

USE TO COPY

United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property RIPON LODGE FARM BOUNDARY INCREASE

historic name: Ripon Lodge
common name:

2. Location

street & number: U.S. 340 not for publication: N/A
city/town: Rippon vicinity: N/A
state: West Virginia county: Jefferson code: 037 zip code: 25441

3. State/Federal Agency Certification

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

Susan M. Pierce 6/29/98
Signature of Certifying Official Date

State or Federal agency and bureau Date

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

Signature of Certifying Official/Title Date

State or Federal agency and bureau Date

Ripon Lodge Farm Boundary Increase
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4. National Park Service Certification

I, hereby certify that this property is: Signature of Keeper Date of Action

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

5. Classification

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

Category of Property
(Check only one box)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

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

Contributing	Noncontributing	
_____ 8 _____	_____ 4 _____	buildings
_____ 2 _____		sites
_____ 1 _____		structure
		objects
_____ 11 _____	_____ 4 _____	TOTAL

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

Number of contributing resources previously listed in the National Register 4

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7. Description

Architectural Classification:

Materials

Vernacular

Foundation Stone

Walls Wood

Roof Seamed Metal, Asphalt

Other /

Narrative Description

(See continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

 x **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

 B Property is associated with the lives of persons significant in our past.

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

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

Areas of Significance

Agriculture

Architecture

Transportation

Period of Significance

1833-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Ripon Lodge Farm Boundary Increase
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Cultural Affiliation

Euro-Americans

Architect/Builder

N/A

Narrative Statement of Significance

(See continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of Repository: _____

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10. Geographical Data

Acreage of Property: 194.40 acres

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

BERRYVILLE QUAD MAP

A 18	249525	4345640	B 18	248800	4345862
Zone	Easting	Northing	Zone	Easting	Northing
C 18	248280	4344945	D 18	249200	4344825
Zone	Easting	Northing	Zone	Easting	Northing

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

11. Form Prepared By

Name/Title: Patricia Perez, with

Organization: Katherine Jourdan, WV SHPO

Date: June 1998

Street & Number: Route 1 Box 113

Telephone: 304/876-0922

City or Town: Shenandoah Junction

State: WV

Zip: 25442

Property Owner

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

Name: Mr. and Mrs. Archibald Morgan, II

Street & Number: P.O. Box 130/US Route 340

Telephone: 304/ 725-6670

City or Town: Rippon

State: WV

Zip: 25441

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Ripon Lodge Farm Boundary Increase Jefferson County, WV
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Ripon Lodge is a significant example of stone construction, well preserved buildings and unobstructed views of the Shenandoah Valley. In addition to the main house and immediate outbuildings listed in 1984, the farmland and outlying farm related outbuildings are also significant as an early agricultural complex and representative of the successful development of the Shenandoah Valley and the Eastern Panhandle. Despite regional development, demolition and abandonment in the county and surrounding areas, Ripon Lodge Farm continues to operate much as it did in the 19th century. The original farm buildings are still in use and additional supporting structures attest to the farm's continued agricultural use.

Ripon Lodge commands a scenic hilltop overlooking the Shenandoah River Valley and the Blue Ridge Mountains. The rolling farmland of the area covered with top Shenandoah soil is one of eastern West Virginia's most significant agricultural and scenic areas. The soil on Ripon Lodge Farm is of a higher quality than most and is called Hagerstown Loam. The farm is only slightly rolling and drainage is rarely a problem. The geology is classic Karst and there are scattered low areas. The farmland within the boundaries is used as pasture, crop land and a tree lot.

The original nomination in 1983, only included 27 acres, the stone farmhouse, outdoor kitchen, smokehouse and school/ice house. The stone farmhouse is sited at the crest of a hill down a 1/3 mile long road. One need only continue on that road past the house to discover a well maintained and historically significant farm complex. The boundary extension of 167 acres would include the entire 194 acres currently associated with the farm, and the following contributing and noncontributing resources.

Contributing Resources:

BARN c. 1833

Located south and west of the main house, past the managers house, the barn at Ripon Lodge is a subtype of the standard Pennsylvania barn. An open-forbay barn, the building has a native fieldstone foundation with frame upper stories. The barn is land banked, with the lower level opening into a feed lot and the large center barn door opening into the upper level. The roof is gabled and is covered with a standing seam sheet metal roof.

The stenciled name of "William Turner" appears on beams in the barn, establishing the approximate construction of 1833. The construction of the barn consists of hand hewn massive beams with pegged joints. It is an excellent example of its type for Jefferson County. Currently used for hay storage, the barn contains its original granaries and livestock shelter on the lower level. Maintained since its construction, it remains an important element in the workings of Ripon Lodge Farm and reflects the time period of the 1830s.

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GRANARY/CORN CRIB c. 1840s

The granary is of frame construction with a gabled roof sheathed in sheet metal. Open bays allow for a wagon to drive into the structure and access the corn cribs to each side. There is an overhead loft. The building is on stone piers and is typical of the period prior to the Civil War and Jefferson County. Maintained and well used, it is used for hay and equipment storage.

FARM MANAGER'S HOUSE c. 1910

This two-story stucco over frame house with a stone cellar and foundation, is located to the south and west of the main house. The style of the house is Foursquare, with a full porch, with wooden Doric columns and balustrade rail. The roof is hipped with a green painted standing seam roof. The windows are 2/2 double-hung sash, with a center hip dormer. The managers house demonstrates the continued agricultural operation of the Ripon Lodge Farm into the twentieth century, and the scope of farming necessitating assistance of a manager.

MONTH - MAN HOUSE c. 1850/1870

This small frame two-story, one-room building was intended for migrant and tenant labor. Referred to as the "month-man house," it was built after the Civil War and the loss of slave labor, to house occasional labor during harvest and other labor intense periods of the farming year. Remnants of an earlier log house once adjoined the building. Archaeological research has not determined if the log portion was former slave quarters, or if there were other structures nearby. A garden space is discernible next to the building. The building is sheathed in horizontal and vertical boards with a corrugated sheet metal roof.

LIVERY BARN c. 1890

This barn has vertical board siding with a gable metal roof. There is a small loft overhead for hay storage and outside access to the loft. Framing is hand-hewn post and beam with wood pegs used in its construction.

This frame building has feed and tack rooms, plus stalls for horses. There is room for carriage storage and its location is just south of the main house and to the west. A door located on the south side of the barn originally had a drive through porte cochere with the land sloping up to the door providing easy access for the carriage.

PRIVY c. 1920

Small frame building with clapboard siding, single wood plank door, and window/vent to sides. Gable sheet metal roof. Interior has "two-holer" accommodations. Tall, and larger than usual, this outhouse has windows for ventilation and an area designed for ease in cleaning in the back.

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Contributing Buildings Continued

LIVESTOCK SHED/RUN c. 1940

This small wood sided, metal roofed shed was originally used as a hog pen. It has a shed roof and is open on one side. Built of wood beams and vertical board siding, it remains as a run through for livestock.

SILO c. 1900 Contributing structure

A medium silo built at the front of the barn was built to store grain for farm livestock. Constructed of cement block, it originally was roofed with sheet metal. An elevator would have been used to load grain in the top, and delivery was at the bottom on the barn side of the silo.

TRACTOR SHED C. 1930

This building was originally intended for horses and small tractors. It is of frame construction with vertical board siding, stained red. A flat standing seam metal roof and two large swinging doors mounted on strap hinges characterize this structure. A small open bay is on the east side of the building. The building faces south.

CHICKEN SHED c. 1930s

One story, one bay, plank, shed asphalt roof, open sides to the west.

Contributing Sites

GRANARY FOUNDATION c. 1880 Contributing Site

Located near the railroad tracks, local records indicate a grain storage business and coal tipple operated during the ownership of the Longs' from 1916 to the 1940s. Used as a railroad siding of sorts, the granary provided an important resource to the farm as well as surrounding farms. The rough stone foundation currently has a L-shape, with the stone walls being approximately 4-5 ft in height to meet the railroad grade.

RAILROAD STATION c. 1870-1940s Contributing Site

In the corner of the property, near the side road and the railroad tracks is the rectangular foundation of the Rippon Railroad station. Probably used for passengers, and small freight, the station is believed to be a small combination station. The foundation is clearly visible and is topped with concrete at ground level.

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Noncontributing Resources:

MACHINE SHED c. 1992

Post and beam building, sided with sheet metal and roofed with sheet metal. Used to store tractors, combines and other necessary farm machinery. This outbuilding is also large enough to facilitate repairs on such machinery and store necessary parts and tools.

GARDEN SHED c. 1980

This small building sits in the main house side yard, behind the smoke house. It is built of wood frame construction and is painted white with a green standing seam metal roof. A dutch style, double door, hung with strap hinges, faces the east. The roof line cantilevers over the front of the building creating an awning of sorts. Used to house gardening supplies and small garden tractors, this building is used on a daily basis during most of the growing season.

GARAGE c. 1988

The garage was built using post and beam construction, wood siding and a standing seam metal roof. It faces south and has room for three vehicles. No doors exist on the structure and it sits approximately 100 yards behind the main house. It has a small loft overhead for storage with a double window and vent space.

BUTLER BARN c. 1981

Manufactured building. Made and marketed by the Butler Company, this building is for tool storage, small machine storage and provides necessary shop and workroom space for farm maintenance. Constructed of standing seam sheet metal and roofed with sheet metal, it has two bays with doors that can be raised and lowered, along with a standard door, on the front of the building. This building is situated across from the farm manager's house and next to the machine shed.

Summary:

The farm outbuildings depict a long history of agricultural use and a time span of architectural construction techniques: from the post and beam main barn of the 19th century, to the support buildings from the early 20th century, and finally the modern and recent construction of the noncontributing outbuildings.

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The land and farm buildings at Ripon Lodge Farm are significant under Criteria A for Agriculture, Criteria C for Architecture and Criteria D for Transportation reflecting the time period of 1833 to 1940. This was the period when the farm was settled by William Turner in 1833, until the Allen family began to bequeath portions of the farm for further subdivision in 1940.

The original survey and National Register listing in 1983 focused on the main house and its immediate surroundings and overlooked many contributing farm resources. Only four buildings are recorded in the early listing: the main house, detached summer kitchen, smoke house, and a small board and batten schoolhouse. The boundary increase would include all the current acreage associated with the farm, and identifies the additional eight outbuildings, a silo (structure) and two potential archaeological sites - the granary foundation, and railroad station foundation. The potential exists for examination of slave cabins in the north east section of the farm, near the tree lot and month-man house.

History of the farm and its use:

Ripon Lodge Farm was part of the larger Wheatlands complex during the middle of the 1700s. Originally settled by Quaker families coming from Delaware County, Pennsylvania, some land had already been cleared before Henry Turner took up farming in the late 1700s. He later willed the land to his son William in 1833.

William Turner, constructed Ripon Lodge in 1833, and began farming in Jefferson County. The Main Barn has a hand carved inscription with Turner's name and the date of 1833. The amount of clearing necessary to farm has not been recorded, but early descriptions of the Shenandoah Valley indicated that the Indians burned off large areas to encourage grass to grow for the buffalo. Streams, rock ledges, sinkholes, and marshes helped determine the layout of the farm. In the Rippon area, rock ledges usually lie in a northeast to southwest orientation, so plowing is usually easier in that direction. Ripon Lodge is relatively free of rocks or natural borders, so it is more suited to a geometric layout than most farms in Jefferson County.

Early deeds and maps show crop land, timber land and grazing pastures and depict the tree lot and field demarcation. An early hand drawn map exists in the Will Book 20, page 373, recording the lands of Henry Smith Turner and the original Wheatlands Farm. Ripon Lodge Farm was created by subdivision of this farm, and an aerial map from 1997 provides a good comparison between the hand drawn map and the contemporary map. Tax records recorded the sale and taxes on crops and livestock for personal use as well as sales for income from corn, hay, orchards and timber. Wheat, hams and horses were the main products for many years. Early agricultural development was not only for personal sustenance but sold or bartered in the local community. Farm records show the sale and trade of agricultural products as well as manufactured goods, i.e., black smithing, metal work, wood work. Records of ownership of as many as 15 slaves exist in the wills of William Smith Turner and his descendants, suggesting the farm was larger than most in the area. Tax records indicate sales and taxes on wheat and small grain as late as 1916.

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The railroad bisected the farm about the time of the Civil War and added a new dimension to the local farm economy. The rail route provided access to the nearby farms creating a convenient inexpensive transportation method to markets. The intersection of the Wither-LaRue Road and the tracks, which is adjacent to the farm, became known as Rippon Station and was used by local residents for travel and commerce. A grain business developed, handling wheat from Ripon Lodge Farm and neighboring farms with a rail siding. The foundation of the grain storage buildings and station are still evident and local historians recall that business was very profitable for many years. Archaeological questions may be answered by the foundation remains if future excavation is done. Findings may answer questions regarding the construction materials and building techniques. Artifacts may be able to answer questions about the operations and connection with the railroad. Similar extant buildings have been located within the county on the Avalon Farm off US 51, west of Charles Town. There a small brick combination station rests away from the tracks, while a granary building is located directly adjacent to the tracks. Survey of other large farms may find similar rail related buildings.

The farm which had been roughly 495 acres passed from the Turner heirs (Saunders) to Mr. Lewis M. Long in 1916, when he bought the property at a bank sale. Long retained ownership until he gave the property to his daughter Mrs. Florence Long Allen in 1940. Her heirs divided the property of which was then 493 acres after her death in 1963. The present farm of 194.40 acres was sold by the heirs to Archibald Morgan in 1972. Upon the death of his wife in 1989, half of the property was given to his son, Archibald Morgan, II, who carries on the farming activities. Mr. Morgan, Sr. continues to live on the property.

Over time many buildings were constructed on the farm as support outbuildings. The main barn has post and beam construction a land banked configuration with the foundation being local sandstone. The granary, livery barn and month-man house are typical mid to late 19th century buildings of rough wooden planks. Later early 20th century buildings include the Farm Managers House, privy, livestock shed/run, tractor shed and silo. Farms with tenant or manager housing seems to be fairly typical in the eastern panhandle of West Virginia. Many of the homes for farm housing are represented by Foursquare styled homes.

Reforestation on Ripon Lodge Farm within the last 50 years has established mature stands of oak and walnut trees, replacing those once found on the farm. In approximately 1970, the Morgan family planted about 800 walnut trees on the site of the old tree lot. Their intention was to preserve the wood lot tradition with the hope that the native walnuts would someday return profits to the farm. Walnuts and red oaks were used by the early colonists to evaluate the quality of land, since the presence of the trees often indicated heavy rich soil. Ripon Lodge Farm has approximately ten acres of wood lot existing from the original layout. It is likely that the old 19th century oaks north of the house were preserved to provide some winter protection from the wind but also provided a yearly supply of acorns to fatten the hogs. The smokehouse is relatively large in size suggesting curing of hams was a major activity.

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Maps record that sections of the property were set aside for apple orchards. Jefferson County and the eastern panhandle of West Virginia has long been associated with orchards. Apple cider was made and stored in the cellar of the main house at Ripon Lodge Farm. Tobacco was also grown and cured in the attic where nails are still evident.

Summary

This farm complex was a vital part of the early economy of Jefferson County from 1833 through 1940. The period of significance relates to the developing nature of the farm and the agrarian basis of the community, but the farm continues its agricultural production. The unobstructed views that the home commands of the scenic Shenandoah Valley are due to the expanse of rolling pastures, still in use as they were in 1833.

The 1983 National Register boundary included 27 acres with the main house, smoke house, summer kitchen and school house. Boundary extension would include the remaining 167 acres to the north, south, and west comprising a total of 194.40 acres; and the additional contributing buildings. An expanded boundary increase will put the farm in its proper perspective and context, reestablishing its significance as a working example of early agricultural development.

(NPS Form 10-900)

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Bibliography

Noble, Allen G and Cleek, Richard K. THE OLD BARN BOOK, A FIELD GUIDE TO NORTH AMERICAN BARNS AND OTHER FARM STRUCTURES. New Brunswick, NJ: Rutgers University Press, 1995.

Tax Records, Jefferson County Courthouse, Charles Town, WV

Deed and Will Books, Jefferson County Courthouse, Charles Town, WV

Interviews with Cricket Morgan, and Archibald Morgan, by Patty Perez, in 1997, and March 1998..

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Boundary Description

PARCEL A:

Beginning at a point in the center line of SR 19 at its intersection with the easterly right-of-way line of the Shenandoah Division of the Norfolk and Western Railway; thence by the right of way line aforesaid, following existing fence lines the four (4) following courses and distances: (1.) N 20° 02' E a distance of 308.0 feet to a post; (2.) N 69° 58' W a distance of 62.7 feet to a post; (3.) by a curve to the right of radius 5696. feet a chord N 38° 36' E a distance of 2345.9 feet to a point; and (4.) N 50° 21' E a distance of 63.0 feet to a stake marking a new corner with the residue of East Rippon Lodge; thence by a new line and residual lands of East Rippon Lodge (Parcel B), S. 69° 57' E a distance of 2489.0 feet to a stake in the fence line marking the westerly right of way line of US 340; thence with the right of way line aforesaid following the existing fence line the three (3) following courses and distances: (1.) S 20° 39' W a distance of 1000.5 feet to a stake; (2.) S 22° 37' W a distance of 400.0 feet to a stake; and (3.) S 34° 24' W a distance of 360.5 feet to a point in the line of lands now or late of Peer; thence with Peer following the existing fence line, N 58° 14' W a distance of 202.5 feet to a post marking a corner; thence with Peer and then with Heskett, S 24° 56' W a distance of 452.0 feet to a point in the center line of SR 19; thence with the center line aforesaid the two (2) following courses and distances: (1.) N 82° 46' W a distance of 1410.0 feet to a point, and (2.) N 71° 16' W a distance of 1413.1 feet to the point of beginning.

Boundary Justification

The boundaries reflect the property historically associated with Ripon Lodge, and the outlying fields and pastures. The boundaries do contain all the buildings and structures associated with the farm activities.

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Name Ripon Lodge Farm Boundary Increase
Address US 340
Town Rippon, WV
County Jefferson County

Photographer: Jesse Morgan

Date: Spring 1998

Negatives: Mr. & Mrs. Archibald Morgan, Rippon, WV

Photo 1 Front or South Facade of Main House
Camera looking NE

Photo 2 East Side of Main House and Detached Kitchen
Camera looking NW

Photo 3 Smokehouse
Camera looking West

Photo 4 School House
Camera looking NW

Photo 5 Main Barn
Camera looking SE

Photo 6 Main Barn
Camera looking NW

Photo 7 Granary / Corncrib
Camera looking NW

Photo 8 Farm Manager's House, South Facade
Camera looking North

Photo 9 Month Man House
Camera looking SW

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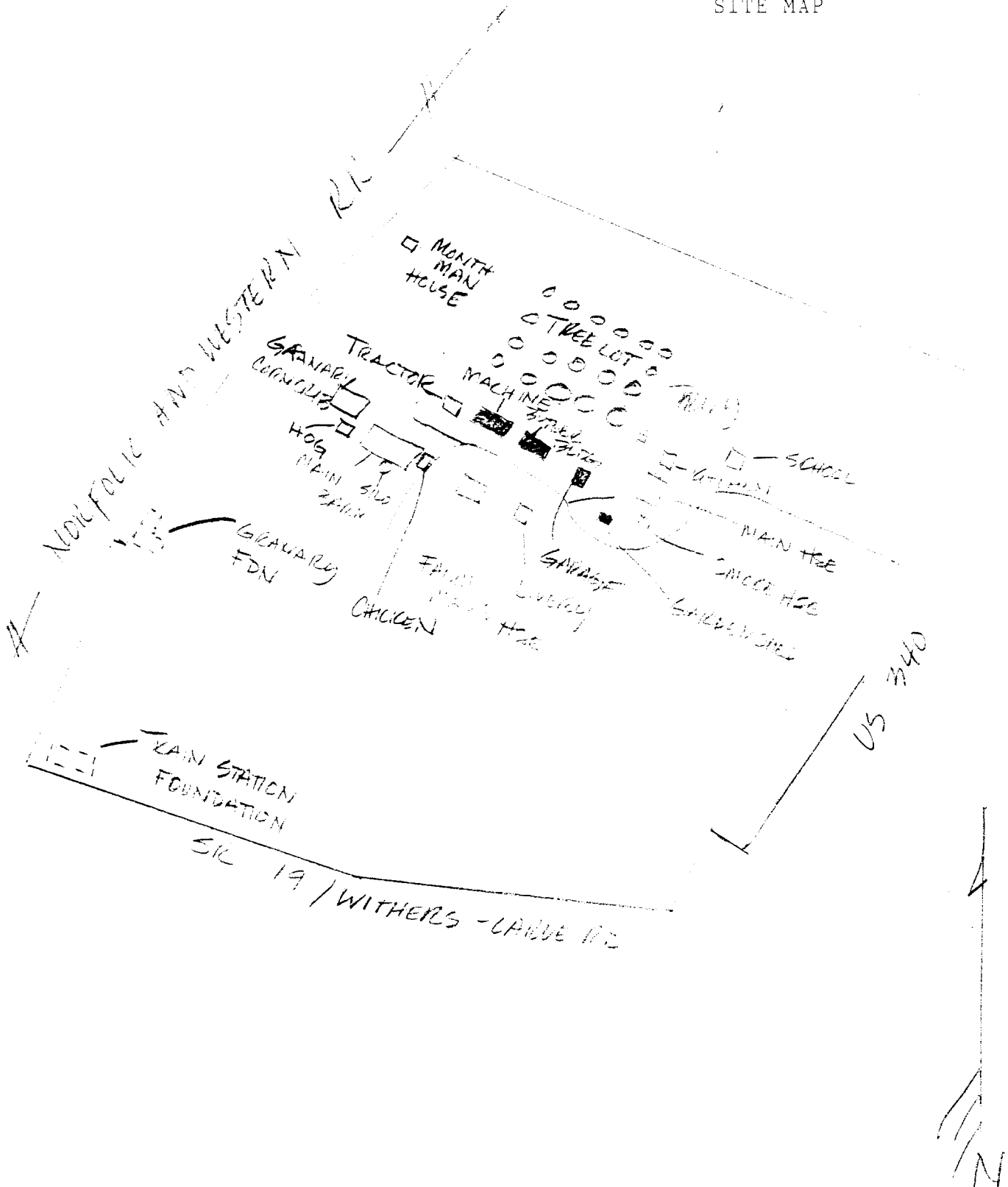
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- Photo 10 Livery Barn
Camera looking NE
- Photo 11 Privy
Camera looking NW
- Photo 12 Tractor Shed
Camera looking North
- Photo 13 Livestock Shed/Run
Camera looking SW
- Photo 14 Machine Shed
Camera looking North
- Photo 15 Garden Shed
Camera looking NW
- Photo 16 Garage
Camera looking North
- Photo 17 View of Farm
Camera looking East from Main House towards US 340
- Photo 18 View of Granary Foundation, by railroad tracks, and grove of trees
Camera looking West towards railroad tracks
- Photo 19 View of Granary Foundations, right side of photo is parallel with tracks
Camera looking South along tracks
- Photo 20 View of Granary Foundation
Camera looking Southwest towards tracks
- Photo 21 View of Corner where Rippon Railroad station once stood.
Camera looking West down Withers LaRue Road towards tracks

SITE MAP



To South
Berryville

Withers-La Rue Rd.

land

to the heirs of

Turner etc

a plot found
subject of the act

59 acres
Owner

approx. site of
Ripon Lodge Lane
house

RIPON LODGE BOUNDARY INCREASE

US 340

Rippon, WV

Jefferson County

Map of 1831

To the worshipful Court of Jefferson County
We the undersigned in pursuance of your order of the
last term have assigned to Henry Thomas and son of Henry
Turner that he have in the said Thomas of said Act and they
leave to report as follows to wit: Of that part of the land
devised by the Act to his son George Turner we assign
the said the garden and big lot together with all the
improvements thereon the same are designated on the plat by
the figures 1 4 5 6 7 8 9. — Also that part of the
chard designated by the figures 10 11 12 13 14 15 containing four
acres also the cleared land designated by the figures
16 17 18 19 20 21 22 also the carriage house one range of
sheds and a stable adjoining and the north apart-
ment and east cow house. Also free access to
the Spring and in also along the road to the east of the land
and to the big road to remain as they are and
to be common to both the blacks with sheep and goats
these are reserved for the use of the P. G. Turner.

Of that part of the land devised by the Act to his son William Turner
we assign the two pieces of land timbered and forty acres of the field in-
joining the land of Thomas on the east by the figures 23 24 25 26 27 28

Of that part of the land devised by the Act to his son Thomas
Turner we assign the two pieces of land timbered on the
east by figures 29 30 31 32 33 34 35 also fifty acres of cleared
land to be used for the south end of his farm

Of the slaves belonging to the Act we assign the following
viz. Julius and his wife and son child Henry Mary and child
Richard, and child Betty Robert young Tom young Mary Anna
old man Peter Jacob Moses Abraham and young children
all of which we respectfully submit

John Yates
Wm. A. Thomas
James N. Brown

1831

James N. Brown

