

The View from Sprouse

By David Hamilton, Project Manager



For more than two years, since the design process for this ambitious project began, I've written about "the view from Sprouse." This cottage has undergone a profound transition. Beginning as a vacant rental, where I pitched a bedroll on my first visits to the farm (my boss tapped me to be the "man on the ground"), Sprouse Cottage has become a bustling hub of activity, with resident team members focused on farm management, environmental science, sales, design, and development. As a place of business, I like to think that the cottage's ample porch has been an influence on the careful design of this place, as so many meetings involved the unfurling of plans on our outdoor tables, overlooking the majesty we try to preserve and honor. Just as important as a social hub, the porch has hosted countless friends and neighbors, joining our team for an evening drink on the steps, watching the gliding herons and rolling bass on the surface of Lake Inferior below.

I often use this space to describe, in prose as purple as our native dwarf larkspur, the changing seasons at Bundoran Farm, and as we turn the corner from summer to autumn, another transition is afoot. The Bundoran Farm team is passing the legacy of Sprouse Cottage on to new owners, Bundoran Farm's newest residents/stewards, Bud and

Hennie Noland. The Nolands first came to Bundoran Farm a few months ago, seeking a place for weekends. Taking this delightful family on a tour of the farm (one of my favorite occupations), their thoughts always seemed to wander back to "that cute little cottage by the pond." It dawned on me over the next few days that this particular sale was going to result in homelessness for our team.

The new owners generously leased the cottage back to us through July while we renovated the Shepherd House (just down Plank Road) into temporary quarters. Neighbors and friends may know this as the home of the Hamilton family for the past few years. For everyone else, please note the project team's new address below. Casey, Leif, Joe, and I welcome our friends and neighbors to visit our new offices. You'll have to pardon our dust for the next few weeks, but we look forward to having you over for a cool drink, with a view from this (smaller) porch that you won't soon forget.

To the new residents of Sprouse Cottage, and to the several other families preparing to make Bundoran Farm their home, we offer a warm welcome to Bundoran Farm's long tradition of neighborliness. To the larger community of Batesville and southern Albemarle, we invite you to come out to see the project as we transition from an idea to a community of extraordinary people in the unparalleled setting of Bundoran Farm.


Joe Barnes
Development Manager
jbarnes@bundoranfarm.com


David Hamilton
Project Manager
dhamilton@bundoranfarm.com



Bundoran Farm

5473 PLANK ROAD, NORTH GARDEN, VA 22959
434.295.3700 WWW.BUNDORANFARM.COM/NL



Bundoran Farm



The Albemarle County Fair

Bundoran Farm was proud to once again host the Albemarle County Fair. Along with music, rides, crafts, and livestock displays, there were hot dog-eating and husband-calling contests, a llama and alpaca show, and blue ribbons awarded for cakes and pies.

"The idea of the fair, and its celebration of agriculture, perfectly matches our values," says Casey Williams, Bundoran Farm's sustainability manager and a member of the Fair Committee. Williams originally joined the committee as a liaison, but she has taken on a bigger role in helping to "green" the fair, improving recycling and composting efforts, for example. "In the future, we

hope to do more to support the local food initiative," says Williams. "Agricultural practices are evolving, and the fair will start to reflect that."

Two individuals honored at this year's fair have longtime associations with Bundoran Farm. Henry Chiles, the owner of Crown Orchard Company, was recognized for his contribution to the region's produce industry. Crown operates Bundoran Farm's 200 acres of apple orchards. And Fred Scott, whose family owned the land on which Bundoran Farm is being developed, was recognized for his support of environmentally conscious development and land preservation.

Vintage Virginia



Oblong in shape, the red skin of the Gilliflower is so dark, it almost appears black. The Pink Pearl makes beautiful pink applesauce. And silvery-green Gloria Mundi apples have been known to grow up to eighteen inches in circumference.

These apples are extraordinary, but you won't find them in your local grocery store. Only about ten apple varieties can stand up to the rigors of today's commercial distribution system, which demands that they keep well and have perfectly smooth skin. But in the past, every region had its favorite local apples, each distinct in its flavor, texture, and color.

Vintage Virginia is rescuing these fruits from obscurity. Founded in 2000 by the Shelton family, the orchard is dedicated to exploring the varieties of apple that thrive best in Albemarle County's soil and climate. The Sheltons grow more than 200 apple varieties and are experimenting with three dozen types of peaches, as well as plums, cherries, nectarines, apricots, and pears. Consumers can buy trees directly from the nursery.

Best of all, Vintage Virginia's Rural Ridge Orchard is located right next to Bundoran Farm. Soon you'll be able visit its new cidery and tasting room, where the Sheltons hope to revive a two-hundred-year-old tradition of cider making in Albemarle County. For more information about Vintage Virginia, visit www.vintagevirginiaapples.com.

Design and Development Tools Available

The Bundoran Farm Green Book is completed and now in use by Bundoran Farm owners, architects, and builders. A guide to environmentally friendly building, it serves as a companion to the Bundoran Farm Pattern Book, which offers design ideas and guidelines. Bundoran Farm is unique in offering these sophisticated, comprehensive design and development tools, which provide a foundation for ensuring the character and quality of the buildings and landscapes within the Bundoran Farm community. "There is a great deal of information out there about green design and construction," says Casey Williams, Bundoran Farm's sustainability manager. "We wanted to make sure we are able to provide everyone involved in the design and construction of homes at Bundoran Farm with the resources specifically tailored to this region and that will help them achieve their personal goals."

For more information about the Bundoran Farm Green Book, please contact Casey Williams at cwilliams@bundoranfarm.com.

Bundoran Farm in the News

There has been a recent flurry of press interest in Bundoran Farm. The summer 2008 issue of *Piedmont Virginian* delves into the origins of preservation development and how it is being carried out at Bundoran Farm. In addition, the June/July 2008 issue of *Albemarle Magazine* features a cover story on the farm, highlighted by Bob Llewellyn's exquisite photography. The story and images capture the beauty of the farm's legacy landscape and explain how it will be preserved in perpetuity. You can find these articles and more at www.bundoranfarm.com/news/.

Founding Stewards: Bill and Mary Tillman

Bill Tillman knew about the preservation development concept long before Bundoran Farm ever existed. For years he had served on planning and conservation boards in his New Jersey township, working to preserve open spaces. He occasionally checked in on what Qroe Farm, one of Bundoran Farm's partners, was doing with its preservation development projects up in New England, so when Bundoran Farm popped up on his computer screen, he was immediately interested. He and his wife, Mary Tillman, put a deposit down on a homesite during their first visit to the property. "I had always wanted to live on a farm, but I didn't want to start working on one when I was sixty-six years old," explains Bill.

Their homesite sits high on a knoll in an open field, where Mary will get the abundant natural light she loves and the couple will have beautiful views of the countryside. The Tillmans plan to move into their new house in the spring of 2009.

The couple had considered whether to retire to the city or country, but they found Charlottesville offered the best of both worlds. "Culturally, there's so much to do here," says Mary. "And people are so friendly! Every time we go out to dinner, we meet someone. It's not like that in New



Jersey." They also like the area's environmental focus, especially the emphasis on local food and sustainable agriculture.

Mary spent her career as a school psychologist and principal and Bill worked in law enforcement before helping his son Shannon launch Millstone Medical, a medical device outsourcing service. The couple has three children and four grandchildren. "Our grandson has already caught a fish in the pond," says Bill. "It was a highlight of his young life."

Home Construction

"When the Tillmans' house is finished, it's going to look like it's been there forever," says Joe Barnes, Bundoran Farm's development director. "The house works perfectly with the existing landscape." He's referring to Bundoran Farm's first house, now under construction. "We're very fortunate that our initial owners, or stewards, really understand and embrace Bundoran Farm's design and preservation goals. They are taking great care with both building design and sensitivity to this legacy landscape."

The Tillmans selected their design from architect Russell Versaci's Simple Farmhouse Portfolio. The noted author of *The New Old House*, Versaci draws design inspiration from the Southern Piedmont region's architectural traditions and uses modern materials and technologies to make them ideal for today's families, creating, as he likes

to say, "vintage homes for modern living." The Maple Ridge Group, a Charlottesville-based custom builder and member of the Bundoran Farm Guild, is building the home. "Our builders and everyone on the Bundoran Farm team have been so gracious," says Mary Tillman. "We were concerned that the design and development standards would be restrictive, but they have really helped us, especially in making our house more environmentally friendly."

"Next is a preconstruction meeting for Diane and Grady Lewis's home, just down the road," says Barnes. "Three others are in the design process. The homeowners, architects, and builders have all been so thoughtful about what they're doing. It has been a joy to work with them."