



Bundoran Farm



Spring 2011: Sales and Construction Activity Abound

Another brilliantly green spring has yielded a productive season this year for both Bundoran Farm's protected agrarian landscape and for property sales. Over the past eight months, we've sold 19 homesites at Bundoran Farm. Like the homesites purchased, the newcomers to Bundoran Farm are distinctive, including one family that plans to create a "friends and family" homestead from its 12 lots, and another looking for the life experiences offered by living in an exceptionally beautiful and protected countryside within minutes of downtown Charlottesville. Although there are no requirements on when property owners must build their homes, Chad Rowe, director of real estate sales, says most of the recent purchasers are planning to start construction in the near future and are already speaking with architects and

builders. Rowe explains that the appeal for new buyers is the way the individual properties figure into the Bundoran Farm landscape as a whole. "The unique design of Bundoran Farm allows each owner to appreciate and have access to nearly the entire 2,300 acres of Bundoran Farm without the need to personally be responsible for the maintenance and management of such a vast landscape."

"With the roads and homes that have been built to date, it is very easy for people to understand how the Bundoran Farm vision is turning into reality. We are extremely excited about the recent flurry of sales and construction activity," states Rowe. Three new roads that will open additional homesites to development are now under construction, and several houses have or soon will be coming out of the ground. Perhaps one of the more ambitious construction projects recently completed is Pippin Hill Farm & Vineyards, a great new amenity at Bundoran Farm and an example of continued diversification of the property's agriculture operations.

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—CHAD ROWE, DIRECTOR OF REAL ESTATE SALES



HOLLAND PHOTO ARTS

Pippin Hill Farm & Vineyards

Pippin Hill Farm and Vineyards, a new boutique vineyard and winery on Bundoran Farm, welcomes visitors to gaze upon the verdant valley as they sip wines crafted under the guidance of renowned winemaker Michael Shaps and sample the locally sourced cuisine. From farm and vineyards to kitchens and barrels, proprietors Dean and Lynn Easton Andrews have created a unique place that celebrates both the flavor and style of rural Virginia. The winery is open for tastings Tuesday through Sunday and the farm is available for private events of all sizes.

Pippin Hill produces more than a dozen wines, including Chardonnay, Viognier, Merlot, and Cabernet Franc, all using sustainable practices. The farm's artisan catering operation, led by award-winning chefs Craig Hartman and Amalia Scatena, is unique to Virginia. Part of the 'local food movement', it features meats, cheeses, fruits, and vegetables all produced regionally and brought directly from farm to table. As president of Easton Events, Lynn Andrews has orchestrated social and corporate events for clients around the globe and brings her extraordinary expertise to private events at the farm. She and her husband Dean, who has more than 30 years in the hospitality industry, "share a passion for great wine, fabulous cuisine, and beautiful design."

Architect Jeff Dreyfus of the Charlottesville-based firm Bushman Dreyfus Architects designed the facilities at

FROM ITS FARM AND VINEYARDS TO ITS KITCHENS AND BARRELS, PIPPIN HILL RESPECTS AND PRESERVES THAT WHICH IS UNIQUE TO RURAL VIRGINIA.

Pippin Hill to include distinctive spaces for a wide range of gatherings, from intimate family dinners to weddings. Dreyfus explains that his design "reflects the vernacular of agricultural architecture of central Virginia and references barns and how they would have been added on to over time." Working with the topography, the buildings are situated with sun exposure, water flow, and view shed foremost in consideration. Dreyfus also designed the buildings to ventilate themselves naturally to minimize the need for mechanical cooling. Collected rainwater irrigates the surrounding vineyards and gardens.

Artisan Construction and GeoBarns partnered to construct the buildings in an environmentally respectful manner, recycling material waste into the building itself. Dreyfus says, "The owners did a great job gathering the right people. We all shared a common goal to create a beautiful space that fit well on the land and utilized resources efficiently."

Pippin Hill Farm is a true celebration of the traditional Virginia countryside, built and operated with the ecological values so important to Bundoran Farm.

Building a Home at Bundoran Farm

Building a home on Bundoran Farm’s bucolic 2,300 acres is as easy as finding inspiration in the landscape itself. The Bundoran Farm staff has compiled lot portfolios, design books, and a team of experts to guide prospective owners—from the moment the farm piques their interest to the day they move into their new home.

The lots at Bundoran are diverse—from sites situated in open fields to secluded woodlands. Buyers work with a sales professional versed in the Farm’s landscape to find the ideal property for them. Exhaustive lot portfolios are developed for each property, outlining the site’s attributes, opportunities, and constraints. The underlying ecology of the land, the site’s function within the farm operation,

views, wind, rain, sun, and seasonal changes are all taken into consideration. The settled, or built, landscape is essential in defining a sense of place and belonging in any community. That is why the Bundoran Farm team is a valuable resource to help guide owners through the design and building process. The *Bundoran Farm Pattern Book* is a unique resource, offering concepts derived from the vernacular architecture of Albemarle County—from overall building layouts to window styles, trim details, and rooflines. It also highlights ways to situate a home to maximize views, respect the landscape, and minimize the potential adverse effects of construction, such as removing trees.

Another outstanding resource developed specifically for Bundoran Farm owners is the *Green Book*. A comprehensive guide to environmentally friendly building, it helps homeowners prioritize which elements of green building are most suited to their family’s lifestyles and tastes.

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Choosing the right architect and builder can be the most stressful decisions a new homeowner will make—but not at Bundoran Farm. As Joe Barnes, Bundoran Farm’s development principal and “design shepherd” explains, “Using a rigorous interview and application process, we have compiled a guild of outstanding design and construction professionals who understand both Bundoran Farm’s philosophy and landscape. Ultimately, our goal at Bundoran is to guide owners throughout the entire design and construction process, so that they can truly create their dream home and enjoy the process from start to finish.”





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5319 PLANK ROAD, NORTH GARDEN, VA 22959
434.295.3700 WWW.BUNDORANFARM.COM/NL

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Master Naturalist Program

Bundoran Farm's commitment to land preservation and stewardship is apparent in its relationship with the local Master Naturalist Program. Master Naturalists are volunteers trained in education and stewardship who seek to conserve our natural resources and to protect our public lands.



Dorothy Tompkins, a Master Naturalist, lives on Bundoran Farm. For Tompkins, preserving the rural character of the land is an ongoing project. "Most of us who have been involved in conservation have realized that people are part of it," she says. "You can't isolate people from nature; 150 years ago, an area the size of Bundoran Farm would have supported 100 families. This development tucks the houses in in a way that doesn't harm forest or pasture." Master Naturalists are now working with the Farm to restore the some of the stream banks that have eroded over time.

The Baldwin Center for Preservation Development is a non-profit foundation with a mission to showcase innovative practices in agricultural preservation, environmental stewardship and sustainable growth. Tompkins says that the Baldwin Center for Preservation Development has been a great venue for educational programs, such as guided nature walks. Students from nearby Red Hill Elementary School, for example, have already explored Bundoran Farm's trails with Master Naturalists. She also sees the center as a possible home for citizen science and stewardship projects, such as maintaining park trails and counting birds.