

United States Department of the Interior
National Park Service

VLR- 4/21/93

NRHP- 6/10/93

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name SUNNYFIELDS

other names/site number VDHR File No. 2-480

2. Location

street & number W side SR 53 at jct with SR 732 not for publication N/A
city or town Simeon vicinity x
state Virginia code VA county Albemarle code 003 zip code 22902

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 for additional comments.)

H. C. Miller
Signature of certifying official

5 May 1993
Date

Director, Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- 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): _____

Signature of Keeper _____ Date of Action _____

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

Contributing	Noncontributing	
<u> 2 </u>	<u> 1 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 2 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 2 </u>	<u> 3 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: **DOMESTIC** Sub: **Single dwelling**

Secondary structure

Current Functions (Enter categories from instructions)

Cat: **DOMESTIC** Sub: **Single dwelling**

Secondary structure

7. Description

Architectural Classification (Enter categories from instructions)
EARLY REPUBLIC: Early Classical Revival

Materials (Enter categories from instructions)

foundation **BRICK**
roof **SLATE**
walls **BRICK**
other **WOOD**

Narrative Description (Describe the historic and current condition of the property on one or more 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)

- 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.
- 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 value, 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.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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 (Enter categories from instructions)
ARCHITECTURE

Period of Significance **1833-1856**

Significant Dates **c. 1833**

Significant Person (Complete if Criterion B is marked above)
Phillips, William B.

Cultural Affiliation **N/A**

Architect/Builder **Phillips, William B.**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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: _____

10. Geographical Data

Acreage of Property 9.5 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	723900	4208070	2	17	723680 4207880
3	17	723680	4207740	4	17	723590 4207650

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Calder Loth, Senior Architectural Historian
 organization Va. Department of Historic Resources date March 8, 1993
 street & number 221 Governor Street telephone 804-786-3143
 city or town Richmond state VA zip code 23219

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

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

name Ms. Rosa Luisa Scassa (Carabelli)

street & number Route 21, Box 123 telephone

city or town Charlottesville state VA zip code 22902

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Sunnyfields
Albemarle County, Virginia**

SUMMARY DESCRIPTION

The present Sunnyfields property is a 9.5-acre tract, the core of a 522-acre plantation assembled in the 1830s by William B. Phillips, a prominent master builder who served as one of the principal brick masons at the University of Virginia. Although the balance of the original plantation is under separate ownership, it is protected from inappropriate development by an easement held by the Virginia Outdoors Foundation. The focal point of the Sunnyfields is a two-story brick plantation house presumably designed and built by Phillips for his own residence shortly after he purchased the place. Although the house has had nineteenth and early twentieth-century alterations and additions, it preserves sufficient architectural integrity in its form, details, and masonry to illustrate the design and craftsmanship skills of a noted Jeffersonian builder. Adding to the interest of the property is a long servants' outbuilding, a rare survival in the area. Sunnyfields also has the remnants of a large nineteenth-century terraced garden and an informally landscaped park. The property is located just below Monticello Mountain and is part of the view enjoyed by thousands of visitors to Monticello annually.

ARCHITECTURAL ANALYSIS

Setting

Sunnyfields is in the scenic undulating countryside of Piedmont Virginia near the crossroads settlement of Simeon. The property is strategically located near the southwestern base of Monticello mountain, approximately halfway between Monticello and Ash Lawn, former home of James Monroe. The Monticello house itself is visible from near the entrance to Sunnyfields. The wooded gravel driveway for Sunnyfields winds up a hill from State Route 53 to a large tree-dotted park at the end of which is the main house. Down the hill from the east side of the house is the remnants of a large terraced garden. The countryside in the immediate vicinity is open fields bordered with hedgerows. The adjacent property to the east is a large commercial vineyard. Closing the view to the west is Carter's Mountain. Monticello Mountain is to the northwest. All of the property bordering the current 9.5 acres of Sunnyfields is protected through open-space easements held by the Virginia Outdoors Foundation. Like most antebellum plantation complexes, the property likely contains archaeological sites of numerous outbuildings and other elements of the original domestic complex. No archaeological survey or testing has been conducted.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

**Sunnyfields
Albemarle County, Virginia**

Manor House (exterior)

The original portion of the Sunnyfields house is a nearly square two-story structure covered by a low hipped roof of slate with a shallow glazed monitor at the top. The monitor, which with its bracket cornice appears to be an early addition, is topped by a decorative lattice railing.

The walls are of brick painted white with the facade laid in the very fine Flemish bond with ribbon joints that is a hallmark of William B. Phillips' work. Like most the brickwork of the period and region, it probably was originally painted red with penciled joints. At the top of the walls are two string courses and a hounds'-tooth brick course, above which is a shallow wooden cornice. Two interior end chimney stacks project on each side of the house.

The windows preserve original handsomely executed architrave frames with square sills. Each of the windows is topped by a square wooden lintel with plain square corner blocks. All the original sash has been removed, the windows currently have ca. 1900 (?) casements with small panes. On the north elevation the windows closest to the facade on the first and second floor have been bricked up, presumably in the mid-nineteenth century. Because the brick is now painted the alteration is difficult to detect.

The front door is set in what appears to be an original frame with sidelights and transom. The lights, however, are very small panes, the same vintage of the casement windows. The entrance is topped by a square lintel with plain corner blocks. Like other "Jefferson workmen" houses in the vicinity, including Edgehill and The Farm, the entrance at Sunnyfields was probably sheltered originally by a small porch or portico with paired Tuscan columns. An early twentieth-century photograph of the house appearing in Roy Wheeler's *Historic Virginia* (undated, ca. 1955) shows the house fronted by a porch extending across the facade. The center bay of the porch, however, is framed by paired columns. Thus the porch shown in this photograph could be the original with extensions. The porch wrapped around the northeast corner and covered the east elevation. The front section of the porch was removed in the mid-twentieth century but the side section, with its wooden Tuscan columns and sawn-work railing, remains. The entrance currently is reached by a plain wooden steps and platform.

At the southeast corner of the house is a two-story corner tower. The tower's brickwork and trim suggest that it dates either from just before or just after the Civil War. Connected to the west side of the tower is a one-story frame shed addition of probably the same date. This addition is an extension of the original dining room (now dining room/kitchen). Both the tower and the addition have mid-19th-century small pane sash, probably similar to the sash formerly in the original section.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Sunnyfields
Albemarle County, Virginia

Projecting also from the south elevation is a late nineteenth-century, two-story frame wing now used as a separate rental unit. The entrance to the wing is sheltered by a small Tuscan portico with the same detailing as the porch on the east elevation. The front door of the wing appears to be an 1830s door from the original part of the house. With its tower and other additions, the south side of the house has a very jumbled appearance, contrasting strongly with the simplicity of the facade.

Sunnyfields' exterior is well maintained. Detailed investigation and research would likely reveal sufficient information about the original appearance of the facade to make possible restoration with minimal conjecture.

Manor House (interior)

The interior of the house has undergone various modifications, including a significant alteration in the early twentieth century. Despite the changes, a quantity of original trim remains. The early twentieth-century later work is bold, Colonial Revival trim similar in character to that installed in Edgehill when it was rebuilt following its fire. The center passage has a Colonial Revival entablature with dentil molding. The passage is divided in half by a lateral entablature supported by two Tuscan columns. In the rear portion of the passage is a Colonial Revival stair with column newel, molded handrail, and square balusters. The partition between the front portion of the center passage and the northeast room has been removed. The opening is now framed by two Tuscan columns.

The northeast room has a Colonial Revival cornice with dentils but preserves original window frames and a simple mid-nineteenth-century mantel with fluted pilasters. The original pine floor in this area has been covered over with oak flooring.

The northwest room has original window frames and an late picture molding serving as a cornice. Like many houses of the period, the interior probably had no cornices originally. The original pine floorboards are exposed. Also original to the room is an odd Greek Revival wooden mantel consisting free-standing Ionic columns supporting nothing. Rising behind the columns is a ramped blocking course and above it is the mantel shelf.

Between the northwest room and the southwest room is a wide opening with pocket doors. The opening's frame may be partly original and may once have been fitted with large hinged doors. The southwest room is currently decorated with tall paneled wainscoting which appears to date from the turn of the century or later. The mantel in this room matches that in the room to the north. There is an original window frame on the west wall that is now filled with bookshelves.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

**Sunnyfields
Albemarle County, Virginia**

Between the northeast room and the southeast room is a narrow service passage which may originally have contained a narrow servants' stair. To the east of the passage is a small vestibule with an outside entrance.

The southeast room likely was the original dining room. As noted above, the room has been extended by a shed-roof addition. Where the original south wall was is now a large opening framed by a Greek Revival entablature supported by Doric pilasters. The mantel in this room is in a simple mid-nineteenth-century Gothic Revival style. The original pine flooring is exposed. A non-original picture mold serves as a cornice. The west wall of the room is now used for kitchen counters, cabinets and appliances. The openings in the room are reflect various alterations. On the north wall are three door frames, two of which are cupboards. The cupboards appear to be twentieth century additions. A door on the west wall has been converted into a cupboard. Joints in this and the two other early frames doors in the room suggest that the openings have been heightened. In the southeast corner of the room is a door leading to the tower room. This is paneled in high wainscoting similar to that in the southwest room.

On the stair landing is a twentieth-century arched doorway (now closed) leading into the rear wing. Above the doorway is a narrow (horizontal) window lighting the stairwell. The top of the stair incorporates a short flight of stairs that reverses to hook into what appears to be an original stair railing leading to the attic. The railing is typical 1830s work with a slender column newel, round handrail, and two slender square balusters per tread. This stair railing probably resembled the original stair railing from the first to the second floor.

Original window trim, mantels, and some doors and door trim survive in all four second-floor bedrooms. The mantels in the two western rooms are interesting Greek Revival compositions each of which has Doric pilasters supporting a frieze on which is applied a ramped blocking course and acroteria. Above each frieze is a plain shelf. The mantel in the northeast room is quite plain but features symmetrical fluted architrave trim with turned corner blocks framing the fireplace opening. The mantel in the southeast room is the standard entablature-type mantel, typical of Jeffersonian houses.

The north end of the second-floor passage is partitioned off into a bathroom. The entrance to the bathroom is framed by an elegant Colonial Revival paneled arch with lunette. The second floor underwent further alteration in January 1993 when the door to the northwest room was shifted to the center of the wall. The door to the northeast room was closed and an new entrance to the room was formed by using a closet off the passage. A closet between the two eastern bedrooms was converted to a bathroom.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

**Sunnyfields
Albemarle County, Virginia**

The basement is largely utilitarian. It preserves little original trim and probably never had much. In the center passage, however, is an original stair with railing similar to the attic stair railing. At the north end of the passage is one original basement window. The sash is likely the same type as that which was originally in the upper-floor windows.

The woodwork in the rear wing is mostly simple late nineteenth-century commercial millwork and it is of little interest.

Contributing Outbuildings

Sunnyfields preserves one original outbuilding--a long servants' cottage to the east of the main house. The one-story brick structure has four rooms, each with its own exterior entrance on the facade. The northernmost room has a large fireplace and probably was originally a kitchen. The original functions of the remaining rooms has not been determined but they probably were used for various service-related activities such as laundry and storage, and likely were lived in by servants as well. Two of the rooms have been reduced in size by the addition of bathrooms.

Non-contributing Outbuildings

Sunnyfields has three non-contributing resources, all erected in this century. One is a plain frame storage building near the southern property line. To the north of the servants' cottage is a simple frame structure housing a pump. To the west of the house is a swimming pool.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 6

**Sunnyfields
Albemarle County, Virginia**

STATEMENT OF SIGNIFICANCE

Sunnyfields is significant under criterion B as the home and work of a noted Virginia master builder, and under criterion C as a noteworthy example of Jeffersonian Classicism.

Summary

The plantation house at Sunnyfields was built for his own residence by William B. Phillips, one of the most prominent master masons of central Virginia in the early nineteenth century. Phillips was employed by Thomas Jefferson as a principal builder at the University of Virginia and later was involved with the design and construction of numerous courthouses and other buildings in the region. All of his work is distinguished by exceptionally fine brickwork and academically correct use of classical detailing. Phillips purchased what is presently known as Sunnyfields in 1833, at the height of his career, and presumably designed the house himself. His acquisition of the property, located between Monticello and Ash Lawn--in one of the most prestigious sections of Albemarle County, signified a dramatic rise in social status for Phillips, from builder to planter. Although it has undergone modification, the house is a typical example of the architecture of the workmen associated with Jefferson, displaying fine craftsmanship and classical detailing on a generally conservative design. The property is part of the rural landscape setting of Monticello, and thus an element of the view enjoyed by thousands of visitors to Monticello annually.

HISTORICAL BACKGROUND

William B. Phillips was born in Virginia around 1790 and was living in Charlottesville in 1802. By 1804 he was living in Richmond where he received his training as a brickmason, serving an apprenticeship under Anthony Turner.¹ In 1818 he was selected by Thomas Jefferson as one of many skilled workmen to construct the University of Virginia, probably the largest building project undertaken in the state up to that time. One of Phillips' letters of recommendation was written by Benjamin Tate, a former Richmond mayor, who declared Phillips "one of the best workmen" in Richmond.² While at the university, Phillips was the principal brickmason for the Rotunda, the anatomical theater, Pavilion X, Hotel C, and the serpentine garden walls. He also assisted with the construction of pavilions I and IX, several of the dormitories, the proctor's house and the overseer's house.³ Jefferson was impressed with the quality of Phillips' masonry; in a letter of recommendation he declared it as "the best work done there."⁴

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

**Sunnyfields
Albemarle County, Virginia**

Following the completion of his work at the university, Phillips continued to enjoy an active career. He erected numerous buildings in the central part of the state including the Madison County Courthouse (1830), the Page County Courthouse (1833), and the Green County Courthouse (1838). Because of its similarity to the Madison County Courthouse, the Caroline County Courthouse has been attributed to Phillips. One of Phillips' most engaging works is Christ Episcopal Church, Glendower, in Albemarle County erected 1831-32. He is also credited with the construction of St. Thomas' Episcopal Church and Berry Hill in Orange. Two large projects worked on by Phillips are the annex buildings at Western State Hospital in Staunton and the old Randolph Macon College complex in Boydton. He also assisted with the construction of Estouteville, a large mansion in Albemarle County designed by James Dinsmore, another Jefferson workman; Edgehill, the home of Thomas Jefferson's grandson, Thomas Jefferson Randolph; and Castle Hill, home of Senator William Cabell Rives. The principal builder for the latter two houses was John M. Perry, also a master builder at the university.

Phillips, like other builders employed by Thomas Jefferson, mastered Jefferson's distinct style and continued in that idiom in his own work. The style is characterized by excellent brickwork and properly proportioned Roman classical detailing. The main difference between Jefferson's designs and those of his builders is found in the floor plans. Jefferson favored interesting room shapes and arrangement of spaces. The plans of the buildings of his workmen are generally conservative and traditional, usually following a standard Georgian format. Sunnyfields is no exception. While the exterior has properly proportioned classical architrave window and door frames, as well as the delicately tooled ribbon joints for which Phillips was noted, the plan (though now somewhat altered) was originally a standard Georgian, double-pile scheme with center passage and stair. An interesting difference between Sunnyfields and Phillips' more ambitious works is the cornice. Instead of the usual Tuscan cornice or full entablature, Phillips employed a more vernacular, and probably more economical, hound's-tooth brick cornice. Also the interior woodwork departs from the Jeffersonian tradition by using provincial Greek Revival mantels rather than the Roman entablature mantels favored by Jefferson.

Phillips' status as a slave-owning planter is signified by the presence of an unusually long servants' house near the main house, a rare survival in the area. The remnants of a large terraced garden also indicate that Sunnyfields was no mean estate.

Sunnyfields occupies land that in the eighteenth century was part of the vast Carter family holdings. In 1778 a portion of the Carter property, at what is today the crossroads settlement of Simeon, was sold to Philip Mazzie, the Italian whom Thomas Jefferson brought to the area to start a wine industry, a venture which proved unsuccessful. In 1796, Jefferson, acting as attorney for Philip Mazzie, sold the property known then as Colle to Kemp Catlett. The property

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

**Sunnyfields
Albemarle County, Virginia**

passed through two more owners until 1833 when 346 acres of it was purchased by William B. Phillips. With additional purchases Phillips eventually amassed 522 acres. It is not know what Phillips called his property. It was know as Sunny Side in 1893 and referred to as Sunnyfields in a deed dated 1907.

Phillips owned and occupied the estate until 1856 when he sold it to Gessner Harrison, a well-known professor at the University of Virginia. Harrison sold property in 1858. It passed through various owners since that time. One of its recent owners was Lucius P. Battle, deputy secretary to NATO from 1955-56 and Ambassador to Egypt from 1966-67. The current owner, Rosa Luisa Scassa, acquired the property in 1979.

Sunnyfields is significant for its location approximately halfway between Monticello and Ash Lawn. Monticello itself can be seen from just inside the Sunnyfields entrance gates. The property thus forms part of the rural landscape setting of both Monticello and Ash Lawn and is a significant element in the pastoral views to the south from Monticello, views enjoyed by thousands of the visitors to one of America's most famous landmarks.

ENDNOTES

1. Richard Charles Cote, *The Architectural Workmen of Thomas Jefferson in Virginia*. (Boston University Ph.D. dissertation, 1986) p. 91.
2. *Ibid.*, p. 92, quoted in.
3. K. Edward Lay, "Charlottesville's Architectural Legacy," *Magazine of Albemarle County History* (volume 46, May 1988) p. 46.
4. *Ibid.*, p. 47, quoted in.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 9

**Sunnyfields
Albemarle County, Virginia**

BIBLIOGRAPHY

Lay, K. Edward. "Charlottesville's Architectural Legacy." *Magazine of Albemarle County History*. vol.46, May, 1988, pp 48-49.

Lay, K. Edward. unpublished notes on William B. Phillips and Sunnyfields in archives of Virginia Department of Historic Resources, file 2-480.

"Sunnyfields." *Abstract of Title*. Abstract of title of E. L. Bailey and wife to 453.2 acres more or less known as Sunnyfields . . . undated. copy in archives of Virginia Department of Historic Resources, file 2-480.

Wheeler, Roy, ed. *Historic Virginia*. Charlottesville: Roy Wheeler Publisher, undated, ca. 1955. p. 240.

Woods, Rev. Edgar. *Albemarle County in Virginia*. Bridgewater, Virginia: J. C. Carrier Company, 1964. p. 296.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 10

**Sunnyfields
Albemarle County, Virginia**

UTM References (cont.)

E 17/723470/4207760
F 17/723490/4207860
G 17/723560/4207920
H 17/723650/4207920
I 17/723880/4208110

Verbal Boundary Description

From a point on the southern right-of-way of state route 53 delineated by UTM reference A 17/723900/4208070, proceed southwest approximately 1000' to a point delineated by UTM reference B 17/723680/4207880, then proceed south approximately 500' to a point delineated by UTM reference C 17/723680/4207740, then proceed southwest approximately 500' to a point delineated by UTM reference D 17/723590/4207650, then proceed northwest approximately 500' to a point delineated by UTM reference E 17/723470/4207760, then proceed northeast approximately 500' to a point delineated by UTM reference F 17/723490/4207860, then proceed northeasterly approximately 500' to a point delineated by UTM reference G 17/723560/4207920, then proceed southeast approximately 300' to a point delineated by UTM reference H 17/723650/4207920, then proceed northeast approximately 1000' to a point on the southern right-of-way of state route 58 to a point delineated by UTM reference I 17/723880/4208110, thence south along the said right-of-way to the point of beginning.

BOUNDARY JUSTIFICATION

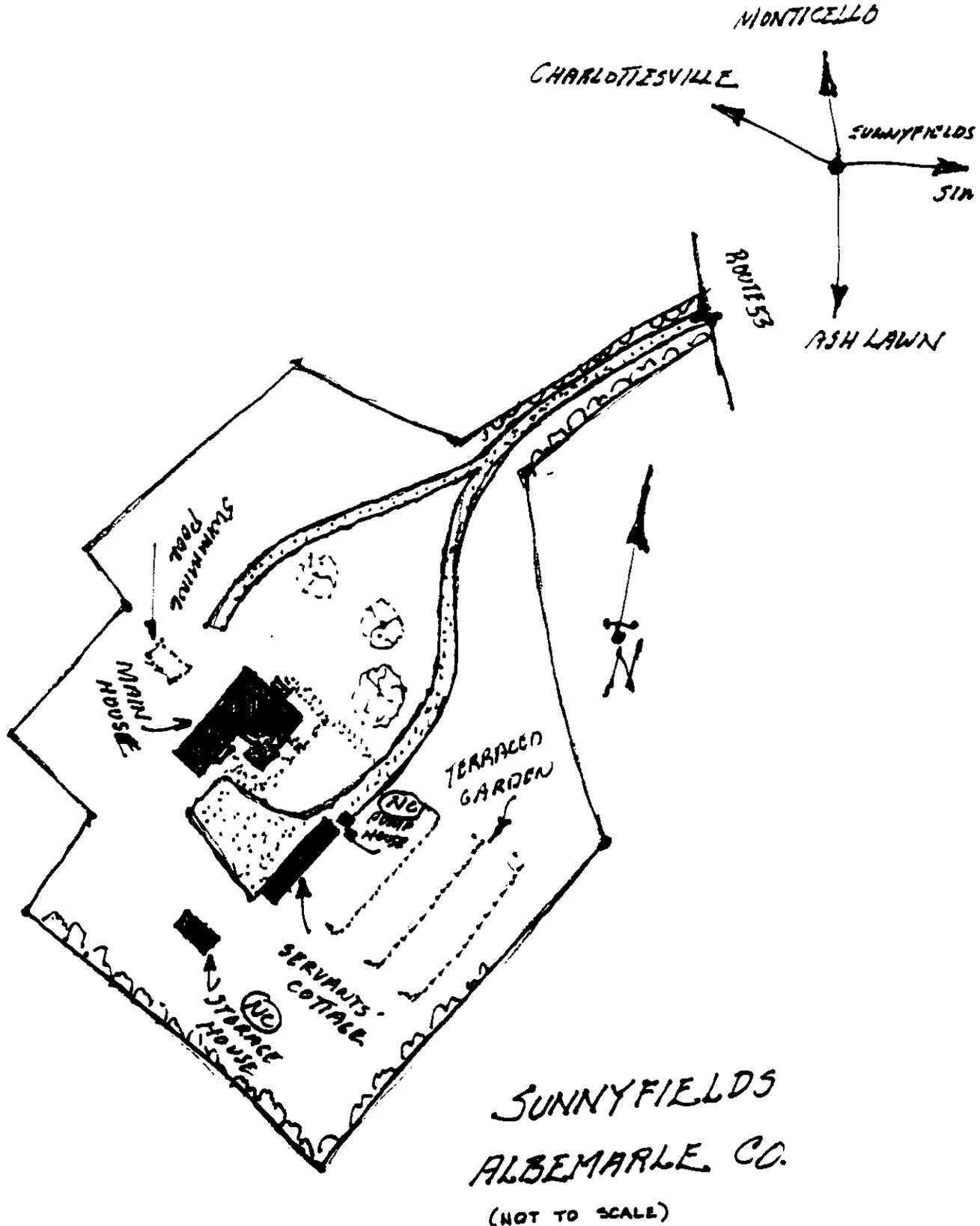
The boundaries for Sunnyfields contain the 9.55 acres currently forming the Sunnyfields tract, the curtilage of the original 522-acre plantation of William B. Phillips. The acreage includes the contributing buildings, park, the terraced garden, and the driveway to the entrance on Route 53.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Sketch Map Page 13

Sunnyfields
Albemarle County, Virginia



SECTION 18, T. 38 N., R. 22 E., S. 11 E.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF VIRGINIA
DIVISION OF MINERAL RESOURCES
JAMES L. CALVER, STATE GEOLOGIST

BOUNDARY FIELD
ALBEMARLE Co., VA
1974 Projection

A	11	723700	4209070
B	15	723660	4207880
C	10	723680	4207740
D	12	723650	4207650
E	12	723470	4207760
F	17	723400	4207860
G	17	723500	4207920
H	17	723650	4207920
I	13	723600	4206110

