

VLR-4/17/91 NRHP-7/9/91

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16.) Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable" For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a) Type all entries.

1. Name of Property

historic name: Sugar Loaf Farm DHR File No. 07-32
other names/site number: Summers' Farm, Smoky Row

2. Location

street & number: Near the intersection of State Route 695 and State Route 710. N/A not for pub
city, town: Staunton X vicinity
state: Virginia code: VA county: Augusta code: 015 zip code: 24401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
X private	building(s)		
public-local	X district	6	6 buildings
public-State	site	6	0 sites
public-Federal	structure	0	0 structures
	object	0	0 objects
		Total 12	Total 6

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official

Date 29 Apr 1991

State or Federal agency and bureau

Director, Department of Historic Resources

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/agriculture outbuilding
INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility
AGRICULTURE/SUBSISTENCE/animal facility

Current Functions
DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/animal facility
AGRICULTURE/SUBSISTENCE/agricultural
outbuilding
VACANT/NOT IN USE

7. Description

Architectural Classification
(enter categories from instructions)
EARLY REPUBLIC/Federal
LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials (enter categories from instructions)
foundation: STONE/limestone
walls: BRICK
roof: WOOD/shingles
other:

Describe present and historic physical appearance.

X See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties

	nationally	statewide	X locally					
Applicable National Register Criteria	<u>A</u>		B	<u>C</u>	D			
Criteria Considerations (Exceptions)	A		B	C	D	E	F	G

Areas of Significance
ARCHITECTURE
INDUSTRY

Period of Significance
1822-1938

Cultural Affiliation
N/A

Significant Dates
1822, 1830, circa 1870
1938

Significant Person
N/A

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations and areas and periods of significance noted above.

X See continuation sheet

9. Major Bibliographical References

X See continuation sheet

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
Local government
University
Other
Specify repository: VA Dept. of
Historic Resources
221 Governor St.
Richmond, VA 23219

10. Geographical Data

Acreage of property: 408 acres

UTM References

A. / / /
 Zone Easting Northing

B. / / /
 Zone Easting Northing

C. X See continuation sheet

D.

Verbal Boundary Description

X See continuation sheet

Boundary Justification

The boundary was drawn to include the complex of contributing buildings and sites, as well as the surrounding fields historically associated with the complex, and to protect the visual integrity of the farm.

11. Form Prepared By

name/title
organization
street and number
city or town

William Frazier/Nancy Shareff
Frazier Associates
121 S. Augusta Street
Staunton

date Jan. 1991
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SUMMARY DESCRIPTION

Sugar Loaf Farm is an early-nineteenth-century mill/farm complex located in a bucolic setting approximately 7.5 miles southwest of Staunton, Virginia, and 1/2 mile east southeast of Sugar Loaf Mountain. Eidson Creek, on which the primary buildings are located, flows through the property in a northeasterly direction. The local springs and ponds feed this creek, which provides the source of power for the operation of the mill. The farmhouse, stone springhouse, bank barn, and other contemporary farm buildings are located west of the creek bed and the miller's house and mill are located to the east of it. All of the buildings are surrounded by rolling hills and are linked by a tree-lined paved road that leads into the farm from Route 695, crosses Eidson Creek, and continues through the property to Sugar Loaf Mountain.

The farmhouse, mill, miller's house, springhouse, bank barn, and tenant house are contributing, as are the known sites of a corncrib, blacksmith's shop, meat house, scale house, distillery, and small barn. The large machinery building, the two-bay machinery shed, the loading pen, the pole barn/metal barn and the sales barn are noncontributing. There is a second tenant house east of the farmhouse which is also considered noncontributing because the exterior has been extensively remodeled. Of this 2,057-acre farm, 408 acres are being nominated.

The farmhouse is a two-story, brick, gable-roofed structure with numerous additions including a large classical portico. The original part of the house, built in the 1820s, has a hall-parlor plan; the large I-house addition, built around 1870, has a single-pile, central-passage plan. The decorative features and construction details are similar to a number of other houses in the area that were built in the early nineteenth century. The nearby miller's house and the mill were built about 1830. Both buildings are of brick construction with a molded brick cornice like that of the farmhouse.

ARCHITECTURAL ANALYSIS

The original portion of the present farmhouse was constructed in the 1820s. It originally was a brick, two-story, four-bay, hall-parlor-plan structure with two exterior end chimneys. The bricks, which appear to have been made with clay from

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the property, are laid in a Flemish-bond pattern on the facade and in variations of American bond on the other elevations. The bricks over each door and window opening are laid in a rowlock pattern to form a flat arch. The house, which sits on a rough-cut, coursed limestone full basement, has a contemporary wood-shingled, gable roof.

The original window and door frames are made of oak. The jambs, head, and sill members have been rigidly joined at the corners with blind mortise and tenon joints secured with wooden pegs. A decorative beaded edge was applied to the exterior edge of the jamb and head members. The 1820s section of the house has nine-over-six, double-hung sash windows that are not original. The existing doors were also added at a later time. Windows flank the chimneys on the second and attic stories. The attic windows are four-light, casement type. The molded brick cornice and flared, corbeled chimney caps are the only original exterior decorative detail still in existence on the 1820s section of the building.

The interior of this part of the house was remodeled to its present appearance in the 1960s, leaving very little of the original fabric intact. The brick dividing wall between the hall and parlor is original. The fireplace in the parlor was remodeled to hold a wood-burning stove and a wood box, and the north part of the parlor has been divided to form a kitchen. The hall fireplace has been closed up. The remodeled stairs leading from the kitchen to the second floor are in their original location, but originally opened into the hall.

The second story is divided into six rooms. Because the east-west wall has large size structural members and hand-split plaster lath, it is believed that this is an original wall. The two west rooms are bedrooms. The fireplace was bricked up, covered with wallpaper and enclosed in a closet in the northwest room. Next to this room is the stairwell hall which is adjacent to a small bathroom. The northeast room is now a master bathroom and the southeast room is a vestibule that leads into the 1870s addition of the house.

The attic has wide, pine-board flooring and a roof system with large structural members. The roof is supported by heavy wood members that are hand hewn from large timbers and rigidly connected by interlocking joints. These members rest on the masonry walls for support. Connections between members are mostly made by

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blind mortise and tenon joints secured with wooden pegs. The primary beams were hand shaped, while the secondary members and boards were machine cut as evidenced by the vertical saw marks. Each structural member was inscribed with a Roman numeral for identification.

A one-story, single-room brick structure, which served as the kitchen, sits about eight feet north of the house. An exterior brick chimney is located on its north gable-end wall. A gable roof stretching perpendicular from the north elevation of the farmhouse once connected the two buildings and provided an open, covered passageway between them. Along the east wall of the kitchen, the roof overhang provided cover for a full-width open porch that has since been enclosed.

A one-story, single-room, gable-roofed structure, which is believed to date from the 1840s, was added to the north elevation of the main house, off of the hall. This addition was constructed of brick, load-bearing walls over a full limestone basement. The details of its single window frame are similar to those in the original portion of the house. The size of the bricks and the bonding pattern are consistent with the 1820s bricks, but the craftsmanship is markedly inferior.

The form and orientation of the original dwelling was substantially altered in the late 1870s or early 1880s when Jacob Bowman, Jr., more than doubled the size of the house. He attached a two-story, five-bay, extended I-house perpendicular to the east elevation of the original house. The new structure consists of load-bearing brick walls on a full, rough-cut, coursed-limestone basement with exterior chimneys centered on each gable end.

The windows of the 1870s addition are double-hung wooden sash, with a six-over-six glazing pattern. The exterior entrance is in a Greek Revival style with raised wooden panels and glass sidelights and transom. The window frames in the basement level have been fitted with metal bars.

The 1870s addition is essentially intact in its original form. The single-pile plan consists of two rooms on each level that are basically square and are separated by a central stairhall. The walls are plaster, the floors are pine, and the trim consists of a simple wood cornice and baseboard. The window and door frames have an architrave trim. The doors have four panels, and the mantels are wood with simple

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pilasters, a plain frieze, and a mantel shelf. The stairhall has decorative molding along the ceiling, and a high, molded baseboard that continues up the staircase wall. The open single flight of stairs has a paneled spandrel, plain balusters, rounded handrail, and an octagonal newel with a flattened, circular newel cap.

This major addition gave the entire house an L-shaped form and reduced the original structure to a secondary rear wing. The east facade of the addition became the primary elevation with a formal entrance. A full-width rear porch was attached across the south face of the 1820s house, abutting the west elevation of the addition.

Between 1933 and 1938, a two-story porch on the east elevation was replaced with a full-height neoclassical entry portico.¹ The portico was probably built by John Pedigo. It dominates the elevation and consists of four wooden, fluted Roman Doric columns supporting a pediment that features lapped wood siding and a centered elliptical fanlight. The base was originally constructed of brick and the floors and steps were originally wood. However, now the steps are brick, the first floor is brick on a concrete slab, and the second floor is wood. The entire portico was painted white and stood in sharp contrast to the natural brick of the walls.

The Pedigo family probably built the frame enclosure that surrounds a trough that served as a dairy and is attached to the west side of the original kitchen building. They most likely also installed heating and plumbing systems throughout the house during this era.

Additional changes were made to the house when David and Alphield Canning owned the house in the 1960s and 1970s. The south porch was expanded and enclosed as a sun porch, and a wood frame entry vestibule was added to the west elevation of the 1820s section of the house. Both of these additions have a board-and-batten exterior and a flat roof with a wrought iron railing. The north passageway was expanded and enclosed on the west end and the new west wall was extended to encase the dairy and part of the old kitchen. A new masonry and concrete base was installed beneath the entry portico. Furthermore, a gable-roofed

¹ The old porch was standing in 1933 (per R. M. Price who lived there at the time), but the portico was in place in a 1938 WPA survey photo.

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carport was constructed to the west of the old kitchen enclosure and all of the roofs were covered with rough-cut cedar shingles.

MILLER'S HOUSE

The miller's house consists of two stories with two rooms on each level and a north exterior chimney with a corbeled cap. A Flemish-bond pattern was used on the east facade and variations of American bond on the other elevations. The brick walls rest directly on the ground and the house was set into the hill so that both floors have ground-level access. The east and west facades have a molded brick cornice like the main house.

The window and door frames of the miller's house were constructed in a similar fashion to the main house frames. They are made of oak with blind mortise and tenon joints secured with wooden pegs. The bricks over each door and window opening are laid in a rowlock pattern and the replacement windows are six-over-six double-hung sash types. The original east and west entrances are still intact but another exterior door on the second level of the west facade has been bricked in and its stairway has been removed.

The interior of the miller's house is a hall-parlor plan with the formal rooms located on the second level. The upstairs walls were covered with plaster and trimmed with beaded baseboard and chair rail. The ceiling consists of the exposed floor joists and beaded floor boards of the attic above. The floor is made of heart pine boards. A ghost outline of the mantelpiece is evident on the north brick wall in the hall. The stairs in the hall that lead up to the attic level and down to the first level are enclosed by a vertical, beaded-board partition.

The spaces on the first level served a more utilitarian purpose. The original kitchen was located directly beneath the hall with the adjoining room serving as a storage cellar. Both rooms have unfinished brick walls. The present wood floor is laid on top of the original floor. Its joists rest directly on the ground. The ceiling has exposed joists and floor boards. The mantelpiece is missing with only a ghost outline of the profile remaining. The two rooms on each level are separated by a brick wall that does not provide any support for the floor joists and does not continue into the attic level to offer support for the roof. It does appear to brace the middle of the east wall, which is a retaining wall.

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In the late 1800s during the ownership of Jacob Bowman, Jr., a kitchen addition was constructed on the first level of the south elevation. This wood-frame, gable-roofed addition with German wood siding rests on a limestone foundation.

The window on the south wall of the storage cellar was converted to a door to give access to the kitchen. A new window and door were installed in the west wall of the former cellar, providing access to the outside. Because the original exterior stair and landing to the second floor of the house would have interfered with these new openings, it was probably at this time that the exterior steps were removed and the second-floor door was bricked in.

In the 1930s, the Pedigos modified the miller's house. A full-width porch was built on the west elevation of the first level with chamfered porch posts that most likely were recycled from an earlier structure, possibly from the former east side front porch of the main house. The current entry porch on the east elevation of the second level was probably constructed or rebuilt in the 1960s. All of the roof surfaces were covered with rough-cut cedar shingles during the same period and replaced an earlier standing-seam metal roof. The use of contemporary building materials dates a kitchen remodeling and the installation of a second level bathroom to the 1970s. Furthermore, during this time plywood paneling was applied to all of the interior walls. These recent finishes were removed in 1990 as part of an upcoming rehabilitation.

MILL

The grist-mill is a 3 1/2-story masonry structure. The walls of the first level are of rough-cut, coursed limestone; the second and third levels are brick; and the fourth level, an attic, has brick gable ends. The bricks are laid in a Flemish-bond pattern on the primary wall elevation, and in variations of American bond on the secondary elevations. The structure is set into the hill so that the first level is partially below grade. Entry to this level is made directly from grade. A series of loading doors on the north facade, one on each level, provide access to the sack hoist. The hoisting mechanism transported sacks of grain from one level to another by means of a rope suspended from a lucam, or covered pulley, located above the fourth-level door opening.

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Originally, a wooden overshot water wheel, powered by Eidson Creek, was located on the west facade. The water from the creek was diverted some distance upstream from the mill into a headrace. The water continued along the headrace to a wooden flume, similar to the existing one, and over the wheel. As the water left the mill, it entered into the tailrace and rejoined the creek about eighty yards downstream.

The original wooden water wheel drove a shaft that extended into the mill and provided power to the mill machinery. This machinery in turn operated three sets of millstones that were located on the second floor. The hurst frame, which is an Oliver Evans design, is intact. It supported the mill machinery and millstones, and is independent from the frame that supports the floors and roof. This separation of frames isolates any vibration created during the operation of the mill and prevents movement from being transmitted throughout the building and causing structural damage.

The mill is slightly trapezoidal in shape; the north wall is approximately one foot wider than the south wall. A chimney is located in the northeast corner with fireboxes on the first and second levels only. The internal structural frame consists of four chestnut posts, two of which support a chestnut summer beam that spans the distance between the exterior walls. The beams that support the second and third levels run east and west, while the beams at the fourth level run north and south. This post and beam structure not only supports the floor systems, but also braces the tall brick side walls.

Each level of the mill served a different function. Controls for the machinery were located on the first level, the grinding process took place on the second level, and sifting and grain storage were located on the third and fourth levels. Very little of the original mill machinery is left in the mill, but the original hurst frame, which precisely follows Oliver Evans's design, is still there. However, some alterations were made to the frame in order to support a metal Fitz water wheel that was installed between 1920 and 1930. The second level still contains part of the original auxiliary shaft which is linked to the original sack hoist on the attic level.

The interior finishes throughout the mill are very simple. On the first level, the original wooden floor has been replaced with brick pavers on a concrete slab, and the walls are rough-cut, coursed limestone. The ceiling consists of structural

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members and the second-story floorboards. The second, third, and fourth levels differ from the first only in that the floors are pine boards and the walls are unfinished brick.

By the 1930s, the brick portions of the west wall had either collapsed or were dismantled and the wall was rebuilt to its present appearance. The original cornice profile no longer exists in this rebuilt section; only fragments of the original molded brick were used during the rebuilding. New interior brick pilasters were formed to support the west end of the summer beams above the second level.

Around 1970 the mill was remodeled: a wooden flume was constructed between the existing concrete headrace and the metal wheel; the roof was covered with rough cut cedar shingles; a new enclosed frame entry porch was added on the east elevation; and a metal balcony was installed on the second level of the north elevation. Finally, a large area to the north and east of the building was regraded and paved with asphalt.

SPRINGHOUSE

The stone springhouse is located east of the farmhouse near Eidson Creek. It is constructed of rough-cut coursed limestone and has a gable roof. This structure has two levels, one of which is partially below grade. The building was probably constructed in the first half of the nineteenth century along with the primary buildings of the farm complex. The method in which the roof rafters and the door and window frames are fashioned is identical to the construction of the primary buildings. The end of each rafter rests on the wooden plate in a double-notch seat and is secured with a wooden peg. The extended rafter tips are shaped with a decorative curved cut, and a loop-hole is centered on the east and west walls of the lower level. Loop-holes are vertical slits in the exterior wall plane that splay or flairs out toward the inside. This element provides a means of ventilating the lower level, while preventing animals and rain from entering the building. The lower level has an open pool that is fed by an underground spring. The upper level served at one time as a chicken coop.

BANK BARN

The bank barn is located just north of the stone springhouse and was built at the turn of the twentieth century. The gable-roofed structure has a timber frame with

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horizontal lapped wood siding. The second level cantilevers over the first level on the north, east, and south sides. The lower level contains the animal stalls, and the second level consists of the large storage area. An earthen ramp on the west side provides access to the second level.

TENANT HOUSE

A turn-of-the-century tenant house is situated southeast of the other structures near Route 695. This two-story, two-bay, gable-roofed structure has German siding and sits on a rubble stone foundation. The shouldered exterior chimney on the south end of the house has a corbeled cap and its brick units are laid in common bond with repointing apparent in some sections. The six-over-six first-story windows and the smaller second-story windows are not original. Asphalt shingles have replaced the original roof. There are several additions on the back including a kitchen, enclosed porch, and storage room. The interior has a hall-parlor plan with two rooms on each floor, and an enclosed winder stair. The features of this tenant house, with an exterior end chimney and a hall-parlor plan, are typical of the area.

NONCONTRIBUTING BUILDINGS

The noncontributing buildings consist of another tenant house, two barns, a cattle loading pen, a large machinery building and a small, two-bay machinery shed. The 1 1/2-story, wood-frame house with board-and-batten siding, a large shed dormer, and a one-story rear addition was constructed northeast of the farmhouse in the 1930s. Because the exterior of this structure has been heavily remodeled, it is considered no longer a contributing building.

One of the noncontributing barns is located southwest of the main house and is comprised of a board-and-batten pole barn with a more recent barn of corrugated metal with a gable roof attached to its north side. The pole barn has a loft over the center aisle and a center corrugated-metal gable roof and shed roofs over the stalls. A small one-story addition is attached to the south side. East of this building is a small, two-bay, gable-roofed machinery shed with vertical board siding.

The other barn, known as the sale barn, is west of the farmhouse on the north side of the main farm lane. It was constructed sometime in the 1960s or 1970s and was used for cattle sales. This one-story structure is frame with board-and-batten siding

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and has a gable roof and six-over-six sash windows. The north half of the building consists of a gable roof supported by poles. The enclosed section has a kitchen, office, bathrooms, and large display area. Slightly northeast of the sale barn is a loading pen and corrals. The wood-frame, gable-roofed loading pen has plywood siding and metal gable ends. A large machinery building with metal siding and a shed roof is located directly south of the sale barn.

The contributing sites include the corncrib, blacksmith shop, meat house, scale house, and distillery. All of these buildings are visible in a photograph taken of the farm complex around 1910 but have since been demolished. An additional contributing site is that of a small barn or storage building that was located south of the lane and across from the main house. It is visible on a photograph from the Works Progress Administration historic survey form of 1938.

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STATEMENT OF SIGNIFICANCE

Sugar Loaf Farm is an important Augusta County farm dating from the early nineteenth century. The rolling hills, cultivated fields, and tree-lined lanes of the farm create a bucolic setting for the intact cluster of agricultural, industrial, and residential buildings. The three original buildings--farmhouse, gristmill, and miller's house--are constructed of brick and were built by David Summers. They demonstrate a high level of craftsmanship and incorporate building details, such as molded brick cornices and corbeled chimneys, that are particular to vernacular architecture in the upper Shenandoah Valley in the early 1800s.

The mill, the only surviving brick mill in Augusta County, uses the principles of Oliver Evans, a prominent mill designer of the late eighteenth century. The structure was built in the period when Augusta County had emerged as the epicenter of one of the most dominant wheat-growing and flour-processing regions in the South. It serves as a valuable reminder of the wheat-based agriculture that persisted in this region well into the twentieth century but can scarcely be seen today.

The farmhouse has been much altered over time, with the last major change occurring when a neoclassical portico was attached to the east elevation in the 1930s. These alterations reflect the changes in needs, family size, and architectural styles from the early 1800s to the middle of the twentieth century. The two families that owned the property were of German descent, and the farm complex also is a testament to the ways in which new immigrants contributed to and became part of the Valley culture, economy, and architectural history.

HISTORICAL INFORMATION

Sugar Loaf Farm, which takes its name from the distinctive cone-shaped hill on the property that has been a local landmark for centuries,¹ contains the only surviving brick gristmill in Augusta County. The main portion of the farm was owned by John Summers as early as 1773. By 1830, John Summers's son, David, had built the

¹The Oxford English Dictionary defines a sugar loaf as "a molded conical mass of hard refined sugar." It also applies to anything having the shape of a sugar loaf, especially the highest part of a mountain.

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primary buildings that exist today--the farmhouse, the miller's house, and the mill. After David Summers's death in 1857, the farm was bought by Jacob Bowman and remained in the Bowman family into the twentieth century. After that, the farm passed through a variety of owners, ultimately becoming part of a large cattle operation. It now is part of a 2,057-acre farm.

For most of its history, Sugar Loaf Farm has comprised approximately 500 acres. It originally was made up, however, of three tracts: the 200-acre tract that David Summers inherited from his father; a 170-acre tract that David Summers bought directly from the Beverley family; and a 150-acre, eighteenth-century farm bought by David Summers in 1819.

Sugar Loaf Farm is located in Augusta County on the north side of Route 695 just west of Route 710 . The cluster of farm/mill buildings stands on the 200-acre tract that David Summers obtained from his father, John Tobin Summers, who was born on January 28, 1740, and died in 1803. John Summers acquired the land in 1773 from John and Jane Davis. The Davises had bought the tract the previous year from Robert Beverley, of Essex County, son of the William Beverley who held the immense 118,491-acre Beverley Manor grant² that included much of Augusta County. The Summers were undoubtedly the first settlers to live on and farm the land.

John Summers, who was of German heritage, and his wife Elizabeth were active in St. John's Church, a combined Lutheran and Reformed congregation formed near Middlebrook in 1779. Most of the members of the congregation were German and Swiss.³ In fact, the area around Sugar Loaf Mountain was a distinct pocket of German settlement within the Irish tract, as Beverley Manor was called because of the predominance of Scotch-Irish settlers.⁴ Many of these Germans had come down the Great Wagon Road of the Valley in the 1760s and 1770s and bought farms from the Scotch-Irish.⁵

²Historic Staunton Foundation, *Staunton, Virginia: A Pictorial History*, David Brown, ed. (Staunton, Virginia: Historic Staunton Foundation, 1985), p. 12.

³Peggy Shomo Joyner, "St. John's Church: 1779-1839," *Augusta Historical Bulletin* 10 (Fall 1974): 17.

⁴Patricia Given Johnson, *James Patton and the Appalachian Colonists* (Verona, Virginia: McClure Publishing Co., Inc., 1973), p. 12.

⁵Joyner, "Tracking the Germans to Sugar Loaf," *Augusta Historical Bulletin* 25 (Fall 1989): 10.

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John Tobin Summers died on May 13, 1803, leaving a widow and ten children. He was buried in the St. John's Church cemetery. To his wife during her widowhood he left some personal possessions and one third of the "plantation ... and the mansion." John's wife Elizabeth outlived him by nearly 30 years. Their children were John, David, Henry, Jacob, Mary, Barbara, Elizabeth, Margaret, Catherine, and Eve.

The list of possessions in John Summers's estate hints at a large family and a varied, self-sufficient farm.⁶ These possessions included iron tools, farm equipment, spinning wheels, a churning tub, and an apple mill. An inventory taken immediately after his death reveals an additional occupation, a distiller. Summers had on hand about seventy-five bushels of grains of various kinds, a still and related equipment, and 431 gallons of liquor.⁷

John T. Summers left the 200-acre tract plus the more recent 150-acre Fifer acquisition to his sons David, Henry, and Jacob with instructions to pay legacies to the other children. David must have been either the oldest or the most responsible, or both, since he was given fifteen pounds a year to run both farms while the estate was being settled.

David Summers quickly consolidated his landholdings into what became Sugar Loaf Farm. In 1806, he bought the adjoining 170 acres that included "a hill called the Sugar Loaf"⁸ from Peter Beverley, grandson of William Beverley. In 1809, David bought land from his brothers, Henry and his wife Polly, and Jacob and his wife Christiana, for \$100, making David the sole owner of the 200-acre tract. On the same date, Henry and David and their wives transferred 134 acres of the 150-acre tract to Jacob Summers and sold to a neighbor, Peter Hanger, sixteen acres. In 1819, David Summers began the drawn-out process of buying, from the heirs of George Dull, the neighboring farm that contained approximately 150 acres. When David acquired

⁶Augusta County Will Book 10, pp. 28-29, Settlement of John Summers' estate in 1805.

⁷Will Book 9, p. 323. According to Roddy Moore of the Blue Ridge Institute at Ferrum College, it was not unusual for farmers of this time to have stills, but this large quantity suggests that he was a full-time producer.

⁸Augusta County Deed Book 33, p. 442. The original deed is still in the courthouse. Apparently David Summers never picked it up.

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Sugar Loaf hill and the Dull Farm tracts, there were no buildings on the Sugar Loaf hill land but there undoubtedly were buildings of some kind on the Dull tract since it had been a family farm.

The farm was not called Sugar Loaf Farm during this period. Early tax notes described the Summers and Dull farms as "Smokey Row," while the Sugar Loaf hill tract was "head of Middle River." Deed records describe the Dull farm as located on "Baker's Creek," possibly an earlier name for Eidson Creek.⁹

David Summers (born July 25, 1782) was not quite twenty-one years old when his father died in 1803. Seven years later, at the time of the earliest census available, 1810, his household consisted of himself and his wife, Rebecca Engleman.¹⁰ By 1820, his household had burgeoned to nine persons: he and his wife, two young sons, two young daughters, two male slaves, and one female slave. All three adult males were listed as working in agriculture.¹¹ Tax records suggest that the farmhouse was built that same year, and lists new buildings in 1822 and 1830.

The date of 1830 written on a large beam inside the mill suggests the building's construction date. It is believed that the miller's house was built around the same time as the mill because similar construction methods were used. The mill was a substantial one and its heyday seems to have been in the decades following its construction.

David Summers's wife, Rebecca, died 4 June 1829. However, by 1833 he had married Julia Ann Palmer,¹² and court papers disclose that he acquired a portion of the Polmer (Palmer) tract through this marriage. Beginning in 1839, he acquired a variety of smaller parcels a few miles west of his main landholdings. From 1840 on, the three Sugar Loaf tracts were combined on the tax rolls into one block of 508 acres.

By 1840, David Summers had six children. However, in late August of 1847, a sickness must have struck the family. The couple's three young daughters, Julia

⁹Augusta County Deed Book 44, p. 26.

¹⁰U.S. Census: 1810, Augusta County, Virginia.

¹¹U.S. Census: 1820.

¹²Her maiden name, according to Larry Palmer of Waynesboro, Virginia, who has researched the genealogy of the Palmer family.

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Ann (born 1838), Lydia (born 1840), and Amanda J. (born 1842), died within weeks of each other.¹³

Nearly ten years later, on 23 February 1857, David Summers died, leaving a widow, four minor children--George P. (born 1843), Andrew Jackson (born 1846), Martha Virginia (born May 1847), and Ellen A. (born 1850)--and property that included the 508-acre farm and additional acreage elsewhere. At this time the Sugar Loaf property contained the mill and miller's house, "a brick dwelling house, kitchen and meat house, springhouse, and . . . small buildings about the house and barn."¹⁴ Summers also left a number of debts causing a long-running court battle between his widow and the executors, his sons-in-law B. F. Hailman and Jacob Beck.

The will of David Summers shows that he intended to provide for his wife and young children through a combination of renting the property and selling personal and real estate. He left to his wife, Julia Ann Summers, the house and a number of outbuildings until the youngest child became twenty-one years old. He also left her household furnishings and specific livestock. The rest of his personal estate was to be sold at a public sale and all lands were to be rented until the youngest child was twenty-one years old.

However, handwritten I.O.U.s indicate that David Summers had accrued a number of debts. His will directed that his personal estate and the more recent acquisitions, the *Palmer and Stouffer tracts*, be sold immediately. These actions apparently were not enough to settle the estate. Because at this time the mill was in disrepair, and the only house on the entire tract was the one devised to the widow until her youngest child reached twenty-one years old, David Summers's executors were unable to rent the land profitably. Therefore they wrote a letter petitioning to sell the main farm (the Sugar Loaf property), which was done through a public auction on 23 December 1859. A neighbor and fellow miller¹⁵ in the Middlebrook area, Jacob

¹³Tombstone dates, Mt. Tabor cemetery (taken from *Here Lyeth--Tombstone Inscriptions of Most Cemeteries in the Riverheads District*, by Dorothy Lee Weaver, Greenville, Virginia, 1987).

¹⁴Augusta County Will Book 35, p. 448 (dated February 19, 1857; codicil February 21, 1857).

¹⁵Augusta County Tax Records. Jacob Bowman, Sr.'s 22-acre tract is noted "mill," with \$500 in buildings. It unlikely was a large mill.

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Bowman, purchased the farm for his son, also named Jacob, for the price of \$10,737.95.¹⁶

Jacob Bowman's parents, Jacob and Nancy Bowman, of Pennsylvania, had arrived in Augusta County in 1805, when they bought land near Waynesboro. They had eleven children. All of the family except Jacob, Jr., moved to Boone County, Indiana, in 1832. Jacob, Jr. (who subsequently became known as Jacob, Sr.), married Fanny D'Liza Clemmer in 1829 in Augusta County. She was the daughter of George and Mary C. Clemmer, owners of Silverbrook Farm near Middlebrook, and the couple must have been members of nearby St. John's Reformed Church since that is their place of burial. Like the Summerses, they too must have been Lutheran, since subsequent generations were buried at Mt. Tabor. Jacob, Sr., and Fanny had nine children, one of whom was Jacob, Jr., born in 1835 and destined to become the next owner of Sugar Loaf Farm.¹⁷

Jacob Bowman's farm had horses, cows, cattle, sheep, swine, and poultry. The farm sold milk and made butter and cheese. Farm produce for the year consisted of wheat, Indian corn, oats, buckwheat, Irish potatoes, apples, and wood. The farm also produced beans and flax straw.

The Bowman mill survived the Civil War, but it also probably was not running at that time. The mill was in poor condition when Jacob Bowman, Jr., bought the farm. Since he served in the Confederate Army immediately after the purchase, he was not at home to restore its operation.¹⁸ Many troops passed through the Staunton area, mostly by rail, as Confederate forces were gathered for battles farther

¹⁶Augusta County Deed Book 83, p. 200. When the purchase amount was fully paid, Jacob Sr. directed that Summers' executors make the deed to his son Jacob. Jacob Jr. must have paid all but \$2500 of the purchase price, this amount being a gift from his father. Jacob Sr.'s will clarifies that he has already given his son his inheritance of \$2500 (Will Book 43, p. 401).

¹⁷Bowman family history, compiled by Katherine Bushman and in possession of Mrs. Cecil Bowman, Middlebrook, Virginia (typewritten).

¹⁸Lee A. Wallace, Jr. *5th Virginia Infantry, Virginia Regimental Histories Series*, Lynchburg, Virginia: H.E. Howard, Inc., 1988, p. 99. The 5th Virginia Infantry was primarily made up of troops from volunteer militias that had formed before the war. Jacob Bowman served as a private in Company H, the Augusta Rifles, under Capt. Absalom Koiner. He was captured May 12, 1864, at Spotsylvania and was exchanged October 11, 1864.

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north. The area felt the full wrath of the Union army just before the surrender, as Sheridan swept through the Valley in early 1865, burning barns and mills,¹⁹ and occupying nearby Staunton briefly on March 3, 1865.²⁰

Even after the Civil War, information on the mill is scarce. In 1870, Jacob Bowman Jr., is not listed on the agricultural schedule and does not appear on the industrial schedule as having either a mill or a distillery. He is, however, listed as a farmer having \$10,000 in real estate and the mill appears on Jed Hotchkiss' 1870 Map of Augusta County as "Bowman's Mill."²¹

There is no indication that the Bowman mill produced its own brand of flour. However, the mill must have processed grain from neighboring farmers, since the current State Rt. 710 was earlier called "Mill Road" and was a shortcut for farmers bringing their harvest to the mill from the south.²²

Jacob Bowman did not operate only a gristmill. Across the lane from the mill, near the springhouse,²³ he operated a stillhouse that produced whisky under government sanction. As the Summers's estate records show, distilling had long been an industry for at least local consumption. Distilling was a natural progression for making use of excess grains and orchard crops, both of which were produced in bounty in Augusta County. The mash from the still could even be used to fatten the cows.²⁴ After the war, however, as costs rose for shipping wheat, distilling became a profitable alternative for using local grain.²⁵ Whisky from the Fulcher and Bowman Distillery was shipped overseas in oak barrels, according to family

¹⁹Joseph A. Waddell. *Annals of Augusta County, Virginia, 1726-1871*. Second Edition, 1902. Bridgewater, Virginia: C.J. Carrier Co., 1958 reprint, p. 501.

²⁰David G. Martin, *Jackson's Valley Campaign: November 1861-June 1862*, New York: Gallery Books, 1988, page 58-59.

²¹This 1870 map, produced by Jed Hotchkiss under the direction of the Board of Survey of Washington College, Virginia, and printed in Philadelphia, is on view at the Museum of American Frontier Culture in Staunton, Virginia.

²²Phone interview with Mrs. Elmer (Winifred) Bowman, Staunton, Virginia, September 1990.

²³Phone interview with Mrs. Cecil Bowman, Middlebrook, Virginia, March 1990.

²⁴Interview with Robert M. Price, Middlebrook, Virginia, November 1990.

²⁵Phone interview with Mrs. Elmer (Winifred) Bowman.

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tradition.²⁶ Bowman, with his mill and distillery was participating in two of the dominant industries in the county in the 1880s.²⁷

Jacob also was in a partnership, W.S. Rankin, Bowman & Co. Furthermore, he served on the Board of Directors of the East Augusta Mutual Fire Insurance Company from 1890-1898 and also was a director of the subsequent Farmers' Mutual Fire Insurance Company.²⁸

Jacob and Mary Bowman had nine children. When Jacob died in 1900 he was eulogized as "one of the best known and most esteemed citizens of this county."²⁹ His wife died ten years later, and they are both buried at the Mt. Tabor cemetery.³⁰

A photograph taken around 1910 shows the location of several outbuildings which no longer exist. Robert Price, who lived at the farm in the 1930s, confirmed the use and location of two of these buildings: the blacksmith shop, and the scales house. He also pointed out the location of the distillery, only a corner of which is evident in the photograph. The uses of the buildings referred to as a corncrib and meat house are conjectural. The blacksmith shop and the corncrib were located on the side of the hill directly north of the farmhouse. The scales house was located just north of the springhouse, at the present location of the curve in the driveway, and the meat house was situated close to the original kitchen on the north side of the house.

Jacob and Mary Bowman's son, Cornelius Preston Bowman, acquired the farm in 1911 for \$30,750, but apparently did not run either the mill or the distillery. He owned several other farms and also ran Bowman's Hardware on South Augusta Street in Staunton. In 1916 he was listed as an officer of the Staunton Business League.³¹ Cornelius lived in Staunton on Coalter Street and used the farm as a summer home.

²⁶Phone interview with Mr. Elmer Bowman, Staunton, Virginia, September 1990.

²⁷Lewis Peyton, *A History of Augusta County*, (Staunton, Virginia: 1882), p. 250.

²⁸East Augusta Mutual Fire Insurance Company, *East Augusta Mutual Fire Insurance Co.: Organization and Growth--1870-1970*, Verona, Virginia: McClure Printing Co., Inc., 1970.

²⁹Obituary, *Staunton Spectator and Vindicator*, Friday, July 20, 1900.

³⁰Katherine Bushman, *Bowman Family History* (typewritten).

³¹MacMaster., p.174

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The mill may never have been run for grain production again. Cornelius Bowman died in 1927³² leaving an estate estimated at \$150,000 in value. After a court battle, Sugar Loaf Farm passed out of the family and eventually formed part of a large cattle operation. The succession of owners were R. L. Phillips (1930), J. A. Meadows (1933), John H. Pedigo (1935),³³ W. D. Pedigo (1944),³⁴ and David and Alphiel Canning (1954). In 1969, the Cannings sold the property to Shalco Land and Cattle Co., Inc., and the farm became one of a number of large tracts used to raise cattle. Helen K. Groves purchased the property for the same use in 1977 and sold the farm in January 1990 to the current owner, J. Gray Ferguson. Ferguson and his wife, Janet, own 2,057 acres, including the Sugar Loaf Farm tract.

³²Cornelius Bowman is buried in Thornrose Cemetery, Staunton, Virginia (Bowman family history).

³³Also conveyed in the deed are parts of the harvest and some farm equipment, which provides information on the type of farming taking place on Sugar Loaf at that time. No mill equipment is mentioned (Deed Book 270, page 443).

³⁴Nephew of John H. Pedigo, according to Mrs. Alphiel Canning, phone interview 9/18/90.

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William Morse, former Augusta County Extension Agent, Staunton, Virginia, November 13, 1990, (703/885-2283).

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HISTORIC PHOTOS

Hanger family photos: Blair Bowman Hanger in front of the farmhouse and view of farmhouse from upstairs in the mill (around 1910).

Works Progress Administration survey photo: view of the farm (1938).

Historic American Buildings Survey file photos: portico, farmhouse, mill (1957).

Virginia Department of Historic Resources, file photos: farmhouse, mill (two views), miller's house (1968).

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UTM REFERENCES

A	17/660660/4218970	B	17/660740/4218280
C	17/660120/4217930	D	17/658980/4218280
E	17/658660/4218770	F	17/659000/4219060
G	17/659910/4219140	H	17/660120/4219050

VERBAL BOUNDARY DESCRIPTION

The boundary of the Sugar Loaf Farm nominated property is delineated by the polygon whos vertices are marked by the following UTM reference points: A 17/660660/4218970, B 17/660740/4218280, C 17/660120/4217930, D 17/658980/4218280, E 17/658660/4218770, F 17/659000/4219060, G 17/659910/4219140, H 17/660120/4219050

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NAME: SUGAR LOAF FARM
LOCATION: AUGUSTA COUNTY, VIRGINIA
CREDIT: NANCY SHAREFF
DATE: JANUARY 1991
NEG. FILED: VIRGINIA STATE LIBRARY, RICHMOND, VIRGINIA
The above information is the same for all of the photographs listed.

PHOTO 1 OF 13
VIEW OF MAIN HOUSE
VIEW OF EAST FACADE
NEG. NO.: 10710/22
FILE NO.: 07-32

PHOTO 2 OF 13
VIEW OF MAIN HOUSE
VIEW OF SOUTH ELEVATION
NEG. NO.: 10710/24
FILE NO.: 07-32

PHOTO 3 OF 13
VIEW OF INTERIOR OF MAIN HOUSE: 1870 MAIN ENTRANCE
VIEW FACING EAST
NEG. NO.: 10709/14
FILE NO.: 07-32

PHOTO 4 OF 13
VIEW OF INTERIOR OF MAIN HOUSE: 1870 SOUTH ROOM
VIEW FACING SOUTHWEST
NEG. NO.: 10709/15
FILE NO.: 07-32

PHOTO 5 OF 13
VIEW OF MILL
VIEW OF NORTH AND WEST SIDES
NEG. NO.: 10710/10
FILE NO.: 07-32

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PHOTO 6 OF 13
VIEW OF MILLER'S HOUSE
VIEW OF NORTH AND WEST SIDES
NEG. NO.: 10710/3
FILE NO.: 07-32

PHOTO 7 OF 13
VIEW OF BANK BARN
VIEW OF SOUTH AND EAST SIDES
NEG. NO.: 10710/16
FILE NO.: 07-32

PHOTO 8 OF 13
VIEW OF STONE SPRINGHOUSE
VIEW OF NORTH AND WEST SIDES
NEG. NO.: 10710/12
FILE NO.: 07-32

PHOTO 9 OF 13
VIEW OF TENANT HOUSE
VIEW OF EAST FACADE
NEG. NO.: 10710/34
FILE NO.: 07-32

PHOTO 10 OF 13
VIEW OF HOUSE, BANK BARN, AND SPRINGHOUSE
VIEW OF FARM FACING WEST
NEG. NO.: 10710/0
FILE NO.: 07-32

PHOTO 11 OF 13
VIEW OF SUGAR LOAF MOUNTAIN
VIEW FACING WEST
NEG. NO.: 10710/36
FILE NO.: 07-32

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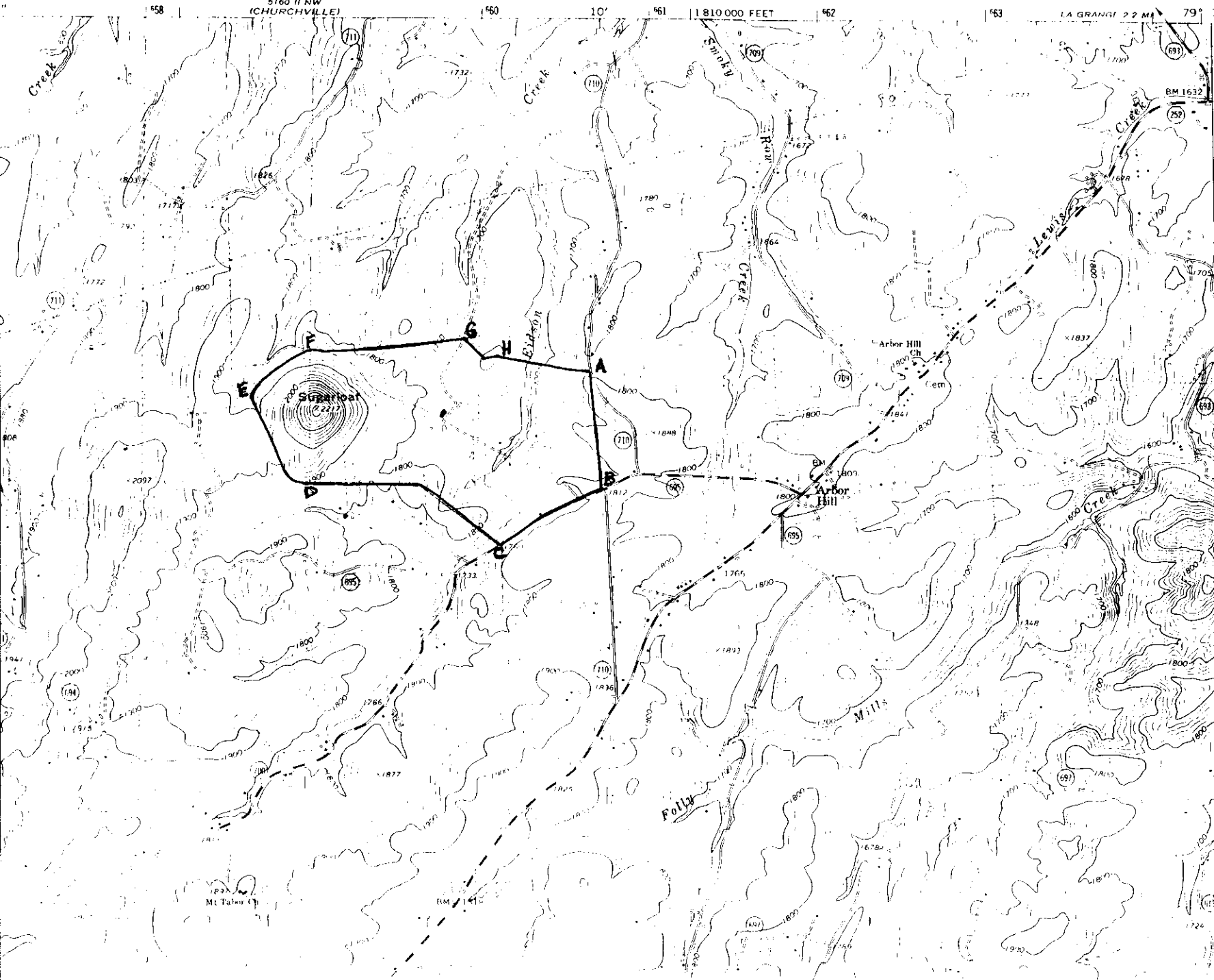
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PHOTO 12 OF 13
VIEW OF NONCONTRIBUTING POLE BARN AND METAL BARN
VIEW OF EAST FACADE
NEG. NO.: 10710/30
FILE NO.: 07-32

PHOTO 13 OF 13
VIEW OF NONCONTRIBUTING 1930 HOUSE
VIEW OF EAST ELEVATION
NEG. NO.: 10710/28
FILE NO.: 07-32

5160 H NE
(STAUNTON)



LA GRANGE 2.2 MI
79° 7'30"
38° 07'30"
4721
BM 1632
252
STAUNTON 3.8 MI
HARRISONBURG VIA U.S. 11, 26 MI
4219
160 000
FEET
4218
4217
5'
4216
115
1726

- Sugar Loaf Farm
A 17/660660/421897
B 17/660740/421825
C 17/660120/421793
D 17/658420/421825
E 17/658660/421877
F 17/659000/421906
G 17/659910/421914
H 17/660120/42190