

CLAIMANT
NAME OF OWNER

#151 - Williams, Taylor, Cheatham & Priest

Number of Acres: 50

Location: On top of Blue Ridge at Thornton Gap

Roads:

Soil:

History of Tract and condition of timber: Partially cleared and cultivated until about 5 years ago. Recently improved and developed as a summer resort by the present owners. All merchantable timber was removed many years ago.

Improvements: The improvements at Panorama consist of the following:
TEA ROOM Located on top of the Blue Ridge mountain on the Lee Highway. It has a lobby or tea room, 3 guest rooms, 3 rooms for help, a small dining room, a kitchen and small cellar. It is constructed of stone most of which was hauled from quarries at the foot of the mountain. The masonry is faced and pointed on either side. The building is well and substantially constructed with 18" walls, and presents a very attractive appearance. It has a shingle roof and the interior finish is in rustic style. A wing wall with a pier extending from the hotel, with a similar one extending from a stone building which serves as a storehouse for oil, etc., and a toilet, forms the gateway to the hotel and cottages on the hill about one-fourth mile from the entrance. The building is roughly constructed, 39x53' with an 18x34' addition. The wooden superstructure is mounted on a 10' wall. The foundation appears to have been solidly grounded. Terracing and some other improvement work has been done recently.

Acreeage and value of types: (See other side for more information on imp'ments)

Types	Acreeage	Value per acre	Total Value
Ridge:			
Slope: ----	20	@ \$5.00	\$100.00
Cove:			
Lawn-----	30	@ 60.00	1800.00
Grazing Land:			
Lots #13 - 15 ---	2	@ 100.00	200.00
Fields Restocking:			
			\$2100.00

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 2100.00

Value of Improvements: \$ 13,400.00

13400.00
\$15500.00

Value of Orchard: \$

Additional value placed on

Value of Minerals: \$

this tract because of its \$1000.00

Value of Fruit: \$

special adaptability for the carrying on of

Value of Timber: \$

the business of a tourist resort and hotel now being conducted there.

Value of Wood: \$

Value per acre for tract: \$310.00

Incidental damages arising from the taking of this tract: \$

Wm. H. Bell

CLERK

Forward from opposite page---

IMPROVEMENTS: (Continued)

TEA ROOM(Continued)

The storage building above referred to is of stone construction 14x30' with an 18" wall, with wing-wall forming the gateway. It has a shingle roof.

SUMMER HOTEL 14 rooms, 2 toilets - 4 baths - frame. The central part of the structure is a building 20x30', 1½ story, which is 12' to the eaves, with a large 4x8' fireplace. This part of the building is used as a lobby and office. It is flanked on either side by an L shaped addition. Each part of the L is 12'x36', and the porch extending across the front and either end is 200 ft. in length by 8 ft. wide.

The front and ends are covered with bark, and the rear covered with paper over sheathing which is tongue and grooved on the inside. The roof is paper. The building rests on posts. All rooms are electrically lighted by current obtained from a nearby transmission line.

WATER AND SEWAGE SYSTEM

WATER The water used in summer is carried in pipes laid on top of the ground. The supply for winter use at the Tea Room is carried in buried pipes. The owners of Panorama have leased water rights from the Blue Ridge Land Corporation as there is insufficient water on their own land to supply their needs. Two heaters supply hot water to the buildings grouped around the summer hotel, and 3 tanks of approximately 5000 gallons capacity furnish a reserve water supply. The water is piped from a spring on the adjoining Blue Ridge Land Corporation's land.

1762 ft. 1½ gal. iron pipe-----
2122 " 3/4" " " " "-----
1896 " 1/2" " " " " "-----
2 galvanized iron tanks
1 boiler tank

SEWAGE SYSTEM

Sewage disposal is by means of septic tanks of which there are five. Two are of 600 gal. and three are of 250 gal. capacity.

KITCHEN & DINING ROOM AND PANTRY

This is also of rustic construction with bark on front and sides and composition roof. The front and sides are covered with poplar bark. An 8' porch extends across the front. The building is 22x44' with a 24x33' annex. It is 10' to the eaves. Attached to the kitchen is an 8x12' frame pantry with composition roof.

COTTAGE FOR HELP(Waitresses) 10x24' - 2 room, frame, composition roof.

SERVANTS QUARTERS 10x48', 4 rooms, frame, composition roof.

COTTAGES:

Fairview: 24x36'- 4 rooms, bath and toilet; big stone chimney. 1 fireplace, shingled all over.

Gables: 24x36' each way. 5 rooms, 2 baths and 2 toilets; stone chimney- one fireplace, shingle roof and sides.

Oak Shade: 18½x18½'- frame, shingle sides, composition shingle roof, 2 rooms, 8x12' porch. Beaver board finish within. Shower and toilet in individual rooms. Stone chimney and fireplace.

(Continued)

NAME OF OWNER

#151- Williams, Taylor, Cheatham & Priest

IMPROVEMENTS(Continued)

Pine Crest: 10 1/2 x 25' with 10 x 17' addition and a 6 x 6' bath room- Three rooms and bath- stone chimney and fireplace. Composition shingle roof and sides- Porch 4 x 17' - #2 Pine floor, #3 Pine Siding (flooring) and roof.

Valley View: 32 x 40' - 7 rooms (2 in basement) 2 bathrooms, shower and 2 pc. downstairs, 3 pc. upstairs - front and back and side porch, shingled on sides. Paper shingle roof. Beaver boarded downstairs, plaster board upstairs. Stone chimney, one fireplace.

Caretakers Cottages: (For Help) Page County 12 x 23' - 3 rooms- boarded and stripped with 10 x 14' L- paper roof; 4 x 10' and 8 x 8' porches, brick flue.

Bath house: 10 x 30' - 6 showers- 2 commodes and lavatories- equipped with heater and Delco plant - composition roof and sides.

Garage: 19 x 48' frame - shed roof - open front 12' boarded back 8', saddle room- 6 x 19', composition roof.

Chicken house -- 6 x 8'

Heater House: 7 x 8' 6" composition roof and sides.

Miniature Golf Course: 16 holes and fence.

Tennis Court: 90 x 90'

Also partly constructed building, 16 x 28'

There is an orchard covering about 1 1/2 A. of 50 trees.

Old Tea House: On west side of Lee Highway(now abandoned) 18 x 30' shingle roof, 11 x 18' porch. It is substantially built with strip lap covered by tar paper, then covered with bark to secure a rustic effect.

Garage and shower: (Behind Tea Room) 21 x 28' paper roof, frame, painted- boarded up and down, shed roof, shower 5 1/2 x 9' with hot and cold water.

Road: (Connecting the Tea Room with Hotel) Approximately 3/8 mile of road connects the Tea Room and the hotel.

The improvements above described are in Rappahannock excepting the following, which are in Page:

- 1) Tea Room
- 2) Caretakers Cottage
- 3) 2 water tanks
- 4) 80% of the pipe line (total 973)
- 5) Golf Course (Miniature)
- 6) Garage and shower (At Tea Room)

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$

Incidental damages arising from the taking of this tract: \$

The front and ends are covered with bark, and the rear covered with paper over sheathing which is tongue and grooved on the inside. The roof is paper. The building rests on posts.

All rooms are electrically lighted by current obtained from a nearby transmission line----- \$3500.

WATER AND SEWAGE SYSTEM

Water: The water used in summer is carried in pipes laid on top of the ground. The supply for winter use at the Tea Room is carried in buried pipes. The owners of Panorama have leased water rights from the Blue Ridge Land Corporation as there is insufficient water on their own land to supply their needs. Two heaters supply hot water to the buildings grouped around the summer hotel, and 3 tanks of approximately 5000 gallons capacity furnish a reserve water supply. The water is piped from a spring on the adjoining Blue Ridge Land Corporation's land. The cost of the system is estimated as follows:

1762 ft. 1 1/2" gal. iron pipe-----	\$264.00	
2122 " 3/4" " " "-----	170.00	
1896 " 1/2" " " "-----	114.00	
	<hr/>	\$548.00
2 galvanized iron tanks @ \$75.(installed)	150.00	
1 boiler tank @ \$50. "	50.00	
Installation of pipe (top of ground)	150.00	
" of buried pipe line--		
(700 ft. at 25¢)---	175.00	
Freight and drayage on pipe-----	100.00	
	<hr/>	\$1173.00-
		\$1173.

Sewage System:

Sewage disposal is by means of septic tanks of which there are five. Two are of 600 gal. and three are of 250 gal. capacity. The estimated cost of this equipment installed is - - - - - 750.00

Kitchen & Dining Room & Pantry

This is also of rustic construction with bark on front and sides and composition roof. The front and sides are covered with poplar bark. An 8' porch extends across the front. The building is 22' x 44' with a 24' x 33' annex. It is 10' to the eaves. Attached to the kitchen is an 8' x 12' frame pantry with composition roof. - - - - - \$2000.00

<u>Cottage for help: (Waitresses) 10'x24'-2 room-frame, composition roof</u>	150.00
<u>Servants Quarters: 10'x48'- 4 rooms - frame - composition roof.</u> -----	250.00

Road: (Connecting the Tea Room with Hotel)
 Approximately 3/8 mile of road connects the Tea Room and
 the hotel. It is valued at ----- \$200.

Cleaning up Premises Hauling rock, etc.----- 350.00

The improvements above described are in Rappahannock excepting the following, which are in Page:

1)	Tea Room -----	\$12,000.00
2)	Caretakers Cottage -----	300.00
3)	2 Water tanks -----	150.00
4)	80% of the pipe line (total 973)	778.00
5)	Golf Course (Miniature)	200.00
6)	Garage and shower (At Tea Room)	175.00
		<u>\$13,603.00</u>

SUMMARY OF IMPROVEMENTS:

Tea Room -----	\$12,000.00
Stone Storage Building -----	2,500.00
Summer Hotel -----	3,500.00
Water & Sewage System -----	1,923.00
Kitchen & Dining Room & Pantry -----	2,000.00
2 Cottages (For servants) -----	400.00
5 Cottages for guests -----	5,450.00
1 Cottage for caretaker -----	300.00
Bath House -----	500.00
Garage -----	150.00
Heater house and equipment -----	75.00
Golf Course (Miniature) -----	200.00
Tennis Court -----	100.00
Garage & Shower (At Tea Room) -----	175.00
Old Tea Room (now abandoned) -----	200.00
Road -----	200.00
Cleaning up premises, picking rocks, etc.-	350.00
	<u>\$30,023.00</u>

<u>Value Land</u>	<u>Page</u>	<u>SUMMARY</u>	<u>Rappahannock</u>	<u>Total</u>
Value Land----	\$4295.00		\$6380.00	\$10,675.00
" Improvements	\$13603.00		\$16420.00	\$30,023.00
	<u>\$17898.00</u>		<u>\$22800.00</u>	<u>\$40,698.00</u>

#151 - Williams, Taylor, Cheatham & Priest.

Acreage Claimed: Assessed: 75-20/100 A. Deed: 75-20/100
& 10 Lots. & 10 Lots.

Value Claimed: Assessed: \$2123.00 Deed: \$10,317.00

Location: On top of Blue Ridge at Thornton Gap.

Incumbrances, counter claims or laps: None so far as known.

History of tract and condition of timber: Partially cleared and cultivated until about five years ago. Recently improved and developed as a summer resort by the present owners. All merchantable timber was removed many years ago.

Improvements: The improvements at Panorama consist of the following:

Tea Room: Located on top of the Blue Ridge Mountain on the Lee Highway. It has a lobby or tea room, 3 guest rooms, 3 rooms for help, a small dining room, a kitchen and small cellar. It is constructed of stone most of which was hauled from quarries at the foot of the mountain. The masonry is faced and pointed on either side. The building is well and substantially constructed with 18" walls, and presents a very attractive appearance. It has a shingle roof and the interior finish is in rustic style.

A wing wall with a pier extending from the hotel, with a similar one extending from a stone building which serves as a store house for oil, etc., and a toilet, forms the gateway to the hotel and cottages on the hill about one-fourth mile from the entrance.

The building is roughly built, 39x53 with an 18x34 addition. The wooden superstructure is mounted on a 10' wall. The foundation appears to have been solidly grounded. It has been learned from what is considered good authority that the architect's fee was based on a construction cost of \$10,000, and that some extras amounting to \$1-2000. were added by the owners, which, by mutual consent, were not included in the cost on which the fee was based. Terracing and some other improvement work has been done recently.

The value of the building with improvements is estimated at ----- \$12,000.

The storage building above referred to is of stone construction 14x30 with an 18" wall, with wing-wall forming the gateway. It has a shingle roof, and with wing walls is valued at ----- \$ 2,500.

Summer Hotel: 14 rooms- 2 toilets - 4 baths - frame.
The central part of the structure is a building 20' x 30', 1 1/2 story, which is 12' to the eaves, with a large 4'x8' fireplace. This part of the building is used as a lobby and office. It is flanked on either side by an L shaped addition. Each part of the L is 12' x 36', and the porch extending across the front and either end is 200 ft. in length by 8' wide.

961-151

STATE COMMISSION ON CONSERVATION AND DEVELOPMENT

V. ANSWER AND OBJECTIONS. NUMBER 151-151-a

J. A. WILLIAMS, PAUL TAYLOR, R. L. CHEATHAM AND A. M. PRIEST.

The joint and separate answers of J. A. Williams, Paul Taylor, R. L. Cheatham and A. M. Priest to a petition exhibited against them and others in the Circuit Court of Rappahannock County, Virginia, by the State Commission on Conservation and Development, petitioner, and the objections of the said J. A. Williams, Paul Taylor, R. L. Cheatham and A. M. Priest to the said petition and the condemnation of lands of the said respondents.

These respondents, reserving to themselves the benefit of all just exceptions to the said petition, for answer thereto, or to so much thereof as they are advised that it is material that they should answer, answer and say, and make their objections to the said petition and the proceedings had thereon as follows:

That the postoffice addresses of respondents are as follows:

J. A. Williams, Luray, Virginia, R. L. Cheatham, Luray, Virginia, Paul Taylor, Luray, Virginia, A. M. Priest, 4419 P Street, Northwest, Washington, D. C.

That the said J. A. Williams, Paul Taylor, R. L. Cheatham, and A. M. Priest are the fee simple owners of a certain tract of land sought to be condemned by said petition, filed by the said State Commission on Conservation and Development .

That the said land is situate in the counties of Rappahannock and Page. in what

The description of said land and the improvements thereon is as follows:

The said land consists of 300 acres, more or less. Two hundred (200) acres, more or less, of said land is situate on the south side of a highway known as the Lee Highway, in both of the said counties of Page and Rappahannock, in the Blue Ridge Mountains, and designated and known as the "Mary's Rock" tract; about one hundred (100) acres, more or less, of said land is situate on the north side of the said Lee Highway, and said tract is known and designated as the "Hotel" tract. Of the said tract of one hundred acres, more or less, about 35 acres are situate in Page County, and about 65 acres are situate in Rappahannock County. Said tracts of land with the improvements thereon are operated as a summer resort and is named Panorama. All of said land lies at or near the summit of the Blue Ridge Mountains, and is situate within the proposed boundaries of the proposed Shenandoah National Park.

The following improvements are on the tract of land, designated as the "Hotel" tract: A building known as the Tea House, situate in Page County, a building used as a filling station with the necessary equipment for a filling station, a building of sixteen rooms used as a hotel, eight cottages varying in size from cottages containing two bed rooms, a living room and bath to cottages containing six bed rooms, a living room and two baths, a building known as a Dining Hall, a building used as a kitchen, a garage and a bath house.

Th

That the special investigators or appraisal commission has valued both of the said tracts of land of about 200 acres and about 100 acres, together with the improvements thereon, at only sixteen thousand and five hundred dollars (\$16,500.00), the said sum of \$16,500.00 being the entire amount at which all of said land consisting of about 300 acres, together with the said improvements, was valued.

That these respondents, J. A. Williams, Paul Taylor, R. L. Cheatham and A. M. Priest aver and allege that the fair value of said land consisting of about 300 acres, together with the improvements, is greatly in excess of the said sum of sixteen thousand and five hundred dollars (\$16,500.00).

That the said value of \$16,500.00 placed upon the said land by the said appraisal commission is a grossly inadequate value and is so inadequate as to shock the conscience. That it would be inequitable and unconscionable to deprive these respondents of their land at the price of \$16,500.00.

WHEREFORE, these respondents pray that if their lands are taken, that they may be allowed an adequate compensation therefor, that a jury may be impanelled to ascertain the quantum of damages, to which the said J. A. Williams, Paul Taylor, R. L. Cheatham and A. M. Priest are entitled, and for general relief, and they will

J. A. Williams
Paul Taylor
R. L. Cheatham
A. M. Priest

State of Virginia,

Page County, to-wit:

J. A. Williams, one of the respondents named in the said foregoing answer, being duly sworn, says that the matters and things therein contained are true to the best of his knowledge and belief.

J. A. Williams

Taken, sworn to and subscribed before me this 14th day of July, 1932.

A. S. Strayer

A Commissioner in Chancery for the
Circuit Court of Page County, Virginia.

It is further adjudged and ordered that the above-mentioned report of arbitrators be filed with the record of this proceeding:- to-wit, a report bearing date February 21, 1934, and signed by J. R. H. Alexander, H. W. Bertram and Philip Williams; and suppelemental report bearing date February 27, 1934, and signed by J. R. H. Alexander, H. W. Bertram and Philip Williams; and amended report bearing date March 1, 1934, and signed by J. R. H. Alexander, H. W. Bertram and Philip Williams.

(1)

Wednesday

14th March 1934

Enter
Alex

March 14, 1934 -

Entered H. 217 -

It is further explained and ordered that the above-
mentioned report of Philip Williams be filed with the records of
this proceeding. - W. H. Alexander, R. W. Dorrance and
James H. Smith, Jr.

(12)

VIRGINIA: IN THE CIRCUIT COURT OF RAPPAHANNOCK COUNTY

The State Commission on Conservation and Development of
the State of Virginia - - - - - Petitioner,

V. AT LAW NO. 149

Clifton Aylor and others and Thirty-Seven Thousand Four
Hundred (37,400) Acres of land, More or Less, - Defendants.

On the ^{14th}~~12th~~ day of March, 1934, came the petitioner in the above styled proceeding, and exhibited the record in said proceeding, including the report of the Board of Appraisal Commissioners therein, Table II and III thereof, and the county Ownership Map filed therewith; and including also the several exceptions and objections to said report and motions to disapprove and decline to accept the same filed with the record, and the several motions of petitioner praying the dismissal of the said exceptions, objections and motions, under authority of Section 35 of the Public Park Condemnation Act, on the said exceptions, objections and motions, the several answers thereto, and the supporting affidavits filed with the record; and including also the order of this Court, setting this proceeding for hearing on the 23rd day of February, 1934, and the affidavits filed in the record, showing the form and manner in which, in compliance with the terms of the said order, copies thereof were furnished to the several exceptants, objectors and movants mentioned in the table hereinafter set out, and to their counsel of record; and including also the order of this Court continuing the said hearing, and setting this proceeding for hearing on this the ^{14th}~~12th~~ day of March, 1934.

Petitioner further exhibited to the court report of the findings of arbitrators as to certain matters submitted to them under arbitration agreements hereinafter mentioned, which report petitioner moved the Court to order filed with the record.

And thereupon petitioner showed to the Court that arbitration agreements had been entered into by and between the petitioner and a number of the exceptants to the report of the Board of Appraisal Commissioners herein; that under authority and in pursuance of the said arbitration agreements, arbitrators were duly appointed, arbitration hearings were duly had, and that the above mentioned arbitrators' report set forth the findings of the said arbitrators acting under authority of the said arbitration agreements.

Petitioner further showed to the Court that, inter alia, questions as to the value of the fee simple estate in the numbered tracts of land within the area described in the petition herein, shown in the following table, and described under their respective numbers in the said report of the Board of Appraisal Commissioners herein, and as to incidental damages which will arise upon the condemnation thereof, were duly submitted to the said arbitrators, in pursuance of the said agreements, by the petitioner and some or all of the respective exceptants, objectors and movants whose names are set out after each of the said numbered tracts in the said table, which table is as follows:

Thereupon petitioner, by counsel moved the court to amend the findings as to value and damages set forth in Tables II and III of the said report of the Board of Appraisal Commissioners to conform with the findings of the said arbitrators; and, thereafter, to overrule and dismiss the several motions to disapprove the findings of the said Board of Appraisal Commissioners and the several objections and exceptions thereto, submitted by the several exceptants, objectors and movants whose names are set out in the above table, on their several exceptions, objections and motions, the answers thereto, and the supporting affidavits filed with the record, whether or not they or any of them are not lawfully bound by the findings of the said arbitrators, by reason of their omission or failure in fact to execute and enter into the above mentioned arbitration agreement, or by reason of any defect in form or of substance in the execution of said arbitration agreement, or by reason of any lack of power to execute the said arbitration agreement.

Upon consideration of all which it is adjudged and ordered that the findings as to value and incidental damages as shown in Table II. and Table III of the said report of the Board of Appraisal Commissioners as to the numbered tracts set forth in the above set out table should be and are amended in so far as that may be necessary to make the said findings conform with the findings set forth in the said report of findings by the said arbitrators; and the said amendments having been made, it is further adjudged and ordered, that the several motions to disapprove the findings of the Board of Appraisal Commissioners, and the several exceptions and objections thereto, filed by the several exceptants, objectors and movants mentioned in the above set out table should be and are overruled and dismissed, on their several exceptions, objections and motions, the answers thereto, and the supporting affidavits filed with

TABLE II

For amendments in amounts of value of tracts 24, 54, 70-I, 142, 148, 151, 151-a, 152, 164, 164-a, 173, see order entered herein March ~~7~~¹⁴, 1934.

TRACT
NUMBER

24	\$ 6374.00
54	22349.00
70-I	1200.00
142	2004.71
148	3337.77
151	20023.00
151-a	315.85
152	1650.00
164	3040.00
164-a	1500.00
173	2607.00

TABLE III

No findings as to incidental damages by Arbitrators, except as to Tract #151, as follows: Incidental damages to removable furnishings \$662.00. See order entered herein March ~~7~~¹⁴, 1934.

the record, whether they did or did not, in fact, severally execute and enter into the above mentioned arbitration agreements with the petitioner in such form and with such effect that they were and are lawfully bound by its terms and conditions.

It is further adjudged and ordered that the above mentioned amendments in the amounts of value and incidental damages set forth in Tables II and III of the report of the Board of Appraisal Commissioners herein, be made to appear by the Clerk of this Court, on the face of the said tables, accompanied with appropriate references to the date of entry of this order, by inserting the amended amounts of value in Table II of said report in red ink by the side of the numbered tract to which they relate, and by inserting with red ink in Table III of said report a note setting forth whether or not any findings as to the amount of incidental damages was made by the said arbitrators, and if the amount of any such incidental damages was found by the said arbitrators, the amount thereof and the numbered tract out of the condemnation of which such incidental damages were found to arise; all in substantially the form and manner and in the exact amounts as shown below:

County: Rappahannock
District: Piedmont

#151 - Williams, Taylor, Cheatham & Priest

IMPROVEMENTS: The improvements at Panorama consist of the following

TEA ROOM

Located on top of the Blue Ridge Mountain on the Lee Highway. It has a lobby or tea room, 3 guest rooms, 3 rooms for help, a small dining room, a kitchen and small cellar. It is constructed of stone most of which was hauled from quarries at the foot of the mountain. The masonry is faced and pointed on either side. The building is well and substantially constructed with 18" walls, and presents a very attractive appearance. It has a shingle roof and the interior finish is in rustic style.

A wing wall with a pier extending from the hotel, with a similar one extending from a stone building which serves as a storehouse for oil, etc., and a toilet, forms the gateway to the hotel and cottages on the hill about one-fourth mile from the entrance.

The building is roughly built, 39x53' with an 18x34' addition. The wooden superstructure is mounted on a 10' wall. The foundation appears to have been solidly grounded. Terracing and some other improvement work has been done recently.

The storage building above referred to is of stone construction 14x30' with an 18" wall, with wing-wall forming the gateway. It has a shingle roof.

SUMMER HOTEL

14 rooms - 2 toilets - 4 baths - frame, The central part of the structure is a building 20x30', 1½ story, which is 12' to the eaves, with a large 4x8' fireplace. This part of the building is used as a lobby and office. It is flanked on either side by an L shaped addition. Each part of the L is 12'x36', and the porch extending across the front and either end is 200 ft. in length by 8 ft. wide.

The front and ends are covered with bark, and the rear covered with paper over sheathing which is tongue and grooved on the inside. The roof is paper. The building rests on posts. All rooms are electrically lighted by current obtained from a nearby transmission line.

WATER AND SEWAGE SYSTEM

WATER The water used in summer is carried in pipes laid on top of the ground. The supply for winter use at the Tea Room is carried in buried pipes. The owners of Panorama have leased water rights from the Blue Ridge Land Corporation as there is insufficient water on their own land to supply their needs. Two heaters supply hot water to the buildings grouped around the summer hotel, and 3 tanks of approximately 5000 gallons capacity furnish a reserve water supply. The water is piped from a spring on the adjoining Blue Ridge Land Corporation's

land.

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2122 " 3/4" " " " -----
1896 " 1/2" " " " -----

2 galvanized iron tanks
1 boiler tank

SEWAGE SYSTEM

Sewage disposal is by means of septic tanks of which there are five. Two are of 600 gal. and three are of 250 gal. capacity. The estimated

KITCHEN & DINING ROOM & PANTRY

This is also of rustic construction with bark on front and sides and composition roof. The front and sides are covered with poplar bark. An 8' porch extends across the front. The building is 22x44' with a 24x33' annex. It is 10' to the eaves. Attached to the kitchen is an 8x12' frame pantry with composition roof.

X COTTAGE FOR HELP (Waitresses) 10x24' - 2 room, frame, composition roof.

X SERVANTS QUARTERS 10x48'- 4 rooms - frame, composition roof.

COTTAGES

X Fairview: 24x36'- 4 room, bath and toilet. Big stone chimney. 1 fireplace, shingled over all.

X Gables: 24x36' each way. 5 rooms, 2 baths and 2 toilets; stone chimney-one fireplace; shingle roof and sides.

Oak Shade: 18 1/2 x 18 1/2' - frame - shingle sides, composition shingle roof, 2 rooms, 8x12' porch, Beaver board finish within. Shower and toilet in individual rooms. Stone chimney and fireplace.

X Pine Crest: 10 1/2 x 25' with 10x17' addition and a 6x6' bath room--three rooms and bath--stone chimney and fireplace. Composition shingle roof and sides - Porch 4x17' - #2 Pine floor, #3 Pine siding (flooring) and roof.

X Valley View: 32x40' - 7 rooms (2 in basement) 2 bathrooms, shower and 2 pc. downstairs, 3 pc. upstairs, - front and back and side porch, shingled on sides. Paper shingle roof. Beaver boarded downstairs, plaster board upstairs. Stone chimney, one fireplace.

X Caretakers Cottage: (For help) Page Co. 12x23' - 3 rooms - boarded and stripped with 10x14' L- paper roof; 4x10' and 8x8' porches, brick flue.

X Bath House: 10x30' - 6 showers - 2 commodes and lavatories - equipped with heater and Delco plant - composition roof and sides.

#151 - Williams, Taylor, Cheatham and Priest-(con)

X Garage: 19x48' frame- shed roof - open front 12' Boarded back 8',
saddle room - 6x19' - composition roof

X Heater House: 7x8'6" composition roof and sides

Miniature Golf Course: 18 hole and fence

Tennis Court:

90 x 50
Also Partly constructed by 14x28
There is an orchard covering about 1½ A. of 50 trees.

Old Tea House: On west side of Lee Highway (now abandoned) 18x30'
shingle roof, 11x18' porch. It is substantially built with strip lap
covered by tar paper, then covered with bark to secure a rustic effect.

Garage and shower: (Behind Tea Room) 21x28' paper roof, frame, painted,
boarded up and down, shed roof, shower 5½x9' with hot and cold water

Road: (Connecting the Tea Room with Hotel)
Approximately 3/8 mile of road connects the Tea Room and the hotel.

The improvements above described are in Rappahannock excepting the following which are in Page:

- 1) Tea Room
- 2) Caretakers Cottage
- 3) 2 Water Tanks
- 4) 80% of the pipe line (total 973)
- 5) Golf Course (Miniature)
- 6) Garage and Shower (At Tea Room)

AREA

Page

26 A.

Rappahannock

50 A.

COTTAGES

<u>Fairview:</u>	24'x36'- 4 room -bath and toilet. Big stone chimney. 1 fireplace; shingled over all.	\$1150.00
<u>Gables:</u>	24'x36' each way. 5 rooms, 2 baths and 2 toilets. Stone chimney- 1 fireplace; shingle roof and sides.	1350.00
<u>Oak Shade:</u>	18½' x 18½' - frame - shingle sides, composition shingle roof, 2 rooms, 8'x12' porch-Beaver Board finish within. Shower and toilet in individual rooms. Stone chimney and fireplace.	500.00
<u>Pine Crest:</u>	10½' x 25' with 10' x 17' addition and a 6x6' bath room- 3 rooms and bath-stone chimney and fireplace. Composition shingle roof and sides - Porch 4x17'- #2 Pine floor,#3 Pine siding (flooring) and roof.	750.00
<u>Valley View:</u>	32x40'- 7 rooms (2 in basement) 2 bathrooms, shower and 2 pc.downstairs, 3 pc. upstairs,-front and back and side porch, shingled on sides. Paper shingle roof. Beaver boarded downstairs, plaster board upstairs. Stone chimney, one fireplace.	\$1700.00
<u>Caretakers Cottage:</u>	(For help) Page Co. 12'x23'- 3 rooms- boarded and stripped with 10x14 L-paper roof; 4x10'and 8x8' porches, brick flue.	300.00
<u>Bath House:</u>	10'x30'- 6 showers,-2 commodes and lavatories-equipped with heater and Deeco plant-composition roof and sides.	500.00
<u>Garage:</u>	19x46' frame- shed roof - open front 12' Boarded back 8', saddle room-6x19'-composition roof-----	150.00
<u>Heater House:</u>	7x8'6" composition roof and sides----	75.00
<u>Miniature Golf Course</u>	18 hole and fence - - - - -	--200.00
<u>Tennis Court:</u>	- - - - -	100.00
There is an orchard covering about 1½ A. of 50 trees, which is priced with the land.		
<u>Old Tea House:</u>	On west side of Lee Highway (now abandoned) 18'x30' shingle roof,11x18' porch. It is substantially built with htrip lap covered by tar paper, then covered with bark to secure a rustic effect. It is valued @ \$200.00	
<u>Garage and Shower:</u>	(Behind tea room) 21x28' paper roof, frame, painted,-boarded up and down, shed roof, shower 5½ x 9 with hot and cold water -----	175.00