

Use to copy

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

1. Name of Property SUNNYSIDE FARM

historic name: Sunnyside Farm
other name/site number: Fulk Farm

2. Location

street & number: County Route 1 (Leetown Road) not for publication: N/A
city/town: Kearneysville vicinity: N/A
state: WV county: Jefferson code: 037 zip code: 25430

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.

Susan M. Pierce
Signature of Certifying Official

1/27/99
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

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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)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
_____ 10 _____	_____ 4 _____	buildings
_____	_____ 1 _____	sites
_____		structures
_____		objects
_____ 10 _____	_____ 5 _____	TOTAL

Name of related multiple property listing N/A

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

DOMESTIC: single dwelling
AGRICULTURE/ SUBSISTENCE:
Agricultural Field
Agricultural Outbuildings

Current Functions

DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE:
Agricultural Field
Agricultural Outbuildings

7. Description

Architectural Classification:

LATE 19th CENTURY & EARLY 20th
CENTURY REVIVALS: Colonial Revival

Materials

Foundation: Stone
Walls: Brick
Roof: Asphalt Shingle
Other: Log

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.

 x **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.

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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

Agriculture

Architecture

Period of Significance

c. 1850

1899-1939

Significant Dates

1899

1914

1939

Significant Person

Fulk, William A.

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(See continuation sheets.)

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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
__x__ Local government
_____ University
_____ Other

Name of Repository: Jefferson County Courthouse

10. Geographical Data

Acreage of Property: 220 acres

UTM References

	Zone	Easting	Northing	
A	18	249900	6362440	Martinsburg Quad Map
B	18	249915	6362200	Middleway Quad Map
C	18	249000	4361270	Middleway Quad Map
D	18	249000	6362700	Martinsburg Quad Map

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

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11. Form Prepared By

Name/Title: Katherine M. Jourdan

Organization: WV SHPO

Date: November 13, 1998

Street & Number: The Cultural Center, 1900 Kanawha Blvd East Phone: 304/558-0220

City or Town: Charleston

State: WV

Zip: 25305-0300

Property Owner

Name: Dr. Elizabeth Moores

Street & Number: RR 3, Box 18

Telephone 304/876-6807

City or Town: Kearneysville

State: WV

Zip: 25430-9403

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On the west edge of Kearneysville is Sunnyside Farm, well set back from the road on a hill amidst a grove of maple and pine trees. The large brick home was constructed in 1914, by owner William Fulk. The land slopes up from the roadway, County Route 1 or the Leetown Road, and has a remnant of a small orchard behind the house as well as pastures and crop land.

The following are descriptions of the main house and outbuildings:

MAIN HOUSE and SMOKEHOUSE 1914 2 Contributing Buildings

Colonial Revival in style, the home is two and a half stories, five bays, with a wraparound porch having Doric columns. The center door has a transom and sidelights. The windows are all 1/1 double-hung sash with brick voussoirs and wooden shutters. The center gable peak has paired transom 12 light windows and a slight arch with voussoir. The gable asphalt shingle roof has globe lighting rods and end chimneys with corbeling.

The rear has a brick ell with a two story porch having frame and vinyl in-fill over the rail. The interior of the home has roundel blocks on the door and window frames, large baseboards, stairway, interior French doors with beveled glass, and built in cupboards. There are pocket doors as well as single doors with five horizontal panels. The kitchen pantry still has the large pullout bins for flour and sugar.

On the rear of the home is a detached one story brick smokehouse with gable asphalt shingled roof and a stone foundation. The roof edge has a wooden cornice and the interior has a concrete floor, wooden timbers with hooks, and a six panel door.

MILK HOUSE c. 1899 Contributing

2 stories, 1 bay with doors at each end. Lower level has steps, with stone foundation and barrel vault with stones set on edge, concrete floor. Second floor with side paired five panel doors and two 2/2 double-hung sash windows, vinyl siding. Gable metal roof.

LOG HOUSE c. 1850 Contributing

1 ½ story, clapboard siding over three sides of the log building with low door and 1/1 double-hung sash window. Oak logs are hewn with adz marks. The exposed log facade is under an open shed roof wing, and exhibits mud chinking and a small six light window. Stone fireplace at end. The house has a metal gable roof with 6/6 double-hung sash window in the peak. Shed extensions on two sides with metal roof and drop wood siding.

CHICKEN HOUSE c. 1920 Contributing

1 story, drop wood siding, shed metal roof, stone foundation. Vertical plank door, six light windows, open screened area and side extension with drop siding and 6/6 double-hung sash windows. A water pump is outside.

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PRIVY c. 1930 Contributing
1 story, 1 bay, vertical plank siding, metal shed roof.

GARAGE c. 1920 Contributing
1 story, 1 bay, drop siding, wide double doors, gable metal roof.

TENANT HOUSE c. 1920 Contributing
2 ½ stories, 4 bays, L-shape house with drop siding, gable asphalt roof, stone foundation.
Windows 1/1 double-hung sash, L-shape porch with turned posts, shed roof, two multi light doors,
single one light window in peak.

HOG SHED c. 1915 Contributing
1 story, vertical plank with shed metal roof.

PIG HOUSE c. 1899 Contributing
1 story, 1 bay, wood siding, gable metal roof. Three windows on each side, with 6 light
openings, vertical plank door.

MAIN BARN c. 1911/ c. 1985 Noncontributing
2 story land banked barn, with old 1911 foundations of stone. Barn burned in 1985, and was
reconstructed on the old foundation. Vinyl siding was used for the exterior, with large barn doors
and three hipped cupolas. The shed extension towards the house is a remnant of the original barn
with wood siding and original corn crib.

SILO c. 1911 Noncontributing Structure
glazed tile block silo, top destroyed in fire.

POLE BARN c. 1970 Noncontributing
1 story, metal exterior with concrete block foundation, shed metal roof, with three open
bays.

GARAGE c. 1949 Noncontributing
1 story, 4 bay, concrete block, gable metal roof.

RANCH HOUSE 1963 Noncontributing
1 story, brick, 6 bays with attached two bay garage. Front has three gable ends, with a full
porch across the front.

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STATEMENT OF SIGNIFICANCE

Sunnyside farm is significant under Criteria A for Agriculture, Criteria B for William A. Fulk, and under Criteria C for Architecture. The farm's period of significance is from 1899 to 1939, but the architecture of the log cabin is also recognized for c. 1850.

The farm land was handed down in the family, originally being purchased in 1874 by Robert and Mary Helm. Grandchildren, Charles and Dora Rogers, deeded their half of the farm for \$5.00 to William and Mary Entler Fulk in 1899 which consisted of 100 acres. Charles' sister Katherine, deeded her half to Fulk in 1903 for roughly \$4,500. Fulk later purchased 20 acres of the nearby Traveller's Rest property in April of 1921, for \$200 an acre to "square up" the farm.

When William Fulk purchased the farm in 1899, there were several buildings already on the property including a small house. As explained by daughter, Nellie F. Hill: it was four stories, including a full attic and "dug cellar," and two porches that were the length of the house, downstairs and upstairs on the front. Mr. Fulk, or "Willie" or "Mr. Will" as he was known to his friends, eliminated the old buildings one by one as he was able to replace them with better structures. He built a new 50 by 80 foot barn about 1911, with an two upper hay mows, two granaries for threshed wheat and barley, and room for cattle and horses on each side.

The main house was constructed in 1914, when Fulk contracted with Mr. C.D. Burns of C. D. Burns Lumber Co., Inc. of Martinsburg to build the home for \$4,300. Noted in the contract was the stipulation that Burns was "to take down old buildings." In reply to questions about why the barn was built first, Fulk would reply "I need the money from my barn to build my house."

William Fulk was a dairy farmer who also raised crops of alfalfa, wheat, barley and corn on his 220 acre farm on the outskirts of Kearneysville. He had a small orchard during the period of 1925 to 1948, producing Golden and Red Delicious, Staymen, and Romen Beauties and York varieties. The orchard was one of the small family orchards producing fruit in the eastern panhandle during this time period.

Fulk was instrumental in the local dairy industry and helped to start the Kearneysville Creamery in 1913. Records dating from 1919 show that they had 12 directors. After some dissension among the 12, William A. Fulk, C. D. Wysong and C. W. Blue purchased the Creamery on February 5, 1919, with W. A. Fulk named as director. In July of 1919, \$20,000 per month was paid to local farmers for their milk production and W. A. Fulk was named president of the Creamery with Wysong as vice-president and Blue as treasurer. On March 10, 1921, the Creamery expanded. The group had paid out \$142,000 for milk and cream in 1920, which they had sold to Washington and Baltimore outlets. They began making their own ice at the plant, and milk was condensed at the plant and sold to ice cream factories in Cumberland and Hagerstown, Maryland. Fresh milk, cream and butter were available since they had installed a boiler system to pasteurize the products, all considered advances in technology at the time. On April 7, 1921, the Creamery was sold to the Wise brothers. Their production manager started Superior Dairy in Martinsburg.

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The Wise brothers then used the old Creamery as a wholesale house from which they shipped canned goods. The Creamery was near the B&O Railroad tracks in Kearneysville which made shipping easier.

For his time period of the early 20th century, Fulk had state-of-the-art machinery on his farm including his binder for harvesting wheat and barley, his dairying equipment which included a concrete cooler for the 10-gallon cans of milk and a roller system for cleaning and steaming the cans when they came back from the Creamery. Fulk was also quite proud of his team of horses which were a matched pair of black horses also used locally for funerals to carry the families to the cemetery. Fulk and his neighbors shared thrashing and butchering days. When it was time for thrashing, all the neighbors joined in and spent the day helping to reap the grain of wheat and barley. They enjoyed a big meal at noon with socializing. Butchering day on the Fulk farm was always the second Tuesday of December. Each neighbor had his own day from year to year. Neighbors came, sometimes with their wives, for the all day affair which also included a big dinner at noon. Everyone took home some of the fresh pork at the end of the day.

The home is Colonial Revival in style, brick and is 2 ½ stories with a wraparound porch supported by Doric columns. The front facade is five bays with 1/1 double-hung sash windows, and center door with sidelights and transom. There is a center front gable end and side gable ends with brick chimneys. A small brick smoke house is immediately in the rear. Some of the side porch and the rear porch has been enclosed.

There are numerous outbuildings on the farm including livestock shelters such as pig, and chicken buildings. The original barn was hit by lightening in 1985, with only the foundation and west facade surviving the fire. The barn was rebuilt on the foundation in the same style. However, vinyl siding was used for the replacement. This new barn is considered noncontributing. The milk house was also covered with aluminum siding, however, the plan and design remain the same. The interior of the milk house has a barrel vault with fieldstone set on edge which is unusual for the time period. A fine tenant house is on the property, a distance away from the house and near the remaining orchard stock. The log cabin is near the house and was covered with wood siding near the turn of the century on the three sides exposed to the weather. The rear wall is under an open bay for machinery and is in excellent shape. Little is known about who built the cabin, but from the notching and adz marks c. 1850 was estimated.

The farm operations was taken over by daughter Nellie F. Hill in 1939. William A. Fulk passed away on July 1, 1942, and was recalled in his obituary as having "spent his entire life in the farming and dairying business, in which he was quite successful, and was recognized as one of the county's leading farmers." The farm continued under the capable hands of Hill until she retired in August of 1963. Nellie Hill passed away in June of 1986. The farm fields and barn are still leased out today by granddaughter Elizabeth Moores, for crops and pastures. The tenant house is still used.

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Bibliography

Deed Books dating from September 1, 1874, through November 17, 1997, Jefferson County Courthouse, Charles Town, WV.

Obituaries of William A. Fulk, SHEPHERDSTOWN REGISTER July 1st, 1942;
SPIRIT OF JEFFERSON-FARMER'S ADVOCATE, July 2, 1942.

Warnock, Charles W. "Satisfied to Stay Here, Nellie Fulk Hill of Sunnyside Farm.
GOLDENSEAL, Spring 1985

Past conversations and interview with Nellie Fulk Hill, by daughter Dr. Elizabeth Hill Moores.

Interview with Dr. Elizabeth Hill Moores, by Katherine Jourdan, April 1998.

Dairy information provided by the records of the SHEPHERDSTOWN REGISTER,
SHEPHERDSTOWN INDEPENDENT and SPIRIT OF JEFFERSON-FARMER'S
ADVOCATE. Various dates from 1919 to 1921.

Interviews and phone conversations with Mrs. Elsie Hamstead, Kearneysville, WV, by Dr.
Elizabeth Hill Moores, 1997 and 1998.

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Verbal Boundary Description:

First Tract: Beginning at a locust stake corner to Isaac Strider's heirs; thence with the line of said heirs S 62-3/4 deg. E 34.5 poles, crossing the turnpike to end of stone wall, corner Doctor Logie, now G. D. Wiltshire and "Woodbury" thence with Woodbury and James V. Moore along the east line of turnpike N 44-3/4 deg. E 348 poles to a stone corner to said Moore and Logie; thence leaving the turnpike and running with Logie's lines N 63 3/4 deg. W 14.7 poles to a sycamore; then N 74 1/2 deg. W 129.5 poles to a stone; thence S 20 1/4 deg. W 76.1 poles to a stone; thence N 68 3/4 deg. W 45.1 poles to a small white oak in said Logie's line and corner to Isaac Strider's heirs; thence with the line of said heirs S 21 deg. W 168 poles to a stone pile; thence S 57 1/4 deg. E 14 poles to a marked white oak and finally S 20 deg. 37 1/2 W 56 poles to the beginning containing two hundred acres (200) and eight (8) square poles.

Second Tract: That certain tract of land containing 20 acres, 2 roods and 37 perches, adjoining the above described first tract, being an unimproved parcel of land.

Boundary Justification:

As described in Deed Book 883, page 537.

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Name Sunnyside Farm
Address CR 1 Leetown Road
Town Kearneysville, WV
County Jefferson County

Photographer: Susan M. Pierce

Date: April 1998

Negatives: WV SHPO, Charleston, WV

Photo 1 View from middle of drive of Main House and Milk House
Camera looking West

Photo 2 Front or East Facade of Main House
Camera looking West

Photo 3 South Facade of Main House
Camera looking North

Photo 4 North Facade of Main House
Camera looking South

Photo 5 Smokehouse
Camera looking North

Photo 6 Chicken Shed, East side
Camera looking West

Photo 7 Log House, East Side
Camera looking West

Photo 8 Hog pen, East side
Camera looking West

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Photo 9 Main Barn, East side
 Camera looking West

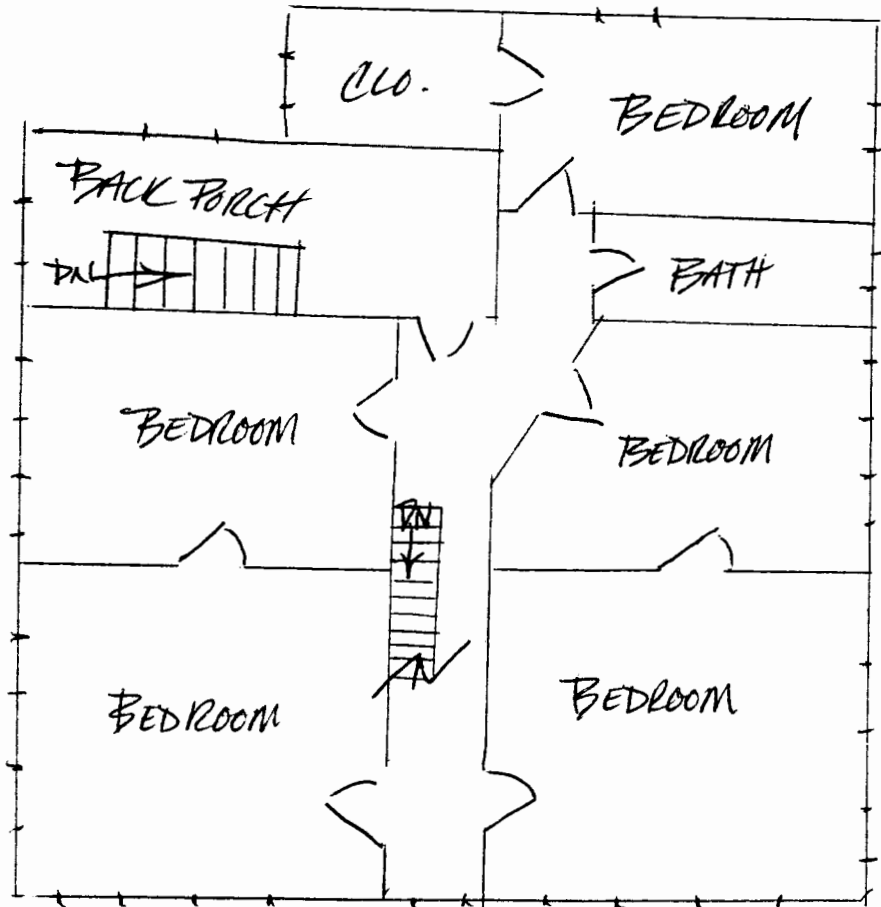
Photo 10 Milk House, East side
 Camera looking West

Photo 11 Interior of Milk House

Photo 12 Tenant House, East side
 Camera looking West

SUNNYSIDE
CR 1 Leetown Road
Kearneysville
Jefferson County

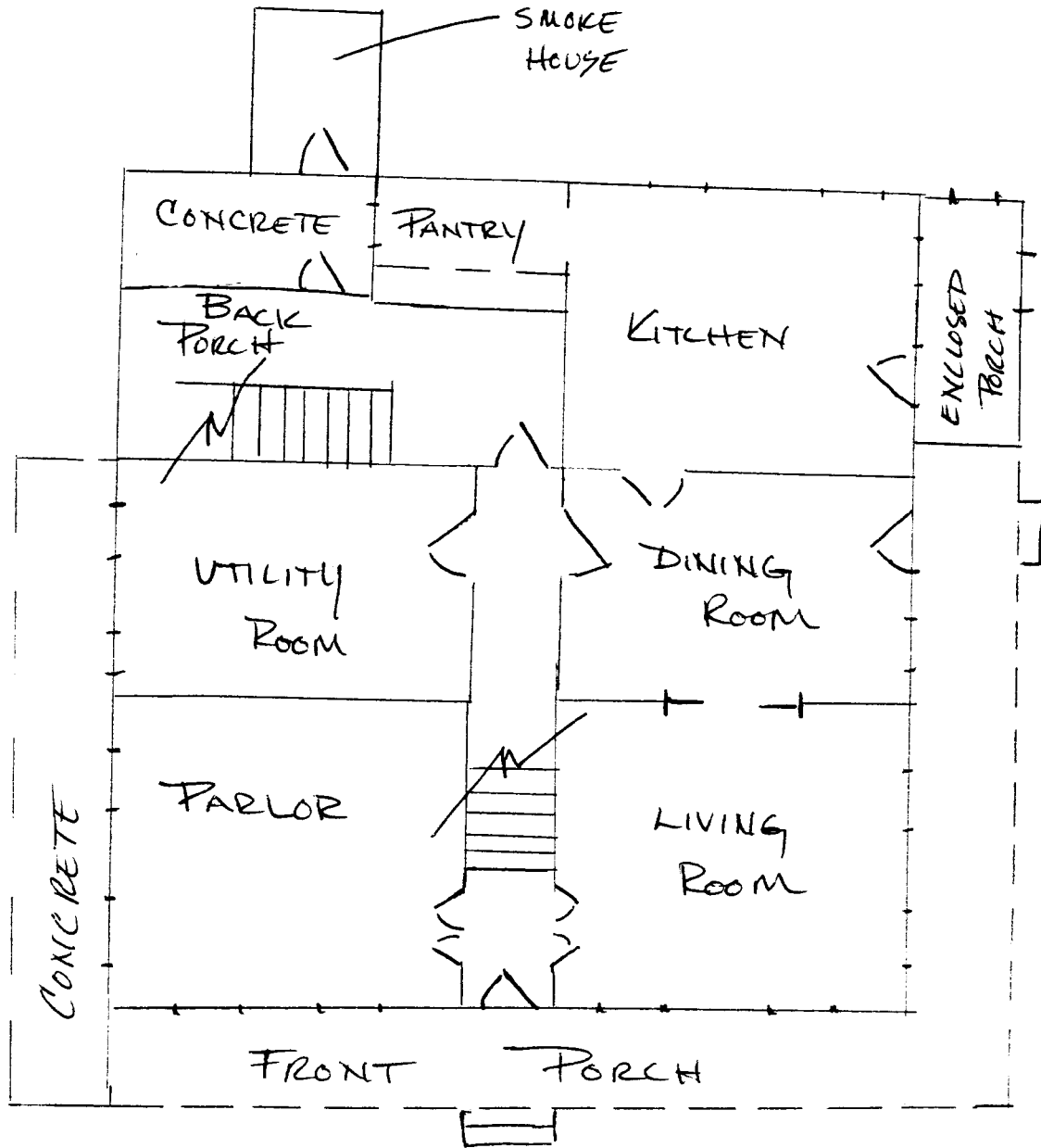
SECOND FLOOR PLAN



DRAWING NOT TO SCALE

SUNNYSIDE
CR 1 Leetown Road
Kearneysville
Jefferson County

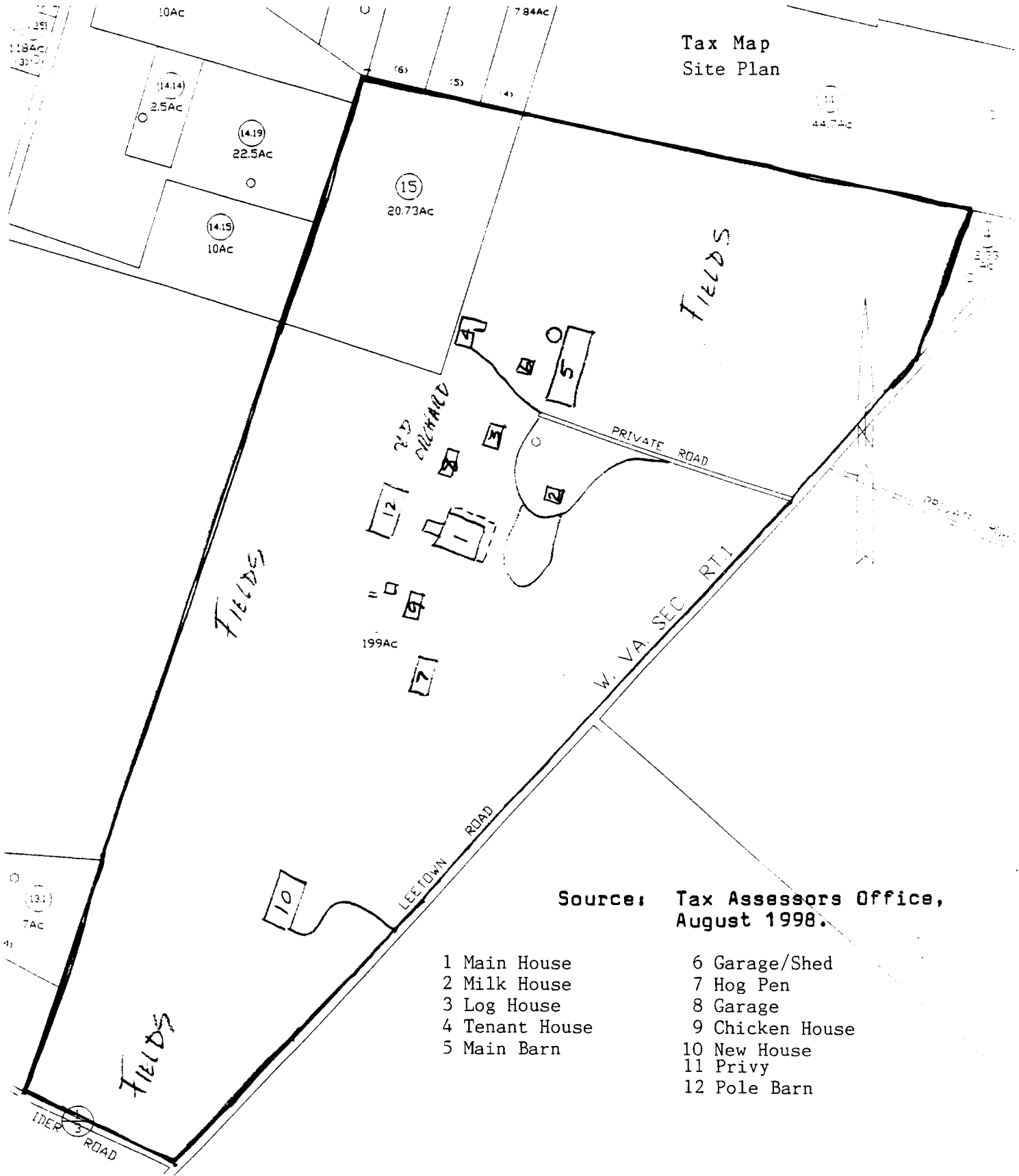
FIRST FLOOR PLAN

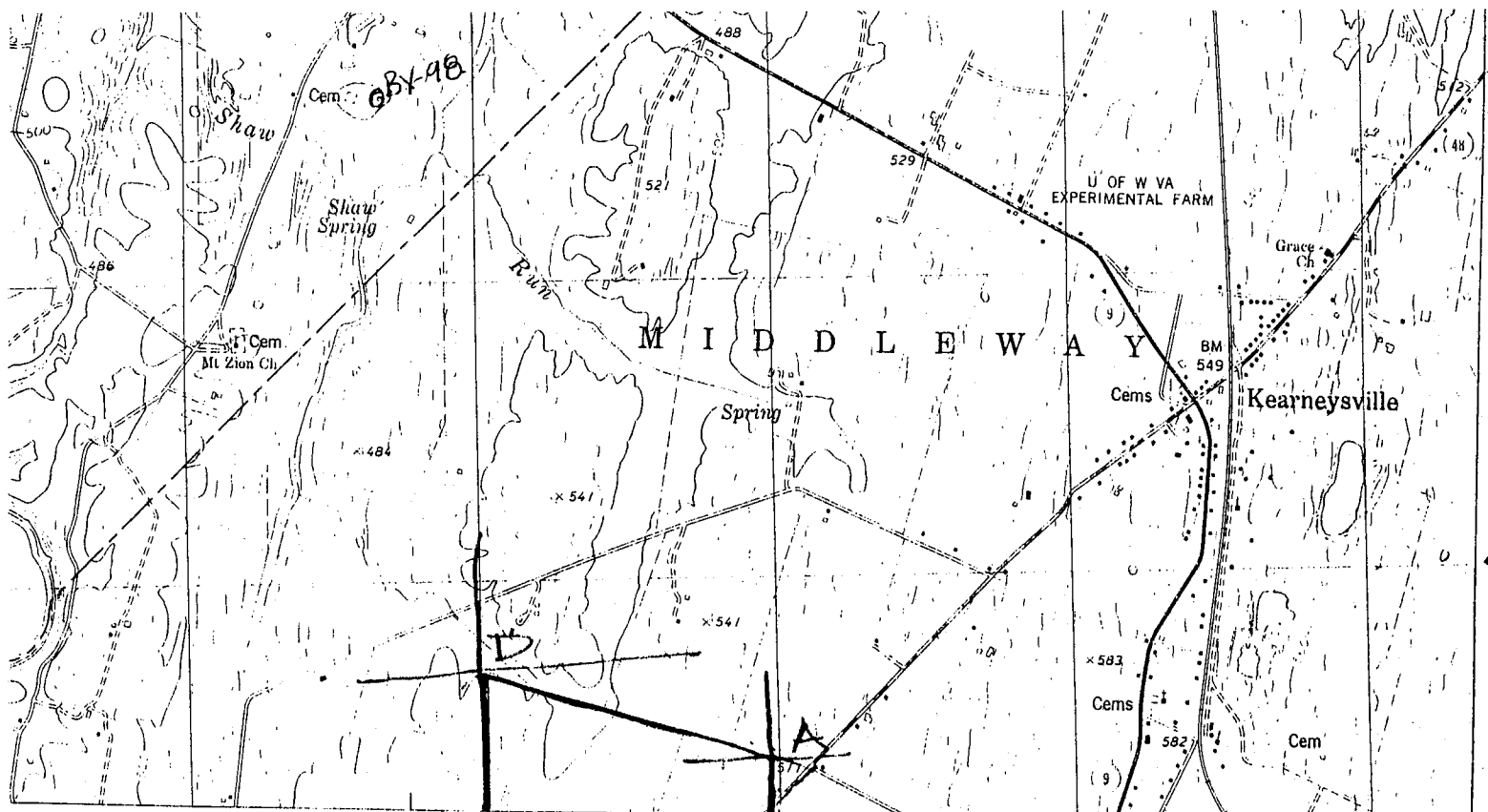


DRAWING NOT TO SCALE

SUNNYSIDE FARM
CR 1 Leetown Road
Kearneysville, WV
Jefferson County

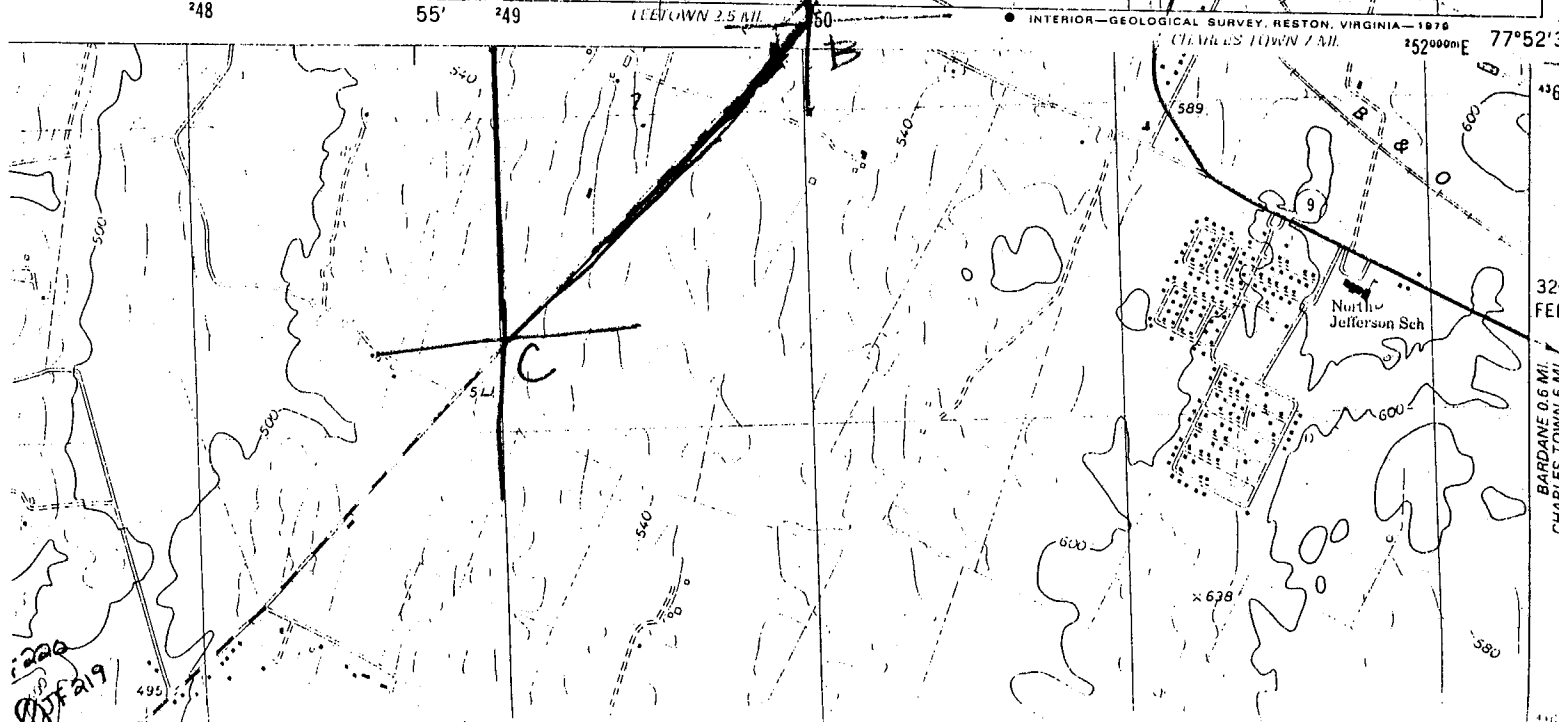
Tax Map
Site Plan





SUNNYSIDE FARM

A 18 249900
 6342440
 B 18 249915
 6342200



C 18 249000
 4341270
 D 18 249000
 4342700

JF-220
 JF-219

