy-four inches in width. It is detailed with a square-edged projecting shelf, a molded architrave, a flush frieze, a shallow pointed-arch opening, and pilaster supports. There is a stone face and a modern brick hearth. Illuminating the room is a 6/9 double-hung, wood-sash window on the south wall. The west wall is pierced with a fifteen-light, single-leaf door to the exterior dating to circa 1996, and an opening into the circa 1800 stone wing.

The one-and-a-half-story kitchen wing has been extensively remodeled and now functions as a library. Although original hewn log joists remain exposed, all other interior woodwork has been replaced. The room has seven-to-fourteen-inch pine floorboards, mitered five-and-a-quarter-inch surrounds with a beveled backband and a beaded interior. Fifteen-inch inset windows with beveled flush soffits and beaded aprons detail the 6/9 double-hung, wood-sash windows. A modern stone mantel with a square-edged wood shelf and bracketed supports is centrally placed on the west wall. Other details include built-in bookcases, seven-inch baseboards with a beaded cap, a hatch door in the floorboards[1], drywall, and single-leaf, six-panel-and-nine-light exterior doors on both the north and south elevations. No evidence of a stair to the attic story was noted.

Dating to circa 1850, a two-story addition features a first-floor parlor on the east end of the main block, accessed by a step up. The wood-frame addition includes a centrally placed, carved wood mantel on the east wall. The fifty-six-inch-high mantel features a torus projecting shelf, ovolo-molded pilasters on square baseblocks, and a molded architrave. Other features include seven-inch heart-pine floorboards that run perpendicular to the main hall, a six-inch chair rail with an ovolo-molded cap and beaded base, eight-inch pine baseboards with a beaded cap, and a partially reconstructed chair rail with an ovolo cap and lower-edge bead. The surrounds include mitered joints, a square-edged backband with an ogee, and filet casing with an interior bead. The parlor opens to the rear hall, which replaced a circa 1940 addition in 1996.

The remainder of the first floor is composed of a large circa 1996 kitchen addition and rear hall with bathroom. This two-story ell features a sixty-five-inch, carved wood mantel on the north wall with a parged brick face, and flush surround. Modern appliances, built-in cabinets, heart-pine floors, casement windows, high ceilings, modern moldings, a projecting bay window, and one-light wood doors detail the space.

The second floor of the main dwelling at Sunnyside includes the main block, circa 1850 wing, and modern 1996 rear ell. The main block features a side hall with a flanking bed chamber. The south end of the hall on the second floor features a replacement balustrade with square balusters that extends the width of the hall creating a mezzanine area. The floorboards are thirteen- to fifteen-inch heart-

pine. The ceiling features exposed hand-hewn beams with a beaded lower edge. Three six-light casement windows with a square-edged wood surround were added to the exposed log wall. Access to the attic is located in the hall through a six-paneled, single-leaf door on the west wall. The hall also opens onto the original west bed chamber, the wing addition, and the rear ell. Each opening features a square-edged pine casing.

The original bed chamber is detailed with an exposed south log wall, similar to the first floor and center hall. Ceiling sheathing includes up-and-down saw marks, while the exposed joists are detailed with a beaded edge. A carved wood mantel with a projecting shelf, molded architrave, flush frieze, and reeded pilasters set on square baseblocks ornaments the west wall.

Located to the east of the center hall, the circa 1850 wing bedroom has been altered. The room features a drywall-clad hipped ceiling, six-inch pine floorboards, surrounds and baseboards constructed to match fragments from the first floor of the wing, and casement windows with four-and-a-half-inch surrounds detailed with a molded backband and interior bead. A fifty-inch-high carved mantel features a torus shelf, a flush frieze, and pilasters with three inset fillets on square baseblocks.

A modern hall, bathroom, and bedroom detailed with heart-pine floors, drywall walls and ceilings, and modern moldings define the modern circa 1996 rear ell. A screened porch is located off the east wall of the bedroom.

Accessed via an enclosed quarter-winder stair located in the hall of the main block, the original attic is detailed with lapped and pegged rafters, queen posts, collar beams, large scribe marks, and a tilted false plate with a birds-mouth lap. The original flooring has been replaced with plywood. The space opens to the rear gabled ell, which is constructed entirely of modern materials, and the 1850 wing, which has been primarily obscured with the 1996 renovation of the second-floor bedroom.

A partially enclosed quarter-winder stair underneath the stair on the first floor links the basement and the main block hall. Heart-pine treads, horizontal balusters, and a paneled carriage are original details in the basement. Uncut ceiling logs, partially replaced, a modern tile floor, built-in cabinets, molded-cap baseboards, and some drywall further define the space. The basement section of the circa 1850 wing was also renovated into living space similar to the main block. It features a tile floor, drywall, a stone chimney, modern stock moldings, and a modern bathroom.

Secondary Resources along Sunnyside Orchard Lane

Smokehouse, ca. 1800
A stone smokehouse, one story high and one bay wide, is sited directly to the rear of the main dwelling. It features a side-gable, standing-seam metal roof, overhanging eaves, and a wood cornice. The central, vertical-board, single-leaf door on the south elevation has a pegged, square-edged wood surround and iron-strap hinges. The building was renovated in 1996 on the interior to house a wine cellar. The interior walls are covered with drywall and floor-to-ceiling shelves face the north, east, and west walls. The floor has been covered with poured concrete.

Root cellar, ca. 1920
A one-story, wood-frame root cellar is sited to the northeast of the house. The structure was completely renovated to serve as an exercise room in the 1990s. The structure is capped with a front-gable, standing-seam metal roof, and features weatherboard cladding, overhanging eaves, cornerboards, and exposed rafters. Set on a parged stone foundation, the structure is pierced by a single-leaf, one-light wood door on the façade, which is the west elevation. A vertical-board door provides access into the basement section and parged stone retaining walls lead to the entry. The interior has been renovated, adding drywall to each wall. In the late 1990s, the ceiling has been dropped and clad with drywall and the floor is covered with carpet.

Springhouse, ca. 1800
The stone springhouse, located approximately 20 feet east of the house, stands one story high and is one bay wide on the facade. It is capped with a front-gable, standing-seam metal roof with overhanging eaves and exposed rafters. The façade on the north elevation features a central, vertical-board, single-leaf wood door. Stone retaining walls flank the entry and are below ground level as is the structure. The floor has been filled in with dirt and rubble.

Cemetery, 1894-1991
A family cemetery, enclosed by a stone wall and iron gate, sits to the northeast of the main house. The cemetery contains eighteen marked graves laid in rows. Gravestones include headstones and footers, marble obelisks, beveled granite headstones, ground markers, and tablets. Those interred include members of the Miller, Keyser, and Wood families, descendants of the original owner, Henry Miller.

Interments:
James Warren Keyser (1896-1938)
Hubert Forest Keyser (1866-1941)
Lucy Wood Keyser (1867-1946)
Stonewall J. Wood (1863-1936)
Edna Keyser Witherow (1891-1915)
Neville Miller (1908-1916)
Flora Lee Wood (1865-1919)
Mary Elizabeth Wood (1835-1894)
Charles Burrell Wood (1829-1901)
Alice Reed Wood (1920-1991)
Frank Downing Wood, Jr. (1913-1958)
Aubrey M. Wood (1874-1960)
Kate M. Wood (1872-1957)
Lucy Keyser Mitchell (1900-1928)
Polly Keyser (1924-1931)
Charles W. Keyser (1894-1955)
Mary H. Keyser (1895-1965)
Gertrude Keyser (1833-1894)

Quarters, ca. 1800
Facing south, the stone slave quarters stands one story in height and measures two bays in width. Set to the southeast of the main dwelling, the stone structure features a side-gabled, standing-seam metal roof, a wood cornice, and two exterior-end, shouldered stone chimneys. Slightly altered in the late 1990s, the slave quarters now features a full-width shed porch with rounded-log posts. The double-leaf entrance, not original, contains ten-light wood doors and is marked with a hand-hewn square-edged surround. Similarly, a pair of six-light, vinyl-casement windows with a lug wood lintel pierce the primary elevation. Two modern skylights cap the roof. This building is currently used as a guesthouse and has been entirely renovated on the interior. The interior walls are clad with vertical-board siding and the ceiling has been covered with drywall. A bathroom has been added, and a ladder stair, which does not appear original, provides access to the open loft.

Secondary Dwelling A, ca. 1870
To the northwest of the main house is a vernacular secondary dwelling with a Queen Anne-influenced addition on the façade, or south elevation. Standing two stories in height, this wood-frame house features a side-gable, standing-seam metal roof with overhanging

eaves and exposed rafters, cornerboards, and a solid parged foundation. Two interior brick chimneys with corbeled caps rise above the roof. Six bays wide, the dwelling features a projecting two-story, three-sided bay on the south elevation. A one-story shed porch with wood-post supports, square balusters, and lattice is centrally located on the facade. Two single-leaf wood doors on the façade provide entry into separate rooms on the first floor. The dwelling is pierced with 6/6 double-hung, wood-sash windows. A two-story ell is located on the rear elevation. The interior was not accessible at the time of the surveys conducted in 2003 and 2004.

Chicken House, ca. 1920
To the rear of the circa 1870 secondary dwelling is a wood-frame chicken coop. One story high and one bay wide, this structure features vertical-board cladding, a standing-seam metal shed roof with exposed rafters, and an open window on the south elevation.

Smokehouse, ca. 1920
Sited to the rear of the 1870 secondary dwelling is a one-story-high and two-bay-wide, wood-frame smokehouse. Resting on a stone foundation, the smokehouse is clad with weatherboard siding. The front-gable roof is sheathed with corrugated-sheet metal. Features include exposed roof rafters and cornerboards. A shed-roof addition is located on the south elevation. The interior remains intact with exposed rafters and wall studs. A portion of the interior walls and rafters have black smoke stains.

Workshop/Shed, ca. 1940
To the northwest of the circa 1870 house is a wood-frame workshop that stands one story high. It features a side-gabled, standing-seam metal roof, exposed purlins, a single-leaf wood door, and asbestos-shingle cladding. Two bays wide, this building rests on a concrete-block foundation. The interior is comprised of one main work room with a bathroom. The walls and ceiling are covered with plaster.

Foundation, 19th century/burned 1906
Sited to the west of the main house a random rubblestone foundation is all that remains of a house that burned in 1906.[2]

Stone Walls, 19th century
Random rubblestone walls along the driveway to the main house and to the rear of the main house remain intact on the property to the north and south of the main house. They appear to have been constructed to define the landscape of the main residence from that of the agricultural landscape.

Stable, ca. 1990
Southeast of the main dwelling and the circa 1870 secondary dwelling is a wood-frame stable that is one-and-a-half stories and four bays wide. Resting on a poured concrete foundation, this building has a side-gable corrugated-sheet-metal roof, overhanging eaves, and a wood cornice. Two gabled ventilators cap the structure, which also features board-and-batten cladding, double-leaf doors, a projecting one-story gabled addition, open stalls, and an overhanging shelter.

Office, ca. 1990
A one-story, two-bay-wide office of wood frame is sited immediately to the east of the stable. It is capped with a side-gable roof sheathed with corrugated-sheet metal, and is clad with board-and-batten siding. From the exterior, this space appears to be comprised of one room.

Secondary Dwelling B, ca. 1980
Located north of the stable and stone foundation is a two-story, wood-fame dwelling. Four bays wide, this house features a side-gable roof with asphalt shingles and interior-end chimney clad with vinyl siding. It rests on a poured concrete foundation and features a one-story wing on the east elevation and 6/6 double-hung, vinyl-sash windows. The interior was not accessed at the time of the 2003 and 2004 surveys; however the fenestration suggests the house has a center-passage plan and is one room deep.

Garage, ca. 1980
A wood-frame garage is located to the rear of the circa 1980 secondary dwelling B. It is one-story high and one-bay wide with a front-gable roof sheathed with asphalt shingles. The façade is pierced with two paneled metal roll-up doors.

Secondary Dwelling C, ca. 1890
This vernacular wood-frame dwelling is sited along a long gravel lane to the rear of the property, shielded by a wooded landscape. It is two stories in height and three bays wide. Capped with a side-gable roof sheathed with standing-seam metal, this single-pile house rests on a replacement concrete-block foundation and is clad with weatherboard siding. Features include 2/2 double-hung, wood-sash windows, cornerboards, overhanging eaves, and exposed roof rafters. The interior was not accessed at the time of the 2003 and 2004 surveys, however, the fenestration suggests the original block of the house has a side-passage plan.

Secondary Dwelling D, ca. 1850
Constructed of V-notched log, this one-and-a-half-story house, which was altered in the 1990s, features a side-gable, standing-seam metal roof, overhanging eaves, a three-bay-wide shed porch with wood posts, and a 9/9 double-hung, wood-sash window. The entry on the southwest elevation features ten-light double-leaf doors. An exterior-end shouldered stone chimney stands on the southeast elevation. A shed wood-frame addition projects from the rear elevation. The interior was not accessed at the time of the 2003 and 2004 surveys, however, the fenestration suggests that this house originally had a hall-parlor plan.

Secondary Resources on Sweetwater Lane

Silo, ca. 1940
A concrete silo with no roof is located on the property to the southeast of the main house. It measures approximately forty feet in height.

Shed, ca. 1980
To the south, a wood-frame shed is located adjacent to the concrete silo. One story high and one bay wide, it is clad with vertical-board siding and features a shed roof.

Secondary Dwelling E, ca. 1920
Facing east, this two-story, wood-frame dwelling is clad with stucco, capped with a side-gabled, standing-seam metal roof, and rests on a parged foundation. Featuring a two-story gabled ell, the single-pile dwelling is detailed with exposed rafters, a central interior brick chimney, a two-bay-wide shed porch, overhanging eaves, and 6/6 double-hung, wood-sash windows. The interior was not accessed at the time of the 2003 and 2004 surveys. The first story is pierced with wood-sash windows and a central single-leaf door, which suggests the house has a central passage plan.

Shed, ca. 1920
A one-story, two-bay-wide shed is located to the rear of secondary dwelling E along Sweet Water Lane. It is clad with weatherboard siding, and is capped with a side-gable roof sheathed with asphalt shingles.

Warehouse, ca. 1980
A wood-frame warehouse, standing one story high and four bays wide, is capped with a side-gable roof of asphalt shingles. It features board-and-batten and pressed vertical-board cladding, four gabled dormers, and four roll-up metal delivery doors. The structure is associated with the agricultural business.

Pack Houses, ca. 1980
There are eight mobile pack houses associated with the farm. The one-story, wood-frame structures, set on wheels, feature vertical-board cladding, corrugated-sheet-metal shed roofs, wood cornices, and hatch door openings.

Restrooms, ca. 1980
Clad in board-and-batten siding, the one-story, wood-frame restrooms feature a poured concrete foundation, an off-center side-gabled, asphalt-shingle roof, a boxed wood cornice, wood post supports, and metal doors. It is two bays wide and is sited to the east of the circa 1980 warehouse.

Orchard Shop/Machine Shed, ca. 1980
One-story high and three-bays wide, this wood-frame orchard shop is located to the southeast of the warehouse. It is clad with board-and-batten siding. The shop is covered with a front-gabled roof and features a three-bay hipped-roof porch. Open side bays on the east elevation create a rear machine shed.

Greenhouses, ca. 1980
Sited to the southeast of the warehouse are eleven one-story, round-arched, plastic-covered greenhouses with single-leaf doors. Nine of the greenhouses are sited to the rear of the machine shop and restrooms and are lined up in rows. Two of the greenhouses are located further southeast along Sweetwater Lane.

Shed, ca. 1980
A one-story, one-bay-wide, wood-frame shed features weatherboard cladding, exposed rafters, and a front-gabled standing-seam metal roof. The interior is comprised of one room.

Bunkhouse, ca. 1980
To the northeast, a wood-frame bunkhouse is sited within the farm complex adjacent to the warehouse. It is one-story high and is capped with a side-gable roof. The bunkhouse features pressed vertical-board cladding, an exterior-end, concrete-block chimney, 6/6 double-hung, wood-sash windows, a single-leaf door, a concrete-block foundation, and a wood cornice.

Grain Tank, ca. 1980
A small metal grain storage tank on metal posts is located along the south edge of the property at the end of Sweetwater Lane. It is approximately 25 feet high and capped with a pyramidal roof.

Secondary Resources Along Gravel Drive

Cemetery
There is an enclosed stone wall located in a pasture that appears to be an historic cemetery. The site was not accessible due to a barbed wire fence around the pasture.

Hay Barn, ca. 1980
A large wood-frame barn, located along the southern portion of the property, features vertical-board cladding, overhanging eaves, a wood cornice, and a gable roof covered with corrugated-sheet metal. Louvered vents are located at the cornice line. It is one-story high and rests on a solid poured concrete foundation. The south elevation does not have a wall and a half-hipped wrap-around addition covers each of the three walls. The interior is a single open space.

Shed, ca. 1980
Immediately north of the hay barn is a one-story, wood-frame shed. It is one bay in width and features a shed roof, pressed vertical-board cladding, a wood cornice, overhanging eaves, and one room on the interior.

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[1] The hatch door in the floor was not operable at the time of the surveys conducted by EHT Traceries in 2003 and 2004.
[2] Culpepper Exponent, 30 March 1906.

Statement of Significance

Sunnyside is significant as the location of the first commercial apple orchard in Rappahannock County, Virginia. The property has been continuously used as a commercial apple orchard since 1873, when Charles Burrell Wood planted the first orchard. Many of the trees from later developed orchards of the late nineteenth century in Rappahannock County originated from seedlings on Charles Wood's Sunnyside orchards. It is his contribution to Rappahannock County's farming economy that placed the county amongst the most significant producers of apples in the state. Since 1873, Sunnyside has remained a commercial orchard and is now one of twelve operating orchards in Rappahannock County.

The property was purchased by Henry Miller in 1780 and then deeded to his son, Henry, in 1785. This appears to be the date of construction for the main log dwelling on the property. Between 1780 and 1996 Sunnyside was continuously owned by members of the Miller family and its descendents including the Wood family beginning with Charles Wood. The property has retained most of its original landscape, originally consisting of 500 acres and now containing 421.9201 acres. The farmland is covered with approximately twelve acres of vegetables, twenty acres of pasture, twenty acres of apple trees, and nine acres of peach trees. The period of significance for Sunnyside is from circa 1785 to 1954 and is significant under Criterion A as the oldest continuously operated commercial apple orchard in Rappahannock County, Virginia.

Sunnyside is architecturally significant as a large collection of domestic and agricultural buildings, which are integral parts of a working farm that has been in continuous use since circa 1785. The resources at Sunnyside have grown in number and adapted over the years to accommodate modern farm production. The construction of five secondary dwellings (c. 1850, c. 1870, c. 1890, c. 1920, c. 1980) allowed for extended family members as well as tenant workers to remain on the farm, a typical practice of farm stewardship in the 19th and early 20th centuries. The existing farm buildings, constructed during the mid- to late 20th century, were built to support advancements made in fruit production. These buildings document Sunnyside's continuous use of the most up-to-date resources to survive as one of the few remaining commercial orchards in Rappahannock County. Sunnyside is significant under Criterion C as a well-preserved assemblage of domestic and agricultural buildings dating from circa 1785 to 1954.

Apple Production in Rappahannock County

Apple orchards were not a primary source of income for Rappahannock County farmers until the late nineteenth and early twentieth centuries. Immediately following the Civil War, orchard planting was primarily an individual farm endeavor to provide sustenance for the family and their livestock. In Rappahannock County, it was required under the land grants given by Lord Fairfax from the late eighteenth century for each farm to plant several apple trees.

Three commercial orchards in the state of Virginia that date prior to 1890 are noted in the 1938 *Survey Bulletin of Commercial Apple and Peach Orchards of Virginia*. The earliest date of a commercial orchard in Virginia appears to be in 1860 when Dr. John S. Lupton planted an apple orchard of forty acres on his farm in Frederick County.[3] Rappahannock County's first commercial apple orchard was planted by Charles Burrell Wood in 1873 at Sunnyside.[4]

Prior to 1873, county farmers raised cattle and hogs and grew cereal grains, particularly wheat, corn, and rye. Rappahannock County lists 2,704 people employed in agriculture according to the 1840 census.[5] These farmers produced the fifth highest amount of rye in the state and was sixth in the state in both wheat and wool production. Orchards were not of a significant value in Rappahannock County with only a total value of $4,865, which was the 25th highest in the state. At this time, Southampton, Sussex, and Isle Of Wight were

the top three producers respectively in small fruits with a total value of $40,345 from the leading producer.[6] It is possible that prior to Sunnyside becoming a commercial orchard, the property was farmed for wheat, corn, and rye, like the majority of the county's farms.

By 1850, Rappahannock County had a total of 472 farms and the land was divided into 96,068 improved acres and 69,727 unimproved acres. An increase in wheat production between 1840 and 1850 made Rappahannock County the fourth largest wheat producer in the state with a total of 157,699 bushels. No changes were noted during this decade in orchard production. Yet, Rappahannock County declined in the total value of orchard produce yet rose in their State ranking from 25th to 21st. The value went from $4,865 in 1840 to $2,420 in 1850. This downward trend occurred statewide. The highest value of orchard production was Accomack County with a total value of $14,531. This is a drastic reduction from Southampton's amount of $40,345 ten years prior.

Trends noted by the 1860 census include a slight increase in the number of improved acreage and a slight decrease in the number of unimproved acres in the county. The majority of the farms range in size between 100 and 300 acres and no farms are accounted for that are less than twenty acres.[7] Several factors that occurred during the last quarter of the nineteenth century brought forth a commercial apple orchard industry that made Rappahannock County's contribution quite significant. These developments include the first planting of a commercial orchard in 1873, the development and distribution of chemical spraying between 1870 and 1880, and the commercial development of refrigeration and cold storage between 1890 and 1900.

Charles B. Wood made history in Rappahannock County by planting the first commercial apple orchard at Sunnyside in 1873. It his contribution to Rappahannock County's farming economy that placed the county amongst the most significant producers of apples in the state. On twenty acres, Charles Wood first grew the York Imperial apple. Exported to England, the York Imperials from the Sunnyside Orchard cost fifty cents per barrel. His next endeavor was planting approximately ten acres of Albemarle Pippin apples in 1890.[8] Twenty-seven years after the planting of the commercial orchards, the Sunnyside apples, specifically the York Imperials, were awarded a medal of distinction at the Paris Exposition in 1900. The apples consistently received first prize at the Richmond State Fair at the turn of the twentieth century.[9]

In 1880, there were 741 farms in Rappahannock County with an average size of 206 acres. The majority of the farms ranged between 100 and 500 acres with 337 farms in this category. A large number of farms, 547 of them, were noted as Class I farms, meaning owner-operated. According to the 1880 census, the value in orchard production was still comparatively low to many of the other Virginian counties. The value for Rappahannock County was $8,576, whereas the uppermost value in the state was $64,000.[10]

By 1890, the number of farms rose to 852, with the average size smaller from the previous census by 8 acres. The majority of the farms remained between 100 and 500 acres and the number of smaller farms had increased accounting for 138 farms with less than twenty acres. At this time, Class I farms totaled 86.62% of the farms within the county. It is at this time that Rappahannock County began to increase in apple production. With a total of 74,571 bearing apple trees, Rappahannock County ranked 17th in the state in the number of apple trees. For comparison, Augusta County had the highest amount of bearing apple trees with a total of 203,808. Rappahannock County produced 88,470 bushels of apples, ranking it 32nd in the state for production.[11]

Compared to the amounts attained from other fruit trees and crops, apple orchards became the primary source of income for Rappahannock County farmers by 1890. Many of the trees on the commercial apple orchards at this time were produced from Charles Wood's orchard. Other production amounts in 1890 were 20 bushels of cherries, 262 bushels of peaches, 39 bushels of pears, and 3 bushels of plums and prunes.[12]

Rappahannock County continued to improve orchard production between 1890 and 1900, making the county the 16th highest producer with a total value of $48,974 in orchard products. At this time, there were 199,848 apple trees with 330,358 bushels of apples, a 26% increase from 1890. The number of farms had increased from 852 in 1890 to 977, with an average size of 177.7 acres. The number of

small farms less than 20 acres had remained steady, only increasing by 11 farms. The number of farms between 50 and 100 acres had drastically increased, no longer making the farms between 100 and 500 acres the majority.[13]

From 1910 to 1940, there was an irregular increase in apple production within Rappahannock County. Across the state there was a gradual increase of planting apple trees after 1890 with a peak between 1910 and 1920.[14] According to the census, the rise of apples was "particularly sharp" between 1920 and 1930.[15] However, according to the 1938 survey of commercial apple orchards in Virginia, the rate of planting apple trees decreased rapidly after 1924. In 1924, Rappahannock County reported 140 commercial orchards, the eighth highest number in the state. Between 1910 and 1925, trees increased in commercial apple orchards, while decreasing in the farm orchards.[16] The county gained seventy commercial orchards between 1924 and 1937 and became the sixth highest county in number of orchards in the state.[17] Rappahannock County was ranked fifth highest in the total number of apple trees in the state in 1937.[18]

Other states significant in the apple production industry include New York, Pennsylvania, West Virginia, Michigan, and Washington. New York was the leading apple producing state until 1920, when the trees in Washington became bearing. Between 1920 and 1937, the state of Washington was the leading apple producer according to the 1938 commercial orchard survey. Based on the average production between the years 1932 and 1937, Virginia ranked third in the country with Washington first, New York at second, and Pennsylvania fourth.[19]

In 1950, there were 91,068 apple trees in Rappahannock County. This number is a radical drop from the 199,848 apple trees in 1900. In the mid-twentieth century, approximately 65% of the apple crop goes to processing plants and many of the packed apples are sold in the southern states. Plants that processed many of the Rappahannock County apples include those in Mount Jackson, Winchester, and Timberville in Virginia, and Inwood, West Virginia.[20]

Prior to the rapid decline of apple orchards in Rappahannock County in the last half of the twentieth century, fruits and nuts accounted for approximately 22% of the county-wide farm income, whereas field crops accounted for 3.87 and 4.34 % for 1940 and 1950 respectively.[21]

In 1972, Rappahannock County reported 42 orchards, and dropped to 23 orchards in a matter of fifteen years.[22] Today, there are approximately twelve commercial orchards remaining in Rappahannock County including Sunnyside. The acreage of apple orchards in the county totals approximately 319,000, down from just over 900,000 acres in 1992. This dramatic decrease of apple trees is due to the fact that it is not economically viable for the local farmer to sell their fruit to processors because the importation of fruits from foreign countries such as China and New Zealand is increasing.[23] According to the current owners of the remaining commercial orchards in Rappahannock County, it appears that Sunnyside is the oldest commercial orchard in continuous use in the county. The next oldest orchards appear to be Moore's Orchard, dating to 1918, and Williams' Orchards, dating to 1920. Both orchards are located near the town of Flint Hill in Rappahannock County.

Wood Family

The property known as Sunnyside was originally purchased by Henry Miller in 1780 and then deeded to his son in 1785, which appears to be the approximate date of construction of the main house.[24] The next property transaction occurred in 1835 when Sunnyside was transferred to Warner Miller.[25] In 1855, two years after their marriage, Mary Elizabeth Miller and Charles Burrell Wood, son of John Wood and Lucy Miller, received the property from her father Warner Miller. Charles and Mary Wood lived at Sunnyside, which was her childhood home. In 1860, Charles B. Wood and his family are listed in the Rappahannock County Census. Wood is listed as thirty years of age and his occupation is noted as farmer and merchant. The value of his real estate was $12,000 and the total of his personal estate was $18,205.[26] From a sampling of this census, it appears the value of his property is high compared to the majority of the

farmers in the vicinity. In 1870, Wood's real estate was valued at $10,000 and his personal property totaled $3,300. Three years later, Wood established the Sunnyside apple orchard. At the time of the census, there were eight Wood children living at Sunnyside, ranging from two to fourteen years of age.[27]

The 1880 census of Rappahannock County lists Charles and Mary Wood with nine children and the 1900 census lists Charles B. Wood with two daughters, Flora and Kate, and one son, Aubrey.[28] At the age of 71, Wood died and Sunnyside was willed to his children Flora, Catherine, and Frank.

Frank D. Wood, the manager of the farm at the time of his father's death, received the property in 1902 at the age of 22. Frank died on June 25, 1931 at the age of 51 and the property was willed to his wife, Ida Keyser Wood. She in turn conveyed Sunnyside to her daughter Alice Reed Wood[29], who retained the property until her death in 1990.[30] Sunnyside was placed in the Alice R. Wood Land Trust, which was then sold to Pan Pacific Ventures, L.P. in 1996.[31] In 1997, Pan Pacific Ventures sold the property to Sunnyside Farms, LLC.[32] In addition to operating the orchards, Sunnyside Farms has a store in the town of Washington and also a market in the town of Sperryville.

According to Nancy Reeve, daughter of Alice Reed Wood, several branches of the family resided on the farm at various times. She states that Hubert Keyser, sheriff, lived in the main house where Ida Keyser Wood and her husband Frank Downing Wood resided in one of the secondary houses located to the east of the main house. This secondary house burned in 1906, at which time Ida and Frank Wood then moved to the house (secondary dwelling A) closest to the main house. When Downing, son of Ida and Frank Wood, married, the new couple took residence above his parents in a small apartment on the top floor. By this time, Hubert Keyser had passed away (d. 1941) and no one was living regularly at the main house. This house was restored in the 1940s and early 1950s by Downing Wood and his cousin, Charles Wood Keyser, so that Downing, his wife and five children could live in it. After Ida Keyser Wood died, the house in which she was living (secondary dwelling A) became the residence of her daughter Mary Miller Wood until her death. The log cabin (secondary dwelling D), sited southwest of the main house, was a tenant house used for many years by one of the longstanding farm workers and his family. After he and his wife passed away, the log cabin became a tenant house for migrant workers. The secondary dwelling C sited northwest of the main house up against the mountain was used by a series of farm workers and their families. The stucco house (secondary dwelling E) near the farm complex was the residence of the farm manager for many years during the mid-twentieth century. Eventually, Frances Wood and her family resided in this house until the farm was sold in the 1990s.[33]

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[3] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p 6-7.
[4] Elisabeth B. Johnson and C.E. Johnson, Jr. *Rappahannock County, Virginia: A History*. (Orange, Virginia: Walsworth Publishing Co., 1981), p. 277.
[5] United States Census Bureau, *Compendium of the Sixth Census*, (Washington, DC: 1840), pp. 156.
[6] United States Census Bureau, *Compendium of the Sixth Census*, (Washington, DC: 1840), pp. 157.
[7] United States Census Bureau, *1860 Census*, (Washington, DC: 1860), pp. 218.
[8] Aubrey M. Wood, "Expected to be Orchardists" *Rappahannock News*, 18 January 1951.
[9] Mary Elizabeth Hite, *My Rappahannock Story Book.* (Richmond, VA: Dietz Press, Inc., 1950), p.259.
[10] United States Census Bureau, *1880 Census*, (Washington, DC: 1880), pp. 319.
[11]United States Census Bureau, *1890 Census*, (Washington, DC: 1890), pp. 533.
[12] United States Census Bureau, *1890 Census*, (Washington, DC: 1890), pp. 533.
[13] United States Census Bureau, *1900 Census*, (Washington, DC: 1900), pp. 134-135.
[14] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p 8.

[15] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p 8.
[16] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p 8.
[17] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), pp. 11-13.
[18] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p. 20.
[19] United States Department of Agriculture, Virginia Department of Agriculture, and Works Progress Administration, *Survey of Commercial Apple and Peach Orchards in Virginia* (Richmond, VA, 1938), p. 96.
[20] Virginia Agricultural Experiment Station, *Economic Land Classification of Rappahannock County* (Blacksburg, VA, 1952), p. 8.
[21] Virginia Agricultural Experiment Station, *Economic Land Classification of Rappahannock County* (Blacksburg, VA, 1952), p. 8.
[22] Daphne Hutchinson, "Ag agent is 'cautiously optimistic' about the future of farming in Rappahannock," *Rappahannock News,* 12 January 1989.
[23] Kenner Love, Rappahannock County Agricultural Extension Agent, Phone Interview, 31 March 2004.
[24] Mary Elizabeth Hite, *My Rappahannock Story Book.* (Richmond, VA: Dietz Press, Inc., 1950), p.285.
[25] Rappahannock County Courthouse, Deed book B, page 171.
[26] *1860 Census of Rappahannock County, Virginia.* (Available at http://www.heritagequestonline.com.) Viewed March 31, 2004.
[27] *1870 Census of Rappahannock County, Virginia.* (Available at http://www.heritagequestonline.com.) Viewed March 31, 2004.
[28] *1880 Census of Rappahannock County, Virginia.* (Available at http://www.heritagequestonline.com.) Viewed March 31, 2004, and *1900 Census of Rappahannock County, Virginia.* (Available at http://www.heritagequestonline.com.) Viewed March 31, 2004.
[29] Rappahannock County Courthouse, Will book Q, page 269.
[30] Rappahannock County Courthouse, Deed book 183, page 571.
[31] Rappahannock County Courthouse, Deed book 217, page 184.
[32] Rappahannock County Courthouse, Deed book 224, page 804.
[33] Nancy Reeve to Kristie Baynard, April 4, 2004, personal e-mail.

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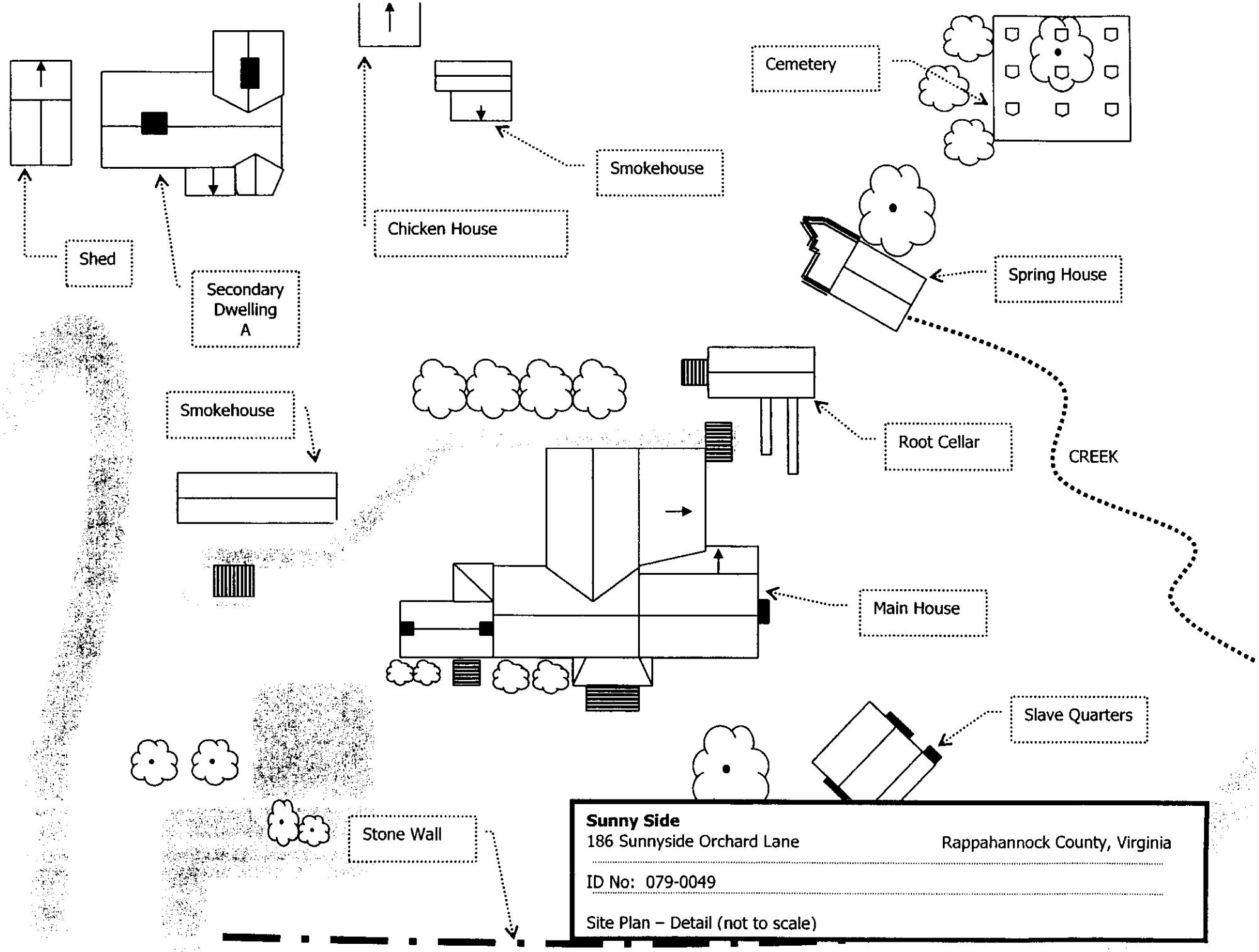
Verbal Boundary Description

The property at 186 Sunnyside Orchard Lane in Rappahannock County, Virginia, known as Sunnyside, is located on Parcels 6 and 7 as noted on Tax Map 20 found in the Rappahannock County Courthouse. The property consists of 421.9201 acres. A plat created by John Baumgardner on January 4, 1996 is included in Rappahannock County Deed book 217 pages 182 through 185 and is described below.

"Beginning at an iron pipe found in the line of Sharp and corner to Sawhill, thence with Sawhill as follows: N46º30'51"E 267.72 feet to a point in the center of Va. Route 625, thence with the center of said road N43°59'17"E 65.76 feet to a point, thence N31°58'32"E 110.86 feet to a point, thence N16°08'46"E 125.22 feet to a point, thence N10°23'12"E 323.38 feet to a point, thence N18°06'18" E 54.12 feet to a point corner to Baumgardner, thence with Baumgardner and continuing with the center of said road as follows: N23°217.72 feet to a point, thence N18°49'14E 145.05 feet to a point, thence N33°37'27"E 33.09 feet to a point, thence N61°27'12"E 38.98 feet to a point, thence N85°53'08"E 58.27 feet to a point, thence S79°09'59"E 141.22 feet to a point, thence S84°05'05"E 124.85 feet to a point, thence N88°31'41"E 53.57 feet to a point said point being located N25°02'30"W 15.18 feet from a marked dead oak with an iron pin set at its base and located at the end of a stone fence, thence departing said road and continuing with Baumgardner N25°02'30"W 1544.78 feet to an iron pipe found at the end of a stone fence, thence N02°00'56"E 1927.63 feet to an iron pipe found in a stone pile corner to the Shenandoah National Park, thence with said property as follows: N59°40'15"E 426.28 feet to a bronze monument found marked R-238, thence N46°20'45"E 240.91 feet to a bronze monument found marked R-239, thence N66°14'35"E 122.13 feet to a bronze monument found marked R-240, thence N73°13'42"E 683.20 feet to a bronze monument found marked R-241, thence S65°47'18"E 659.20 feet to a bronze monument found marked R-242, thence N84°09'45"E 610.73 feet to a bronze monument found marked R-243 and located in an old road bed, thence along said road bed but not with the center S61°11'47"E 131.96 feet to a bronze monument found marked R-244 and located in the center of said road bed, thence departing said road bed N57°56'48"E 284.59 feet to a point in the line of Bird, said point being located S40°57'57"E 3.31 feet from a marked 42" dead oak, thence with Bird S40°57'57"E 2225.97 feet to a point corner to Babcock, thence with Babcock as follows: S28°12'45"W passing through a set stone found at 74.06 feet, 713.08 feet in all to an iron pipe found in a 48" oak stump, thence S13°16'15"W 363.00 feet to an iron pipe found, thence S52°43'03" 1305.94 feet to an iron pipe found, thence S07°28'06"E 767.28 feet to a point located S58°14'24"W 4.52 feet from an iron pipe found, thence S46°24'21"W passing through an iron pipe found at 3292.03 feet, 3331.03 feet in all to an iron pipe found thence N32°28'40"W passing through an iron pipe found at 1032.53 feet, 1036.17 feet in all to a point corner to Sharp, thence with Sharp N31°12'38"W 747.20 feet to the point of beginning, the said parcel of land containing 421.9201 acres."

Boundary Justification

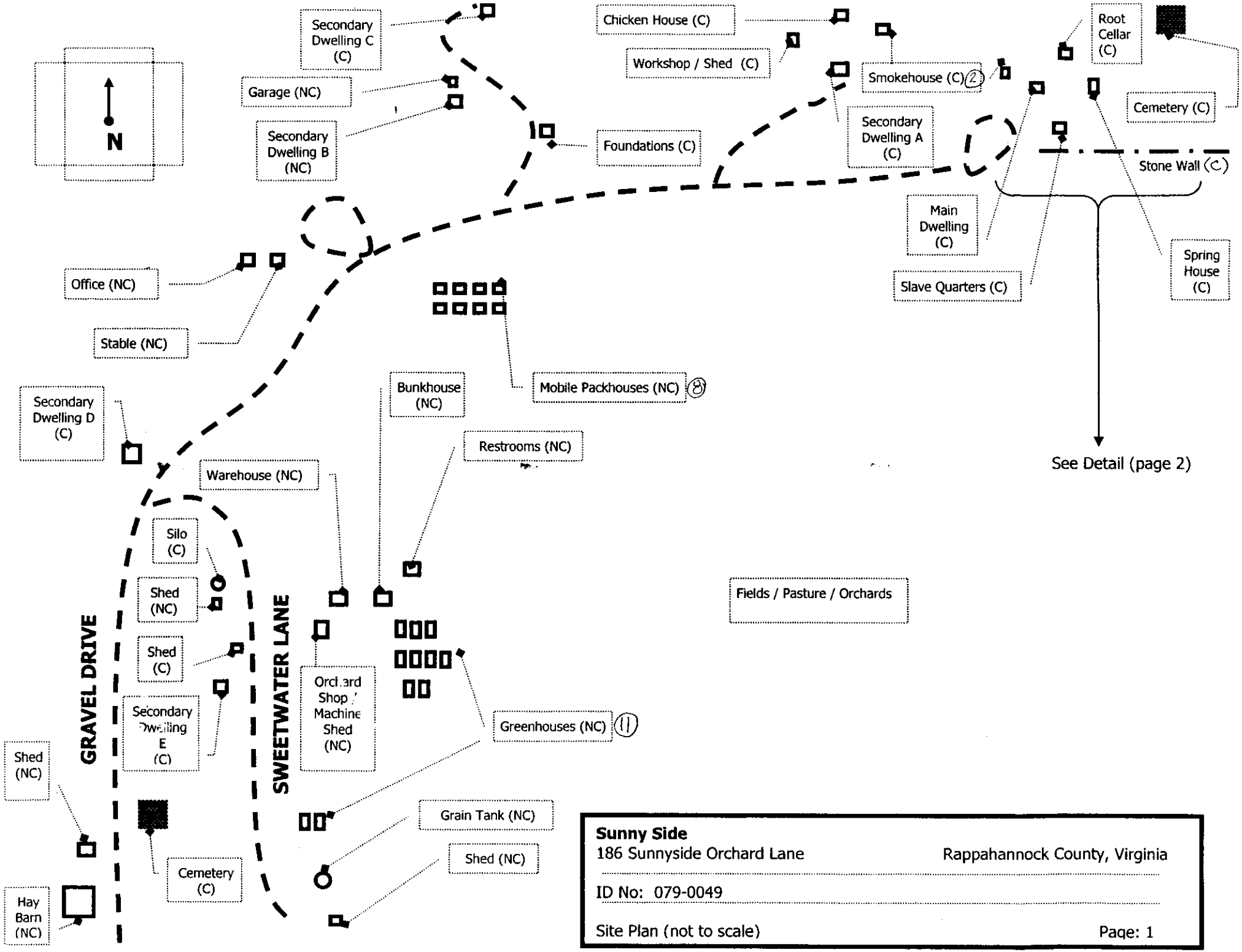
The nominated property includes the entire parcel associated with Sunnyside as depicted in a plat dated from 1996. It includes the main house, five secondary houses, outbuildings, fields, orchards, and pastures that have been historically been part of Sunnyside since it was first improved by Henry Miller II circa 1785. In 1873, the commercial apple orchard was established. All fields, orchards and orchard-related buildings are included in the boundary regardless of age because the property continues to operate as a commercial orchard.



Sunny Side
186 Sunnyside Orchard Lane — Rappahannock County, Virginia

ID No: 079-0049

Site Plan – Detail (not to scale)



Sunny Side
186 Sunnyside Orchard Lane — Rappahannock County, Virginia

ID No: 079-0049

Site Plan (not to scale) — Page: 1

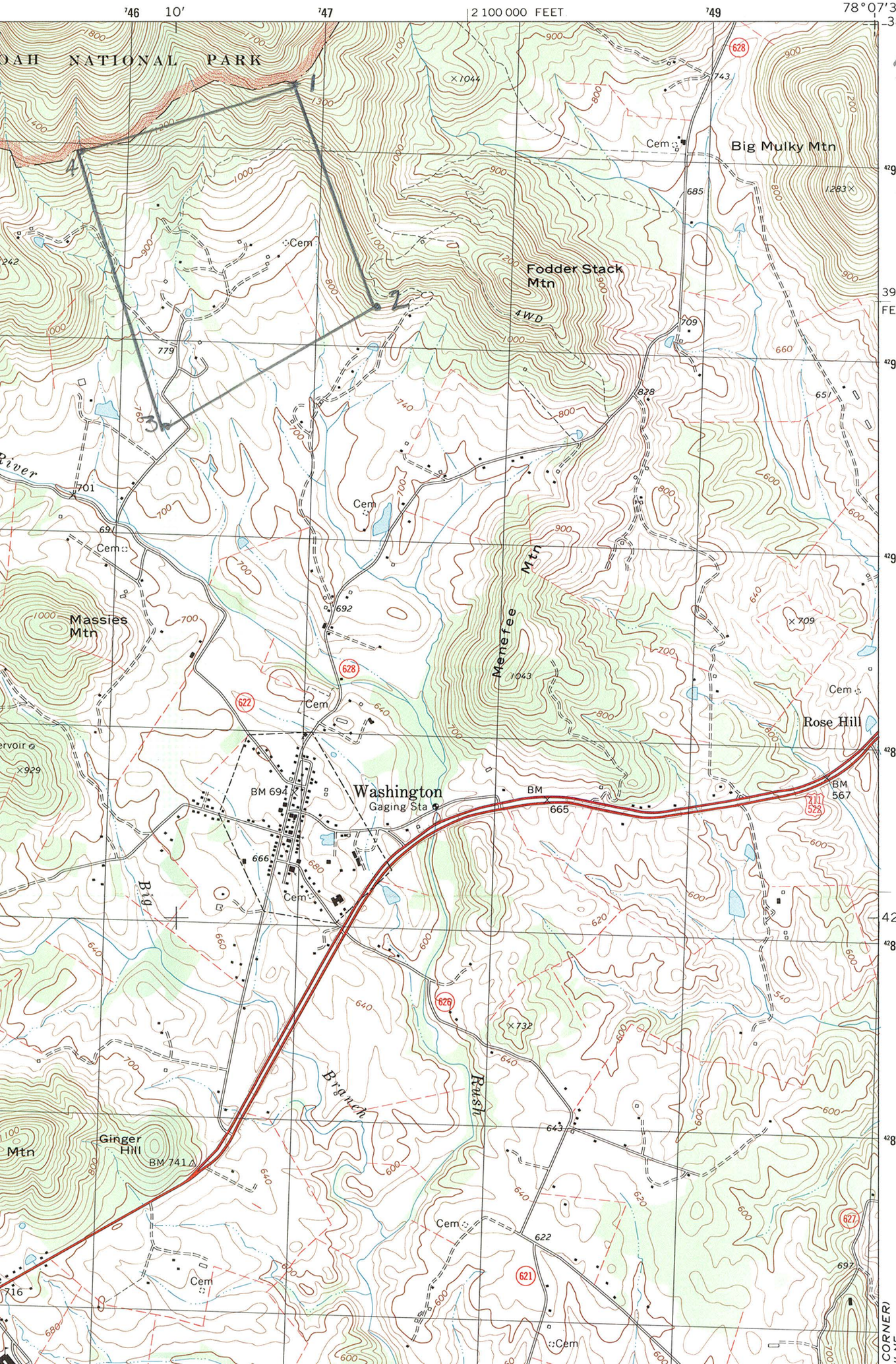
WASHINGTON QUADRANGLE
VIRGINIA – RAPPAHANNOCK CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5361 I SE
(FLINT HILL)

SUNNYSIDE
078-0049
RAPPAHANNOCK CO.,
VIRGINIA

1) 746865 E
4292352 N

2) 747338 E
4291217 N

3) 747338 E
4291217 N

4) 745776 E
4291977 N