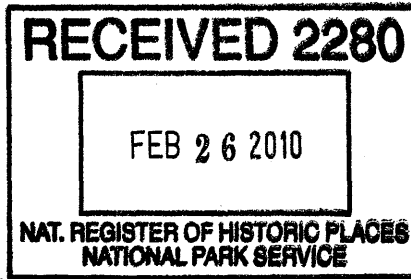


United States Department of the Interior
National Park Service



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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 process, or computer, to complete all items.

1. Name of Property

historic name Beverley (boundary ^{increase} amendment)
other names/site number Bullskin Farm; Stephenson-Whiting-Burns Farm

2. Location

street & number 1 Burns Farm Road not for publication
city or town Charles Town vicinity
state West Virginia code WV county Jefferson code 037 zip code 25414

3. State/Federal Agency Certification

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

Susan M. Wallace DSHPO 2/19/10
Signature of certifying official/Title Date

WV State Historic Preservation Office, Division of Culture + History
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 or bureau

4. National Park Service Certification

I hereby certify that the 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

Barbara Dyall 4-12-10

Beverly (boundary amendment)
Name of Property

Jefferson County, West Virginia
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)
(added properties)

Contributing	Noncontributing	
2	6	buildings
1		sites
	8	structures
		objects
3	14	Total

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

N/A

Number of contributing resources previously listed
in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Agriculture/subsistence/agricultural field

Agriculture/subsistence/animal facility

Current Functions
(Enter categories from instructions)

Agriculture/subsistence/agricultural field

Agriculture/subsistence/animal facility

Agriculture/subsistence/storage

Agriculture/subsistence/agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Other/Pennsylvania Standard-type Barn

Materials
(Enter categories from instructions)

foundation Stone

walls wood

roof metal

other wood

Narrative Description

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

Beverley (boundary amendment)
Name of Property

Jefferson County, West Virginia
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A. owned by a religious institution or used for religious purposes.
B. removed from its original location.
C. a birthplace or grave.
D. a cemetery.
E. a reconstructed building, object, or structure.
F. a commemorative property.
G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Period of Significance

1750 - 1960

Significant Dates

1750
Ca.1875

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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
designed a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record #

Primary location of additional data:

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

Name of repository:

Beverley (boundary amendment)
Name of Property

Jefferson County, West Virginia
County and State

10. Geographical Data

Acreeage of Property Approx. 425 acres; Berryville, VA and Middleway, VA Quads

UTM References

(Place additional UTM references on a continuation sheet.)

Table with 3 columns: Zone, Easting, Northing. Row 1: 18, 249640, 4349580. Row 2: 18, 251060, 4348660.

Table with 3 columns: Zone, Easting, Northing. Row 3: 18, 250020, 4347280. Row 4: 18, 249040, 4348040.

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 Paula S. Reed, Ph.D., architectural historian; Edie Wallace, historian

organization Paula S. Reed & Associates, Inc. date September 2009

street & number 1 W. Franklin St., Suite 300 telephone 301-739-2070

city or town Hagerstown state MD zip code 21740

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name J.P. and Donna Burns, Richard and Denise Burns LLC

street & number 1 Burns Farm Road telephone

city or town Charles Town state WV zip code 25414

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, N.W., Washington, DC 20240.

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Beverley (Boundary Amendment)
name of property

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This is a continuation sheet for a boundary amendment for "Beverley," previously listed in the National Register of Historic Places in 1986. Please refer to that document for full resource descriptions. This boundary amendment expands the previously listed boundaries to those described in the following narrative. Thus the previously listed resources are incorporated into this larger amended boundary, which includes the agricultural lands historically associated with Beverley.

Description (addendum):

The following continuation sheets add information for a boundary amendment for Beverley to add approximately 425 acres (photos 17-21) which have been associated with this farm/plantation since the 18th century. Also included within the added acreage are buildings and structures that were not within the original nomination's boundaries, several of which contribute and several which are considered non-contributing because they are not 50 years old.

The added acreage is generally bounded on the west by the Norfolk and Western Railroad (photo 20), on the north and east by Huyett Road (photo 19) and Bullskin Run, and on the east by the old alignment of US Route 340, now designated as Burns Farm Road (photo 18). The southwest boundary follows an old road bed no longer used. The mitten-shaped outline of this boundary increase is nearly identical to that shown in an 1890 plat attached to these continuation sheets. It is also very similar to an 1851 plat, but took on its present shape when the railroad was constructed ca.1875 near the western edge of the property. After the railroad appeared, it became the west-side boundary of the farm. The land has been continuously farmed, and the field demarcations and patterns of land use remain with little change. Wood lot locations shown on the 1851 map are still in place today. The property has been in the Burns family since 1870.

The approximately 425 acres in this boundary amendment nomination is that which John Burns purchased as the "Beverly Tract" in 1870, less acreage that was taken for the railroad. Over the years the farm expanded to a much larger collection of parcels, but this boundary amendment includes only those lands historically associated with Beverley, and incorporates the previously listed acreage which contains and immediately surrounds the house.

The added agricultural landscape is divided into large fields and woodlots. Corn and soy beans are the major crops and several large fields are devoted to pasture for cattle. Typical of the rich farmland of the Shenandoah Valley, the land is rolling, but not extremely hilly, with occasional limestone outcrops. Major definers of this farmland landscape remain in place: a woodlot near the north end of the farm, the railroad along the western border, Bullskin Run, and the original alignment of the road known today as US Route 340, the Berryville Pike. These landscape features form strong demarcations and they have long associations with the farm's history, appearance and definition. The farmstead building complex along the west side of Bullskin Run remains in its original location with newer agricultural service buildings added over the past 50

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Beverley (Boundary Amendment)
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years to keep up with current agricultural practice. These newer buildings are necessary to maintain the agricultural character of the property, but are considered non-contributing to the historic collection of buildings on the property due to their age.

The 1986 National Register nomination includes approximately 4 acres to encompass the house and immediately surrounding grounds and domestic support buildings (photos 1-3). This boundary amendment adds the agricultural buildings and landscape historically associated with Beverley.

1. **Acreage** (photos 17-21) *1 contributing site* 12-21
The most significant resource in the added acreage is the land itself. The approximately 425 acres of this boundary amendment described above, the lands historically associated with Beverley, contribute to the historic character of the farm.

Also added to the National Register property as part of the nominated boundary increase are the agricultural buildings listed as follows:

2. **Bank Barn** (photos 5-7) *1 contributing building*
A Pennsylvania Standard-type frame bank barn with south-facing forebay, dating from approximately 1910. The barn is covered with vertical wood siding and a corrugated metal roof. Distinguishing features include wooden louvered vents with wood trim featuring a low-profile pointed top piece, typical of the late 19th/early 20th century. Various added sheds and attachments extend from the barn. It is the third barn on the property. The earlier barns burned and were replaced with the successors.
3. **Garage** (photo 4) *1 contributing building*
A cast stone (molded concrete block) garage, ca. 1925. It has wooden sliding doors and a hipped roof covered with standing seam sheet metal.
- 4-7. **Animal Shelters/Loafing Sheds** (photo 11) *4 non-contributing buildings*
Four concrete block and metal animal shelters/loafing sheds, ca 1960. These are large gable roofed buildings, open on one side, and covered with channel drain sheet metal roofing. Wood columns support the roof plate along the open side.
- 8-9. **Equipment Sheds** (photos 9-10) *2 non-contributing buildings*
Two metal equipment sheds located north of the barn, ca. 1970s/80s. These buildings have very low-pitched metal gable roofs, vertical rib-seamed metal doors on roller tracks and slanted side walls.
- 10-11. **Silos** (photos 5, 7, and 8) *2 non-contributing structures*
Two Harvestore brand blue glass-lined silos, ca. 1970, located near the northwest corner of the barn.

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12-13. **Stave Silos** (photos 5-6 and 8)

2 non-contributing structures

Two concrete stave silos, with seamed metal rounded tops, ca. 1960, located near the northwest corner of the barn. ✓

14-17. **Storage Bins** (photos 9-10)

4 non-contributing structures

Four round corrugated metal grain storage bins with standing seam conical metal roofs, ca. 1970. These are placed to the west and north of the barn and adjacent to the two metal equipment sheds. ✓

Resource count (added property only):

- 1 contributing site (farmland within the historic boundary)
- 2 contributing buildings (barn and garage)
- 6 non-contributing buildings (4 loafing sheds, 2 equipment sheds)
- 8 non-contributing structures (4 silos and 4 grain bins)

Although the majority of the added buildings are non-contributing due to their recent construction, the 425-acre agricultural landscape retains its historic distinctive shape and function, providing the contextual basis and agricultural character of the Beverley Farm.

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This is a continuation sheet for a boundary amendment for "Beverley," previously listed in the National Register of Historic Places in 1986. Please refer to that document for full discussion of history and significance.

The Beverley house and domestic outbuildings were listed in the National Register of Historic Places in 1986, along with 4 acres, for their significance under Criterion C as outstanding examples of period architecture. In the original nomination the period of significance is listed as 1700-1799 and 1800-1899. Specific dates were listed as ca. 1760 and ca. 1800. The level of significance for the previously listed property is local. This boundary amendment adds the historic farm acreage associated with the Beverley building complex since the 18th century, approximately 425 acres total, and addresses its significance under National Register Criterion A for its continuous role in the long agricultural history of Jefferson County, West Virginia. This history and agricultural significance relates to the property as a whole (including the four acres, house, and dependencies already listed).

Statement of Significance (addendum)

The Beverley, or Bullskin, Farm was established in 1750 on over 800 acres by Richard Stephenson. Although the farm was divided among his five sons following his death in 1765, two of the parcels, including Stephenson's home "plantation," were recombined in 1778, and in 1805 it was Beverley Whiting, after whom the farm was eventually named, who added a 71-acre adjoining parcel bringing the farm to a total of 426 acres. Since that time, the boundary of Beverley remained largely unchanged, with only the ca. 1875 Shenandoah Valley Railroad right-of-way redefining the western boundary line. Beverley was historically, a grain and stock farm. The period of significance for the Beverley boundary amendment runs from 1750, when the farm was initially established by Richard Stephenson, and extends to 1960 to comply with the National Register's 50-year rule. The property represents agricultural history in Jefferson County, West Virginia over a period of time extending more than two centuries. Agricultural landscape patterns and demarcations on the 425-acre farm have changed little within the period of significance. Additionally, one family has owned the property uninterrupted since 1870, an unusual 140-year association with one family. Thus, there is no pivotal or essential event or change to mark a specific end to the period of significance. It therefore continues to 50 years from the date of this boundary amendment. Beverley's level of significance remains local. Its owners have always been prominent in the local agricultural scene producing livestock and grains for commerce. The full acreage historically associated with Beverley provides tangible associations with the farm's long history as an agricultural enterprise reflecting Jefferson County's dominance in the Great Valley grain belt agriculture.

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Agricultural Historic Context

Fed by the “Great Waggon Road,” leading from Pennsylvania through Maryland and into Virginia, the lower Shenandoah Valley became a melting pot of Quakers, Pennsylvania Germans, and the sons of English plantation owners on the by then-overpopulated eastern lands of Maryland and Virginia. The settlers of German descent brought with them a heritage of grain culture. For those that ventured westward from the tidewater region into the mountain and valley region the change in landscape brought with it a change in agricultural production. While maintaining their tidewater roots by continuing to grow some tobacco, settlers in the Northern Neck region quickly adjusted to more general production and a focus on wheat, rather than tobacco, as the primary cash crop. Such a conversion was probably not as radical as it might appear. Tidewater plantation owners grew a variety of grain and fruit crops in addition to tobacco. Early land leases, which often required at least 100 apple trees be planted in addition to the construction of houses, tobacco barns, and fencing, reveal the importance attached to the cultivation of apple and other fruit trees.¹

Through the 1750s and 1760s, George Washington – with plantations in Fairfax County on the Potomac River and elsewhere, as well as in Frederick County (later Berkeley then Jefferson County) on Bullskin Run – left detailed accounts of his various crops.² Although throughout the year of 1760 Washington recorded deliveries of “Mountain Tobacco” from his Bullskin plantation, by 1766 and 1768, he claimed “that he raised no tobacco at all except at his dower plantations on the York River...”³ In 1785, Washington listed among his crops “barley, clover, corn, carrots, cabbage, flax, millet, oats, orchard grass, peas, potatoes, pumpkins, rye, spelt, turnips, timothy, and wheat.”⁴ Thomas Jefferson, in his “Notes on the State of Virginia” speculated that climate change and soil depletion were the catalysts for the decline of tobacco in Virginia and Maryland.⁵

Increased demand for wheat in Europe and the West Indies, dramatic fluctuations in tobacco prices, and soil depletion from the demands of the tobacco plant (requiring large tracts of land for continuous rotation) were generally cited for the shift in agricultural production. For farmers in the western settlements, difficulties in transporting the bulky leaf product of the tobacco plant, as well as the influence of Pennsylvania German farmers all played into the development of grain, primarily wheat, as the cash crop of choice.

Wheat and corn, and to a lesser extent rye and oats, were processed into flour and meal, or distilled into whiskey. By the last decade of the 18th century, the region was active with grist and flour mills along nearly

¹ Fairfax Proprietary Papers, Series D, Box 1, Folder 40, Virginia State Library, Richmond, VA.

² “The Diaries of George Washington,” Donald Jackson and Dorothy Twohig, eds, (The Papers of George Washington, Charlottesville: University Press of Virginia, 1976), transcription online at: <http://memory.loc.gov>.

³ Ibid; “Introduction to the Diaries of George Washington,” Jackson and Twohig, <http://memory.loc.gov>.

⁴ Ibid.

⁵ Thomas Jefferson, “Notes on the Sate of Virginia,” Chapter 20, <http://xroads.virginia.edu/~HYPER/JEFFERSON/ch20.html>.

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every water way and stills on most farms. By 1809, Jefferson County, Virginia, a much smaller county carved from Berkeley County in 1802, numbered 31 mills along its water ways according to the map drawn by Charles Varlé. Bullsken Run alone showed four mills along its length, including the Haines Mill which had been in operation at that location since before 1760.⁶ These industries show the dominance of grain production through the high number of mills and stills and the degree to which the area had developed marketable finished goods. By 1810, Pennsylvania, Virginia, and Maryland led the nation in flour production.⁷

The trend toward more wheat production by 18th century farmers in the Shenandoah Valley was justified by greater profits. The American Revolution drastically reduced the export of Virginia tobacco to its primarily British markets, while at the same time foreign markets for wheat were growing. However the transportation of agricultural products from the lower Shenandoah Valley region to major city markets and the Chesapeake Bay ports was dependent on poorly maintained roads. Wagons could transport only small amounts of produce the long distances, an expensive proposition. Beginning as early as the late 1760s and continuing through the 1820s an attempt to shift that transportation to the Potomac River as a primary artery was in full swing. But it wasn't until after the Revolutionary War that work making the upper Potomac River navigable began by the Patowmack Navigation Company headed by George Washington. Active boating of goods down the river began around 1798 and continued into the 1820s.

Although the seasonal variations of the river limited its usefulness as a permanent transportation corridor, farmers in the northwestern counties of Virginia and western Maryland found it a viable option over the rugged "waggon road." Farmers had only to transport their produce to the river ports of Shepherdstown or Williamsport in Maryland. This advantage continued with the advent of the Chesapeake & Ohio Canal, beginning in 1828, which paralleled the Potomac River on the Maryland side. The Baltimore & Ohio Railroad, also started in 1828 and which routed through Jefferson County (Virginia), quickly surpassed the canal as the primary transportation route for agricultural products. These transportation developments enhanced the agricultural development of northwestern Virginia and western Maryland.

The dominance and profitability of grain production continued in the Shenandoah Valley into the 19th century. Despite difficulties caused by the War of 1812, the mid-Atlantic "bread basket" prospered. Many of the more prosperous large-scale farms supplemented their incomes with livestock breeding. Writing in an 1895 essay on American Live Stock, this author explains:

The animals that came with the emigrants from Europe and the British Isles gave America such a mixed aggregation of traits and types as the world has never

⁶ Abraham Haines will, probated 1760, *Calendar of New Jersey Wills, 1670-1760*, www.Ancestry.com; original copy available from NJ archives.

⁷Susan Winter Frye, *Mill Settlement Patterns along the Antietam Creek Drainage, Washington County, Maryland*, bound thesis, College of William and Mary, 1984, p. 45.

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before witnessed. From this rare gathering of blood from every civilized land came our native cattle, our wild horses, and the common hog and sheep. From these the pioneers bred, and their sons, in turn, improved by importation and by selection, aided by a temperate climate, fertile soil, rich herbage, and grasses and grains such as no other country had ever furnished for the foundation and development of domestic animals. The mingling of bloods from every nation has given us a class of domestic animals called native or common stock, which has been easily impressed by the use of males of definite or fixed type. The result has been to give to the United States in one century the highest type and greatest number of high-grade and pure-bred animals of any nation on the earth.⁸

The prosperity of the first half of the 19th century in the mid-Atlantic region, generated by both grain and livestock production, was reflected in the significant physical improvements on many farms. New dwellings of stone, brick, or log were generally somewhat simplified, vernacular interpretations of major stylistic trends particularly the Federal and later Greek Revival styles. Usually three to five bays in width with stylish influence seen in entrance and window treatments, these dwellings were an expression, through the use of national architectural styles, of the new nation and growing prosperity.

In 1861, as the nation divided between North and South, the lush fields of wheat and other grains that dominated the landscape of the Shenandoah Valley of Virginia became known as “the Granary of the Confederacy.”⁹ The Baltimore and Ohio Railroad, which passed through Jefferson, Berkeley, and Morgan Counties on its way west, was a constant attraction to both Union and Confederate troops. In 1863, West Virginia, a Union state, was formed out of Confederate Virginia, and included the three eastern panhandle counties with the railroad.

The Shenandoah Valley was devastated by Union General Philip Sheridan’s “Valley Campaign” of 1864. In October of that year, Sheridan reported to General Grant, “I have destroyed over 2,000 barns filled with wheat; have driven in front of the army over 4,000 head of stock, and have killed and issued to the troops not less than 3,000 sheep.”¹⁰ Less than a year later, the Civil War was over, but difficulty recovering the region’s grain culture dominance lingered. Throughout the 1860s and into the 1870s the railroads, once the savior of mid-Atlantic farmers, spread across the prime farming regions to the west. Soon these same railroads were bringing grain from the west to the eastern markets and lowering grain prices.

⁸ Chauncey M. Depew, LL.D., ed., *One Hundred Years of American Commerce*, Vol. I, (New York: D.O. Haynes & Co., 1895), p. 220.

⁹ “The WPA Guide to the Old Dominion,” WPA writer’s project, c.1936, <http://xroads.virginia.edu>

¹⁰ As cited in “History of Jefferson County Agriculture,” www.preservehistory.org/history_of_jefferson_county_agri.htm.

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It was this competition that encouraged experimentation with alternative commercial agricultural production. In the west-central counties of Maryland, Pennsylvania, and Virginia, and in the panhandle counties of West Virginia, the combination of the soils, water, and climate were long known to be conducive to orchard growth. Experimentation with commercial orchard production in Berkeley and Jefferson Counties began prior to the Civil War with William S. Miller's farm near Gerrardstown.¹¹ Apples in particular, but also peaches, pears, plums, cherries, and grapes were planted, their produce shipped by railroad to the burgeoning urban markets. The orchard industry in West Virginia grew in the 20th century along side dairy and other livestock specialty products like beef and poultry. Like all agricultural goods, sales of fruit and animal products were subject to the whims of the market and the interruptions of WWI, the Great Depression, and WWII. Poultry and beef, and to a lesser extent fruit, remain the dominant agricultural products of West Virginia.

After World War II with the advent of the post war booming manufacturing economy and the emerging Cold War, population began to shift once again. This time with the encouragement of the federal government's new interstate highway system, the defense highways developed in the Eisenhower administration, upwardly mobile and automobile owning city dwellers left the region's urban environments, particularly Washington D.C. and Baltimore, to create suburban neighborhoods beyond the edges of the cities. Since the late 1940s, suburban development has sprawled outward into and throughout mid-Maryland, northern Virginia, and into the eastern panhandle counties of West Virginia, substantially reducing agriculture and profoundly altering the rural landscape.¹²

Farm Resource History¹³

Richard Stephenson began to acquire the land that would eventually make up his Bullskin farm in 1740. In 1750, Stephenson patented two adjoining parcels of land, surveyed by his friend George Washington, for a total of over 800 acres.¹⁴ Stephenson's farming operation was established by the time of the French and Indian War, when he supplied George Washington's troops, likely with flour and/or beef.¹⁵ When he wrote

¹¹ Carl E. Feather, "Apple Royalty, Berkeley County's Miller Family," www.wvculture.org/goldenseal/millerfamily.html.

¹² Paula S. Reed & Assoc., "Mid Maryland: An Agricultural History and Historic Context." (Frederick, MD: The Catoclin Center for Regional Studies, 2003), p. 110.

¹³ All references to acreage are approximate. Furthermore, only transactions that pertained to the bulk of the real estate are listed.

¹⁴ 100 acres purchased from Jost Hite in 1740; 316 acres by Fairfax grant in October 1750; and 408 acres by Fairfax grant in November 1750 (reference in BC DB 5/49). See also Jackson and Twohig, *GW Diaries*, Vol. I, p. 276, notes for reference to George Washington's survey.

¹⁵ Jackson and Twohig, *GW Diaries*, Vol. I, p. 276, notes.

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his will in 1765, Richard Stephenson divided his 800 acres among his five sons, giving to his youngest son Marquis “the House and Plantation where I now live” with 170 acres.¹⁶

About half of Richard Stephenson’s original plantation acreage was recombined in the 1770s by John Bull of Philadelphia. Bull purchased the 170-acre Stephenson home farm from Marquis Stephenson in 1777 and another 185 acres from James Stephenson in 1778.¹⁷ By 1795, when John Bull sold the then 355-acre farm to Beverley Whiting for £2,400, the farm was highly valued, likely for its proximity to water and roads as well as for its expanse of relatively level, fertile land.¹⁸ By 1805, Beverley Whiting’s Bullskin Farm had grown to 430 acres, with the 1750 Stephenson home farm at its core, establishing the farm boundaries essentially still present today (2010).¹⁹

In 1798, 21 adult male slaves labored on Beverley (Beverly) Whiting’s farm or plantation. Tax records (still Berkeley Co. until 1802) at the time indicate that Whiting also owned three slaves under the age of 12 and 19 horses. Like other wealthy plantation owners in the area in the late 18th and early 19th century, Whiting’s farm production relied on wheat as the primary cash crop along with timber and livestock. In particular horses were bred in Berkeley and Jefferson (est. 1802) Counties for racing.²⁰ Whiting reported a peak of 30 horses on his 1804 Jefferson County tax assessment. Available tax records documented only horses for assessment purposes until 1815 when cattle were assessed as well. In 1815, Beverley Whiting (South District) was assessed for 39 head of cattle in addition to 24 horses and 25 adult male slaves. He was additionally assessed for a high-value house at \$2,500 and a “private” ice house. Clearly by 1815 Beverley Whiting had constructed his large brick house, replacing the old Stephenson dwelling.

Following Beverley Whiting’s death in 1817, the farm passed to his sister Elizabeth Whiting.²¹ On the 1820 census Elizabeth Whiting, who described herself as a “Widow,” was listed with 31 slaves and nine of the household members were occupied in agriculture. Whiting continued to maintain a large stable of horses, with as many as 19 in 1820 and 1821 (again cattle were not assessed). From 1818 until she died in 1849, Elizabeth Whiting was assessed on the Jefferson County Land Tax for 422 acres and buildings valued at \$4,000.

¹⁶ As cited in Mignon Larche, *Pioneers on the Bullskin*, (Eureka Springs, AK: Times-Echo Publishing Co., 1960), pp. 39-41.

¹⁷ Berkeley Co. Deed Book (DB) 5, p. 49 (1777 M. Stephenson to Bull) and Berkeley Co. DB 5, p. 102 (1778 J. Stephenson to Bull).

¹⁸ Berkeley Co. DB 12, p. 248.

¹⁹ In 1805 Whiting purchased a 71 ½-acre parcel from neighbor William Grubb (Jefferson Co. DB 3, p. 181).

²⁰ In 1795 Charles Yates, a Jefferson (then Berkeley) Co. resident (Media Farm, NR) his stallion *Federalist* to “stand” at \$4 per mare (*The Potomak Guardian & Berkeley Advertiser*, May 9, 1795, Martinsburg Library microfilm collection).

²¹ Jefferson Co. Will Book 3, p. 39.

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In 1849, following the death of Elizabeth Whiting, the farm was divided between the two remaining heirs, the children of another sister Frances (Whiting) Lowndes, by a Chancery Court decree.²² Frances Lowndes got Lot No. 1 – 253 acres but with no building improvements, while Frances P. (Lowndes) Frame got Lot No. 2 – 200 acres with the house and outbuildings (see attached plat – the dark areas denote woodlots). On the 1860 census Frances P. Frame was apparently already a widow at age 49 and listed herself as a Farmer. Her real estate was valued at \$33,000 and her personal property at \$18,000, placing her among the wealthy farmers of Jefferson County. Living in her household was 25-year old Elizabeth B. Ranson with her three small children, but no adult males. Frame also probably maintained a significant number of slaves (separately enumerated on the 1860 census) on her Bullskin Farm. Immediately following Frances P. Frame on the 1860 census list was the tenant household of “Overseer” Oliver Milburn.

By 1870 the Bullskin Farm was again recombined when Mrs. Frances P. Frame and Ambrose & Elizabeth Ranson (presumably the remaining heirs of Beverly B. Lowndes – see f.n. 19) sold the tract of 450 ½ acres to John Burns.²³ Burns was listed on the 1870 census as a farmer with real estate valued at \$67,000. His household included his wife and six children as well as two farm laborers and two domestic servants.

John Burns maintained the large Bullskin Farm, which he renamed “Beverly,” much like its previous Stephenson and Whiting family owners. The farm was still centered on the old Stephenson home farm where the Beverley Whiting brick house was constructed to replace the Stephenson house around 1800. Although the Civil War and transcontinental railroad had taken their toll on the wheat farms of Virginia (after 1863 part of West Virginia), Burns successfully operated the large farm raising wheat and other grains along with livestock, much as it had been since the 1750s. Burns also continued to maintain the same woodlots shown on the plat of the 1849 division (see attached; see also attached 1896 division plat). The Jefferson County map drawn in 1883 (see attached) showed the John Burns farm called “Beverly” with the Shenandoah Valley Railroad (est. 1872) running along the western boundary.

By 1890 John Burns was deceased and in 1895 his large estate was divided by a Chancery Court among his heirs. Lots No. 1 and 2, totaling 423 acres and called the “Beverly tract,” were given to Marshall Burns and Cora Burns, two of his children, in a joint ownership. The western boundary of the farm was then defined by the Shenandoah Valley Railroad (SVRR; see attached plat), called the Norfolk & Western Railroad in the text of the division.²⁴ Marshall Burns appeared on the 1900 census, a farmer, but living alone on his farm. Mason Clipp, a tenant farmer, was listed next on the census and may have been working the Beverley Farm with Burns. There was no listing for Marshall Burns on the 1910 and 1920 census records, although he still

²² Referenced in Jefferson Co. DB 32, p. 182. Beverley Whiting devised the farm to Elizabeth Whiting as a “life estate,” intended to pass to the children of his other sister Frances Lowndes, Beverley B. Lowndes and Frances P. (Lowndes) Frame. Beverley B. Lowndes died in 1835 and devised his share to his cousin Frances Lowndes (Jefferson Co. Will Book 8, p.87).

²³ Jefferson Co. DB 5, p. 27.

²⁴ Jefferson Co. DB 81, p. 18; Cora Burns sold her interest to Marshall Burns in 1896, Jefferson Co. DB 82, p. 214.

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owned the farm. In 1925, the farm appeared on the "Map of Jefferson County" (Shaw and Whitmer) under the name "Bullskin Stock Farm," confirming the farm's continued focus on livestock production.

Marshall Burns was forced to sell the farm by a bankruptcy court in 1936. His six daughters purchased the "Beverly Home Farm" (433 acres) and it remains in the Burns family ownership today (2010).²⁵ The farm continues to operate as a cattle and grain farm.

Summary

The Beverley Farm is significant in the context of Jefferson County agricultural history in that it represents the historic use of the land as a livestock and grain farm. The farm is unusual in that it has maintained essentially the same agricultural use and boundaries over most of its 260-year history. Following its establishment in 1750 by Richard Stephenson, the farm reached its current approximate boundary configuration by 1805 under the ownership of Beverley Whiting. The boundary of the Beverley (Beverly) or Bullskin Farm has changed very little since that time, as evidenced by the 1851 and 1896 plats and the recent aerial photograph. Much of the woodland indicated on the 1851 plat remains in evidence today (see attached aerial view). The North Bullskin or Meadow Branch has defined much of the northern boundary, the road (Route 340, formerly the Berryville Road) defined the eastern boundary since the 18th century, and the railroad has defined the western boundary since ca. 1875.

²⁵ Jefferson Co. DB 144, p. 333.

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Verbal Boundary Description:

The agricultural landscape surrounds and incorporates the previously listed 4-acre plot with the domestic building complex. The acreage to be added is shown on aerial images and on USGS Quad sheets accompanying this nomination, as well as on historic maps. The lands are generally bounded by the railroad on the west, Huyett Road on the north, Bullskin Run and Burns Farm Road on the east, and an unnamed historic road trace on the south.

Specifically the boundary runs as follows: Beginning at a point on the eastern right-of-way of the Norfolk and Western Railroad along the south edge of Huyett road to a point where Bullskin Run (also referred to as "Meadow Branch") departs from the road and flows to the southeast; and following the creek to a point where the boundary of the "Beverly Tract" cuts in a straight line to the east (points 1-2 in the 1890 Beverly Tract plat) and continuing to intersect with the line of the old route of Berryville Pike; then turning to the southwest and following the north side of the route of the old Berryville Pike, now known as Burns Farm Road to and around the boundary of a late 20th century house cut out of the property, and continuing along the route of old Berryville pike to a fenceline and old roadbed at the south boundary of the Burns Farm property; then following the property line, fenceline and old roadbed in a northwesterly direction, following the southwestern boundary of the Beverly Tract to the Norfolk and Western Railroad; then turning to the north and following the eastern right-of-way line for the railroad to the place of beginning, containing approximately 425 acres.

Boundary Justification:

The approximately 425 acres of farmland encompasses the agricultural lands historically associated with Beverley Farm, at least since Beverley Whiting's 1805 purchase of 71 ½ acres to add to his 1795 purchase of 355 acres, part of the lands originally assembled by Richard Stephenson, which remain at the core of the current property. Except for the creation of the western boundary with the construction of the railroad ca. 1875, the boundaries are drawn from plats and descriptions made in the 18th century, 1805 and 1890.

The reason for this boundary amendment is to include the agricultural lands that were historically associated with Beverley Farm in the National Register Boundary. The added landscape not only provides the historic and appropriate setting for the Beverley domestic buildings, but also has significance as a cohesive whole farmed landscape that has contributed to the agricultural history of Jefferson County since 1750 when Richard Stephenson first began to assemble the farm. The previously National Register-listed main house has been the seat of a large working farm for over 200 years and the historic agricultural landscape that came to be known as Beverley Farm (also "Bullskin Farm") retains its historic appearance, association with the past, and the feeling of a long term agricultural enterprise. It is an active agricultural landscape that provides the setting and the character of Beverley as these same lands have done for over 200 years. The previously

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listed property which contains only the domestic buildings on four acres, does not include or address the complete collection of buildings or the landscape that embodies the location, setting, feeling and associations which have been consistently imparted to Beverley through two centuries of agricultural use. While continued agricultural use does not necessarily impart agricultural significance, continued use does promote visual and associative integrity. What also makes Beverley's agricultural landscape distinctive and significant, is that the boundaries and definers of its integrity remain unchanged over time and provide a clear picture of Jefferson County agriculture at work continuously and productively since the 18th century.



Beverly
Jefferson Co.
WV

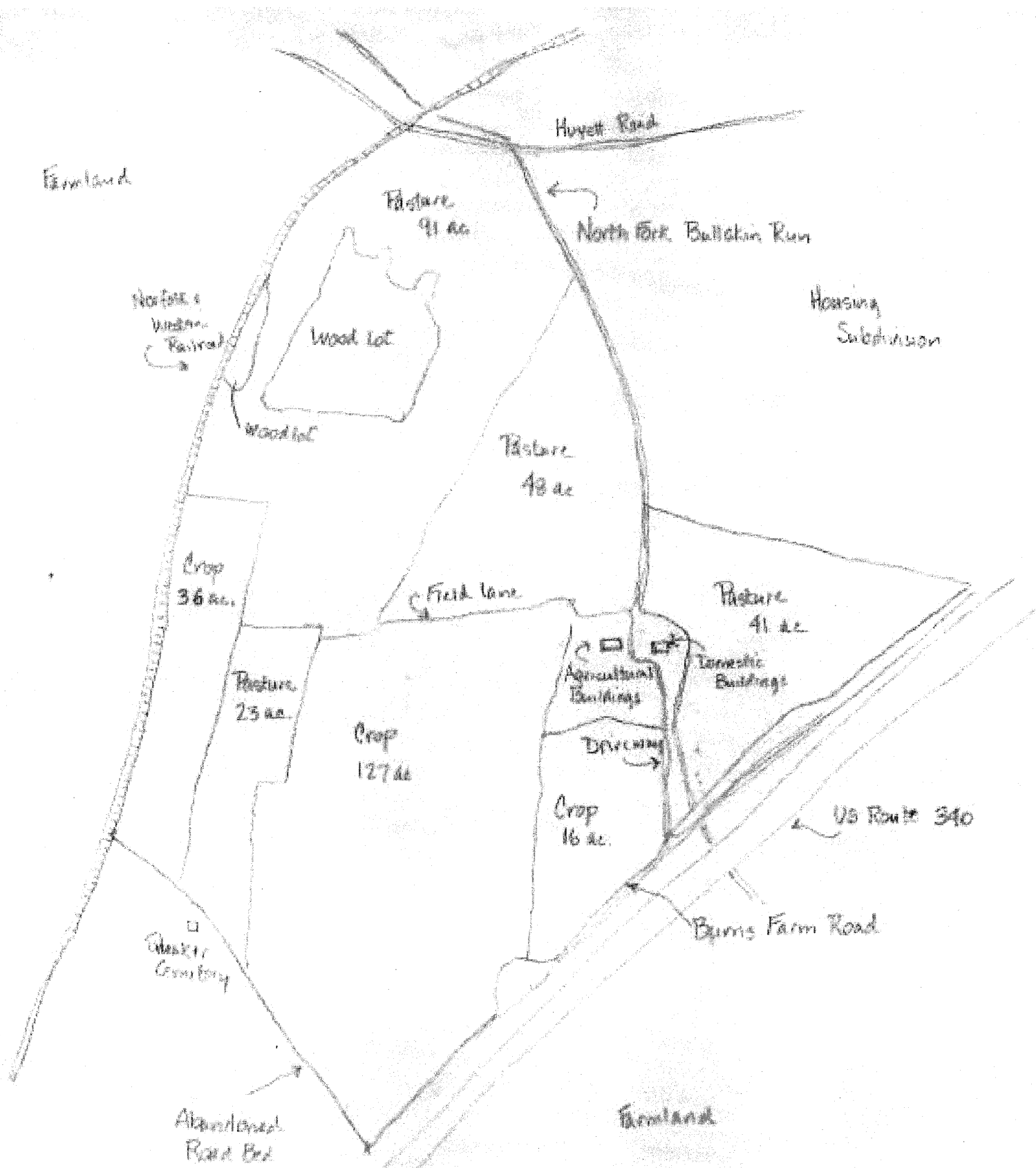
Photo view
and number

Map 1



Beverley Photo view and number
Jefferson Co., WV Map 2
Aerial view showing expanded
nominated boundary of Beverley farm.





Beverley
 Jefferson Co. WV
 Sketched Site Plan
 Map # 3

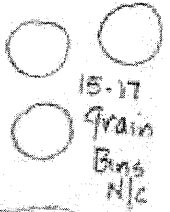
(See detail map for buildings)

Field access lane

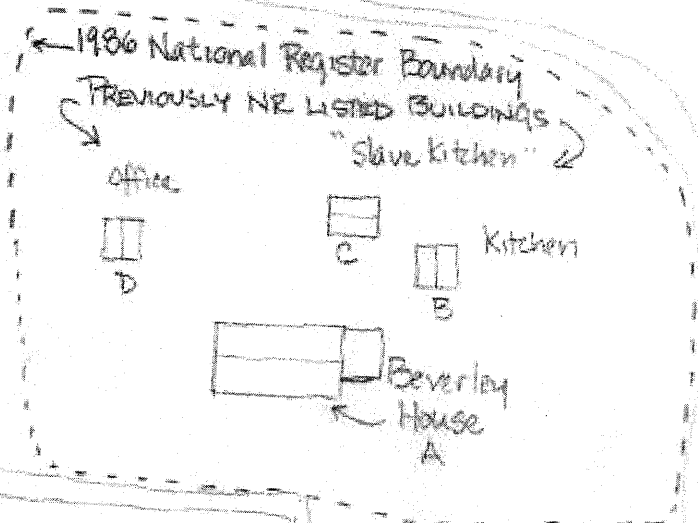
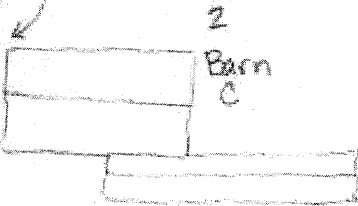
Beverley
Jefferson Co. WV
Sketched Site Plan
Building detail
Map # 4

North

North fork Bulls skin Run



Animal Shelter



Entrance
Drive

bing

Beverley
Jefferson Co., WV
Aerial view showing expanded
nominated boundary of Beverley farm.



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Beverly, Jefferson Co., WV

Aerial view of the Beverly farm and additional Burns family acreage adjoining. Railroad serves as the historic western boundary of the Beverly NR boundary expansion. Historic woodlots are still in evidence (see 1851 Division plat).



Beverley
Jefferson Co., WV
1890 Plat from John Burns Division (1895)
(JC DB 81/18)

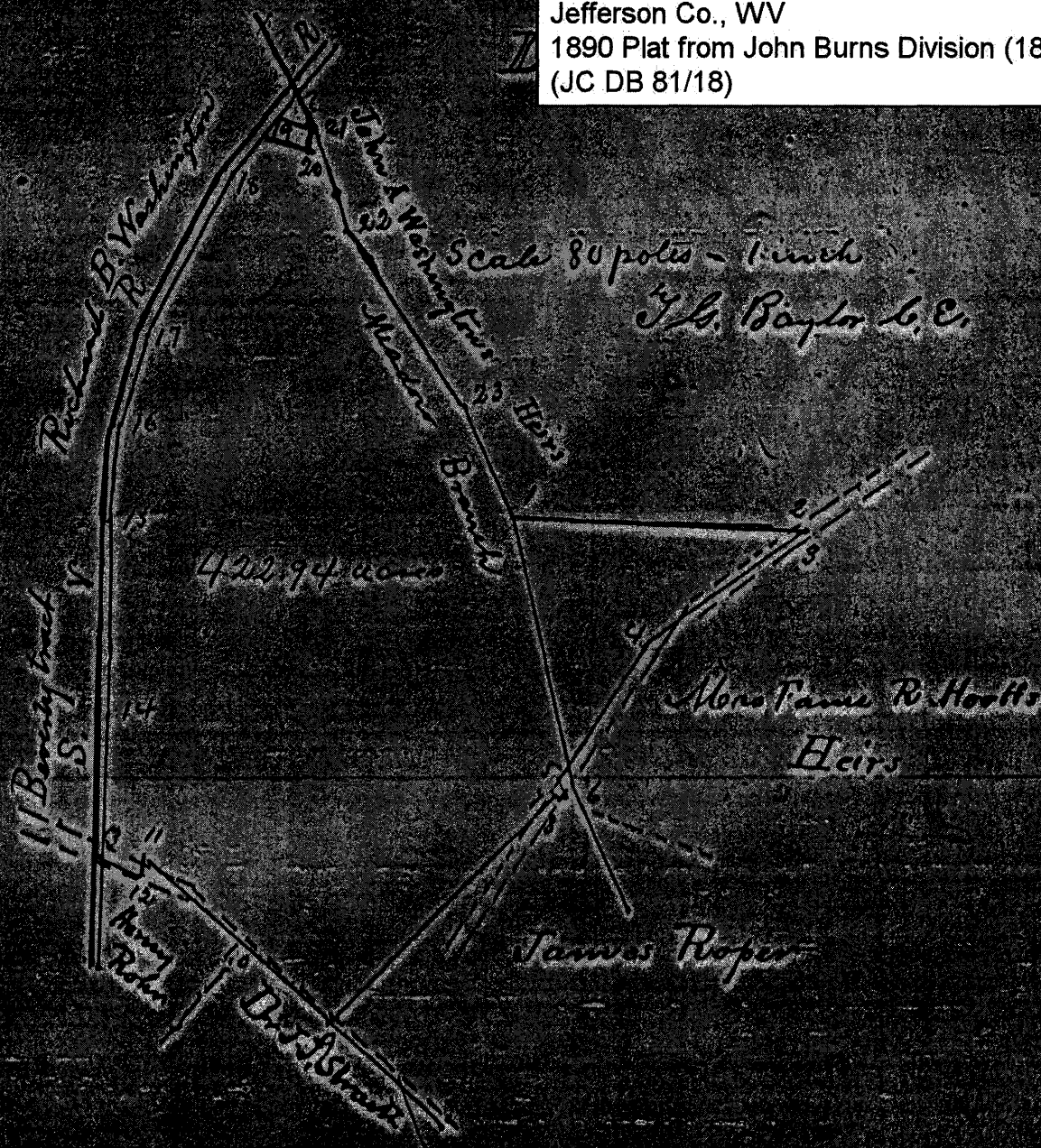


Estate of John Burns
deceased

Plat of No. 1 as
assigned to Marshall

Burns and
Lora Burns

A Portion of the
Beverly Tract



Plat of the estate of John Burns
March 24th 1895

Receipt of Lora Burns