

VLR 6/12/02
NRHP 9/14/02

United States Department of the Interior
National Park Service

**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 Sunnyside
other names/site number Sunnyside House, Sunnyside Farm, The Sycamores, Telford, Tedford / DHL file # 117-30

2. Location

street & number 160 Kendal Drive not for publication N/A
city or town Lexington vicinity X
state Virginia code VA county Rockbridge code 163 Zip 24450

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.)

[Signature] Date 7/24/02
Signature of certifying official
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>8</u>	<input type="checkbox"/>	buildings
<input type="checkbox"/>	<input type="checkbox"/>	sites
<input type="checkbox"/>	<input type="checkbox"/>	structures
<input type="checkbox"/>	<input type="checkbox"/>	objects
<u>8</u>	<input type="checkbox"/>	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:	Sub:
<u>Domestic</u>	<u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Agriculture/Subsistence</u>	<u>Storage</u>
<u>Agriculture/Subsistence</u>	<u>Agricultural Outbuilding</u>
<u>Agriculture/Subsistence</u>	<u>Animal Facility</u>
<u>Agriculture/Subsistence</u>	<u>Animal Facility</u>
<u>Agriculture/Subsistence</u>	<u>Storage</u>

Current Functions (Enter categories from instructions)

Cat:	Sub:
<u>Social</u>	<u>Meeting Hall</u>
<u>WORK IN PROGRESS</u>	

7. Description

Architectural Classification (Enter categories from instructions)

Early Republic/Federal

Materials (Enter categories from instructions)

foundation stone: limestone
roof metal: tin
walls brick
other brick; 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 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.

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 ca. 1790 - ca. 1940

Significant Dates ca. 1790

ca. 1805

ca. 1840

ca. 1860

ca. 1880-1890

ca. 1940

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder unknown, Ravenhorst, Henry - ca. 1940 porch additions

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

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

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreage of Property 6.8 acres

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

Zone Easting Northing Zone Easting Northing

1 17 635540 2 4182300 2 _____

3 _____ 4 _____

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: Susan V. Lancaster

Organization: Frazier Associates date 09-28-01

street & number: 213 North Augusta Street telephone 540-886-6230

city or town Staunton state VA zip code 24401

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 Lexington Retirement Community, Inc. (See attached sheet)

street & number P.O. Box 646 telephone 540-463-1910

city or town Lexington state VA zip code 24450

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 Reductions Project (1024-0018), Washington, DC 20503.

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7. Summary Description:

Sunnyside is fine example of a rare late-eighteenth-century Federal period brick farmhouse in the Lexington area. The three-story, 10,140 square-foot house, including its later additions and changes made during the nineteenth and early-twentieth centuries, remains in good condition (see attached construction sequence plans). The original portion of the house has Flemish-bond brick walls on a coursed-rubble limestone foundation and topped with a wood cornice featuring simple modillions. The later additions' brick walls display a mixture of Flemish bond and American bond resting on a random-ashlar limestone foundation and topped with a wood cornice and modillion configuration similar to the original. Hand-hewn, pegged rafters with Roman numerals support the roof in the original portion, whereas the later additions' rafters show vertical and circular saw marks and support a ridge beam. Tall bay windows were added during the Victorian era, followed by two brick porches with wrought-iron railings constructed during the 1940s. Many of the major spaces and rooms within the house remain in very original condition and much of the fine woodwork survives. The setting of the property includes a spacious lawn with gardens, walks, and large trees as well as several intact outbuildings.

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Detailed Description:

Original House (ca. 1790s)

The original house of the 1790s with its five-bay façade and central-hall plan is the northwest corner of the present building. It has Flemish-bond brick, a coursed-rubble limestone foundation and a wood cornice with simple modillions.

Windows in this section of the building are double-hung wood sash with nine-over-nine lights on the first floor and six-over-nine lights on the second floor and are pegged together. The lintels above the windows are plastered jack arches over brick. The structure in the basement reveals hand-hewn joists with large summer beams.

The interior of the original house appears to have been altered through the relocation of the original stairs to a hall between this section and a later rear wing. The general components of the interior are five to six-inch wide pine flooring, plaster walls and ceilings, painted wood trim, brick fireplaces and stone hearths. The detailing of the original house is of a fine Greek Revival design and appears to have been installed in the mid-nineteenth century. A plaster medallion is mounted on the ceiling of the first floor hall. The four-panel doors are trimmed with a shouldered architrave, which is complimented by the architrave baseboard. The windows are also trimmed with a shouldered architrave. A large elliptical archway, later enclosed with an individual doorway and paneling, separates the front and rear rooms of the

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southwest side of the house. The wood mantels vary in design but all have rectangular openings surrounded by brick with a simple mantel shelf. The mantel shelf in the northeast is supported by a double-ogee-arched frieze with paneled spandrels, a cartouche in the center and pilasters with chamfered corners and egg-and-dart molding. The mantels in the parlors across the hall have colonettes flanking a Tudor-arched architrave and a cartouche in the center. The mantel in the bedroom above the northeast parlor has a rectangular opening with a shouldered architrave, and simple shelf. The mantelpiece in the northwest bedroom has a simple shelf supported by a plain frieze atop wide, simple pilasters. The remaining bedroom in the original house does not have a fireplace.

The basement in the original house has a dirt floor. A stone fireplace and barred windows exists on the southwest side of the basement in an area that may have been a kitchen and a secure storage area at one time. A six-panel door with large strap hinges remains in this area and appears to be the only example that may date from the original construction of the house. The other original doors were probably replaced during the various remodelings. The attic of the original house has pegged rafters with Roman numerals. The original roof probably was covered with wood shingles based on several surviving examples found in the attic.

Rear Wing (ca. 1805)

The first addition was made around 1805 directly to the south of the original house. The three-story wing consists of one room on each level which open onto a corridor created

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by building the new addition about eight feet from the rear of the original house. This wing presumably housed a new kitchen, dining room, and bedroom for a growing family. Like the main house, it has a random-ashlar limestone foundation and is constructed of brick laid in a Flemish bond.

An original rear porch may have become first a breezeway between the house and new wing. Later this breezeway was enclosed and the main stair was placed in this space, possibly in the mid-nineteenth century when the Greek Revival woodwork was added to the original house. The three flights of stairs are stacked along the rear of the original house and enclose two windows each on the second and third floor. The stairs leading to the attic are enclosed and the third floor window has the original wood shutters. The stairs leading from the first floor to the second have an open string on one side with plain balusters, a partially turned newel post, an elliptical handrail, and winders at the bottom. The bottom flight of stairs has an open string on one side, no balusters, a simple handrail and newel post, and a landing at the bottom.

The general components of the interiors are similar to the original house with the exception of brick hearths, which were rebuilt in the twentieth century. A modest wood cornice tops the plaster walls with the baseboard matching the original house. The doors and windows have symmetrically molded trim with corner blocks. The wood mantels have a rectangular opening, pilasters, a paneled frieze and a simple shelf.

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Parlor Addition (ca. 1840s)

Another three-story addition was made to the original house, probably in the 1840s. This wing was added to the east of the main block and consists of one room per floor. The room on the main level most likely served as a larger new parlor with bedroom added on the second level. The south wall of this wing was originally an exterior wall as evidenced by the windows that currently remain, although it is now an interior wall.

The interior elements are generally the same as the rear wing with the exception of the mantelpieces and the door and window trim on the second floor. In the parlor, the simple mantel shelf rests above a double-ogee-arched frieze with paneled spandrels, a cartouche in the center, and plain pilasters as seen on the mantelpiece in the northeast parlor of the original house. In the bedroom, plain pilasters flank a simple architrave and support a plain frieze and simple shelf. The door and window trim is a simple architrave with corner blocks.

East End Addition (ca. 1860s)

The 1840s addition was wrapped on the east and south side with a subsequent L-shaped addition in the 1860s. This third major addition contained more basement spaces, another parlor (or more likely a dining room) on the main level and a bedroom above. Mantels and woodwork are typical Victorian designs of the period. It is interesting to note that other mantels and trim in earlier spaces have very similar designs and most likely were remodeled during this period. The door and window trim follow the same design and

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placement as the trim found in the 1840s addition. The mantel in the parlor has the double-ogee architrave and cartouche design as seen in earlier additions, and the mantel in the bedroom is similar to the mantel in the 1840s bedroom. Principally, this addition housed a new transverse hall with an elegant rounded staircase with an exterior doorway leading to a rear porch (now removed). The staircase consists of turned, plain balustrades resting on an open string and an elliptical handrail that spirals at the base in lieu of a newel post. The orientation of this new stair hall and entry may have been an attempt to change the front entrance from the north to the south side of the house.

Bay Window Additions (ca. 1880-1890)

The Victorian gable and projecting bay windows in the 1840s parlor addition were probably added ca. 1880-1890. The square bay windows are not identical in detailing but are constructed of brick with floor-to-ceiling windows and low-sloped metal roofs. A stepped, brick base, five nine-over-nine windows, and a wood box cornice with a frieze made of brick describe the bay window attached to the 1840s parlor. The bays attached to the front and rear of the original house, also added during this era but at a different time, have a wood box cornice with plain wood frieze and four two-over-two windows. The bay in front has a bracketed cornice. The roof gable over the 1840s addition and centered on the bay window may have been added at the same time or when the 1860s addition was made.

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North and South Porch (ca. 1940s)

Porches, designed by Lexington architect, Henry Ravenhorst, were added to the north and south side of the building in the 1940s. Access to the south porch is made from an elegantly curved double stairway supported by three arches in its brick base and capped by a wrought-iron railing. At the same time it appears that an earlier covered porch on the north side of the original house was removed, and new quarry tiles were laid in a concrete base as its replacement.

Outbuildings

Most of the original outbuildings were demolished by the early-twentieth century when the current farm structures were erected for the dairy operation. The one exception is the cottage that may date from the early-nineteenth century. This gable-roofed building is a one-story brick structure with a molded brick cornice and stone foundation. It may have been used as a slave quarters or as a slave kitchen and dining building according to historical information. In the 1920s it was known as a garage and then later remodeled into an apartment. It contains a Federal-style mantel that may have come from the original section of the house. A rectangular brick opening is surrounded by a wood architrave, paneled frieze and cornice. The hearth is stone. The doors and windows are framed simply with flat wood boards, but the chairrail and baseboard trim are modestly decorated. The pine wood floors are of a random width.

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The one-story dairy has raised foundation walls of concrete masonry units that extend up to the window sill level with wood-frame walls and wood siding above. The interior is a single room with a vaulted ceiling and painted wood paneling. The floor is sloped concrete with trenches for drainage. There are wood hopper windows that operate using wooden catch frames instead of hardware. The dairy has a galvanized standing-seam metal roof. While original, the building has suffered from a lack of maintenance in recent years.

The one-story machine shed also has wood-frame walls with wood siding resting on raised foundation walls of concrete masonry units. Its original wooden windows and doors are suffering from neglect and are badly deteriorating. The machine shed has a standing-seam metal roof and a brick flue.

The gable-roofed granary has a masonry foundation supporting wood framing with beveled wood slats on the north portion of the building for ventilation and wood siding on the rest. A metal sliding door inappropriate to the one-story building has been added to the entrance. The interior consists of wood framed lofts and stalls.

A three-car garage remains east of the granary. This one-story structure is constructed of a poured-concrete foundation, cinderblock walls and a standing-seam metal roof. The gable is framed and sided with wood. The three separate garage doors have a wood stile-and-rail construction with a top row of glass panels.

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A gable-roofed calving barn and a shed-roofed small storage building remain southeast of the granary. They each have a poured-concrete foundation, wood siding and a standing-seam metal roof. The wood stalls in the calving barn are in disrepair. Again, these one-story buildings are in poor condition.

Several silos and a large hay barn have been demolished. There is some evidence of foundations of possibly early outbuildings in the boxwood garden area and stone ruins of the spring beyond the garden.

Setting

Sunnyside was recently part of a larger farm and is located on the edge of Lexington next to an early-twentieth century neighborhood. The original farmhouse was built on a knoll and faces northwest. The garden facade was on the southeast side with a view of the Blue Ridge Mountains. A rolling lawn with large shade trees, boxwood plantings and brick walks surround the house. The front allee of boxwood may date from the nineteenth century, but the overgrown boxwood gardens in the rear were installed with a stone terrace in the early-twentieth century.

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Statement of Significance

The main house at Sunnyside is one of the few remaining late-eighteenth-century brick houses in Rockbridge County. Following the architectural fashion of their day, each inhabiting generation remodeled as well as made additions to the original Federal character of the house cumulating into a capricious mélange of Greek Revival, Italianate and Colonial Revival pattern-book detailing and architectural design. This unusually spacious mansion is integral to the recounting of Lexington's history with its association to early settlement, agricultural experimentation and business development in the area.

Historical background and significance

The Sunnyside property of 504 acres was purchased initially by John Moore from the Borden's Grant in 1747 and left it to his son, James in his will of 1802.¹ James had married in 1791 and may have constructed the early section of the present house sometime in the 1790s for his new bride. James Moore for a period was the sheriff of Rockbridge County.² Any previous dwellings probably would have been of log construction and have been long demolished.

The Moore's nephew, Alexander T. Barclay inherited a portion of Sunnyside in 1828 and the remainder from Moore's widow in 1829.³ Barclay expanded the house in the 1840s. Barclay was a devotee to agricultural innovation and experimentation, including the use of the then "new" McCormick reaper.⁴ Sunnyside, then known as the Sycamores, was sold

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out of the family when Barclay died in 1848.⁵ The farm changed owners several more times until 1862 when Eli Tutwiler, a Captain in the Confederate Army, purchased it.⁶ The third major addition to the house was made sometime during this era. In 1880 Colonel John Ross, a prominent businessman and principal promoter of the 1890s building boom in Lexington⁷, purchased Sunnyside, and it remained in his family until 1926.⁸

At that time, Colonel James Anderson, a professor at the Virginia Military Institute and later Highway Commissioner for the state of Virginia⁹, his wife, Isabel Webster Anderson, and her two sisters, Helen and Ella Webster, purchased the farm.¹⁰ They razed most of the old farm buildings and erected the current outbuildings for their newly established dairy operation.¹¹ The dairy business survived until the 1950s when they leased the fields for beef cattle grazing. Small parts of the property were sold for development, but the majority of Sunnyside remained intact. The four Anderson children inherited equal parts of the Sunnyside property in the late 1980s and early 1990s, during which Isabel Bartenstein, one of the Anderson children, purchased the entire property from two of her siblings.

A non-profit board of community members, the Lexington Retirement Community, Inc., was established, and approximately 85 acres, including buildings, was conveyed to the board by the Bartensteins.¹² The mission of the board was to develop the site into a retirement community with the existing buildings as a focal point in the complex. The

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Kendal Corporation was selected as the developing body. At this date, the existing buildings of Sunnyside are under rehabilitation transforming the house into a community center, and new construction on nearby parcels is partially completed and inhabited.

ENDNOTES:

- ¹ Augusta County deed book 1:367-369
- ² Rockbridge County will book 2:263-265
- ³ Rockbridge County will book 6:71-73
- ⁴ Bartenstein manuscript, 1995, referenced an article found in the *Lexington Gazette*.
- ⁵ Rockbridge County deed book BB:13
- ⁶ Rockbridge County deed book II:194
- ⁷ Royster Lyle, 1977, and the Bartenstein manuscript, 1995, referenced an article found in the *Rockbridge County News*, 1893.
- ⁸ Rockbridge County deed book 57:112-113
- ⁹ Heiner article in the *Rockbridge County News*, 1960.
- ¹⁰ Rockbridge County deed book II:194
- ¹¹ Bartenstein manuscript, 1995
- ¹² Rockbridge County deed book 572:004

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Bibliography

Records

Augusta County Records. Deed books, land tax books, will books. Augusta County Courthouse, Staunton, Va.
Rockbridge County Records. Deed books, land tax books, will books. Rockbridge County Courthouse, Lexington, Va.

Books

Lyle, Royster, Jr. and Pamela Hemenway Simpson. *The Architecture of Historic Lexington*. Charlottesville, Va.: University Press of Virginia, 1977.

Periodicals

Barclay, A.T. "Prime Rockbridge Land in the Market," Lexington, *News Gazette* (August, 1848).
Heiner, Anne Brandon. "Historical Society Speaker Lives At Historically Interesting 'Sunnyside'," *Rockbridge County News* (October 27, 1960).
_____. "Sunnyside Farm: 'Ole's Place'," *VMI Alumni Review* (Spring, 1986).

Unpublished Works

Bartenstein, Isabel A. "Sunnyside Farm," manuscript, Rockbridge Historical Society, September 1979.
Bartenstein, Isabel A. "A History of Sunnyside Farm," manuscript, Rockbridge Historical Society, July 1995.
Dodge, K.H. "Sunny Side: Old House Report," manuscript, Rockbridge Historical Society, December 1957.

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Section 10

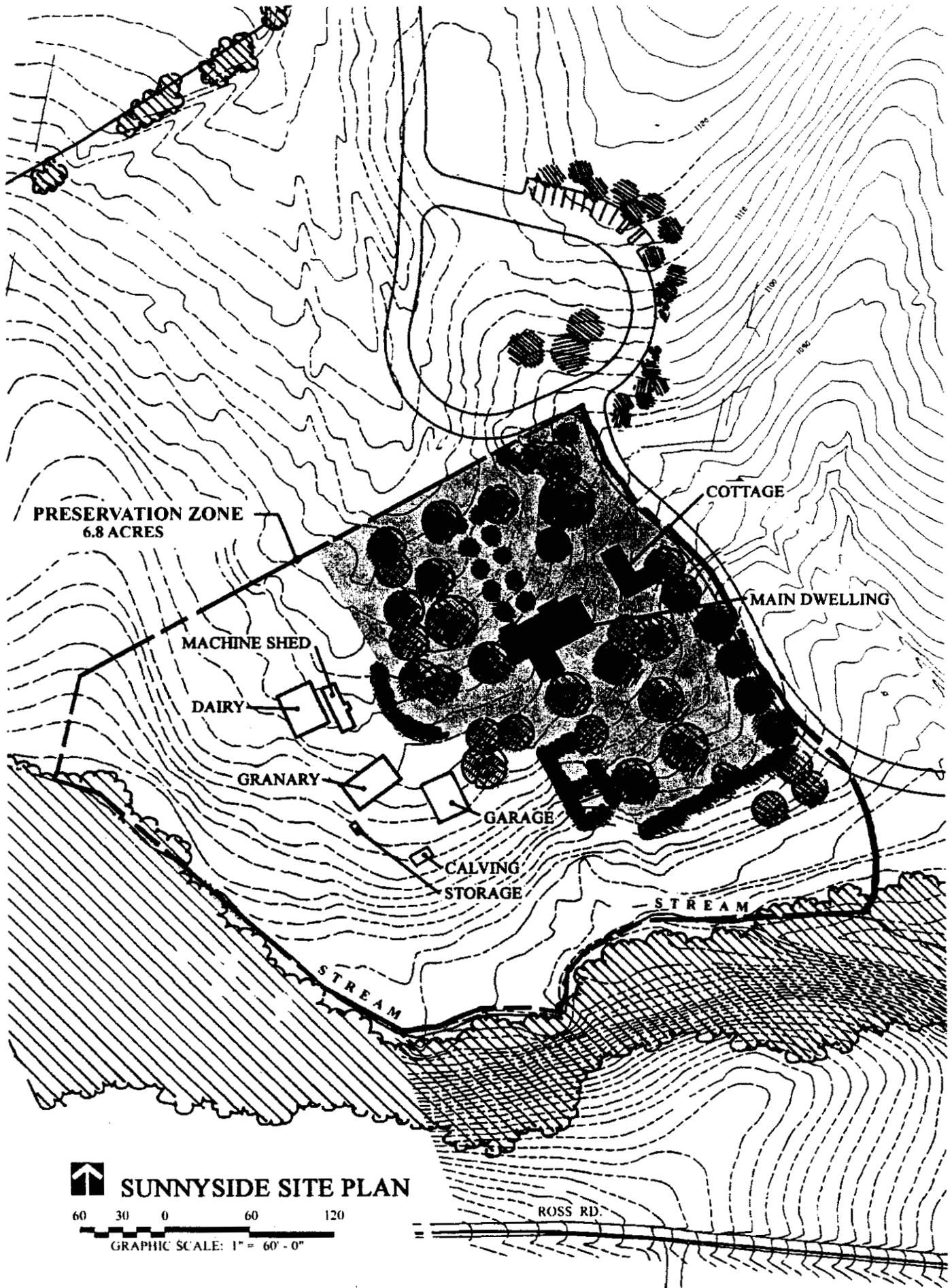
Page 1

Verbal Boundary Description

See attached sketch map.

Boundary Justification

Sunnyside House includes both the original, central dwelling house and adjoining out buildings and farmyard barn complex. The compact nucleus of buildings was sited on a lower ridge of the farm within easy reach of the town of Lexington. The ridge is bound to the south by a small, un-named stream and to the east and west by broad swales entering this stream. An arbitrary boundary established to maintain the historic integrity of the site was established to the north.



PRESERVATION ZONE
6.8 ACRES

COTTAGE

MAIN DWELLING

MACHINE SHED

DAIRY

GRANARY

GARAGE

CALVING
STORAGE

STREAM

STREAM



SUNNYSIDE SITE PLAN

60 30 0 60 120

GRAPHIC SCALE: 1" = 60' - 0"

ROSS RD.

47'30"

4183

4182

4181

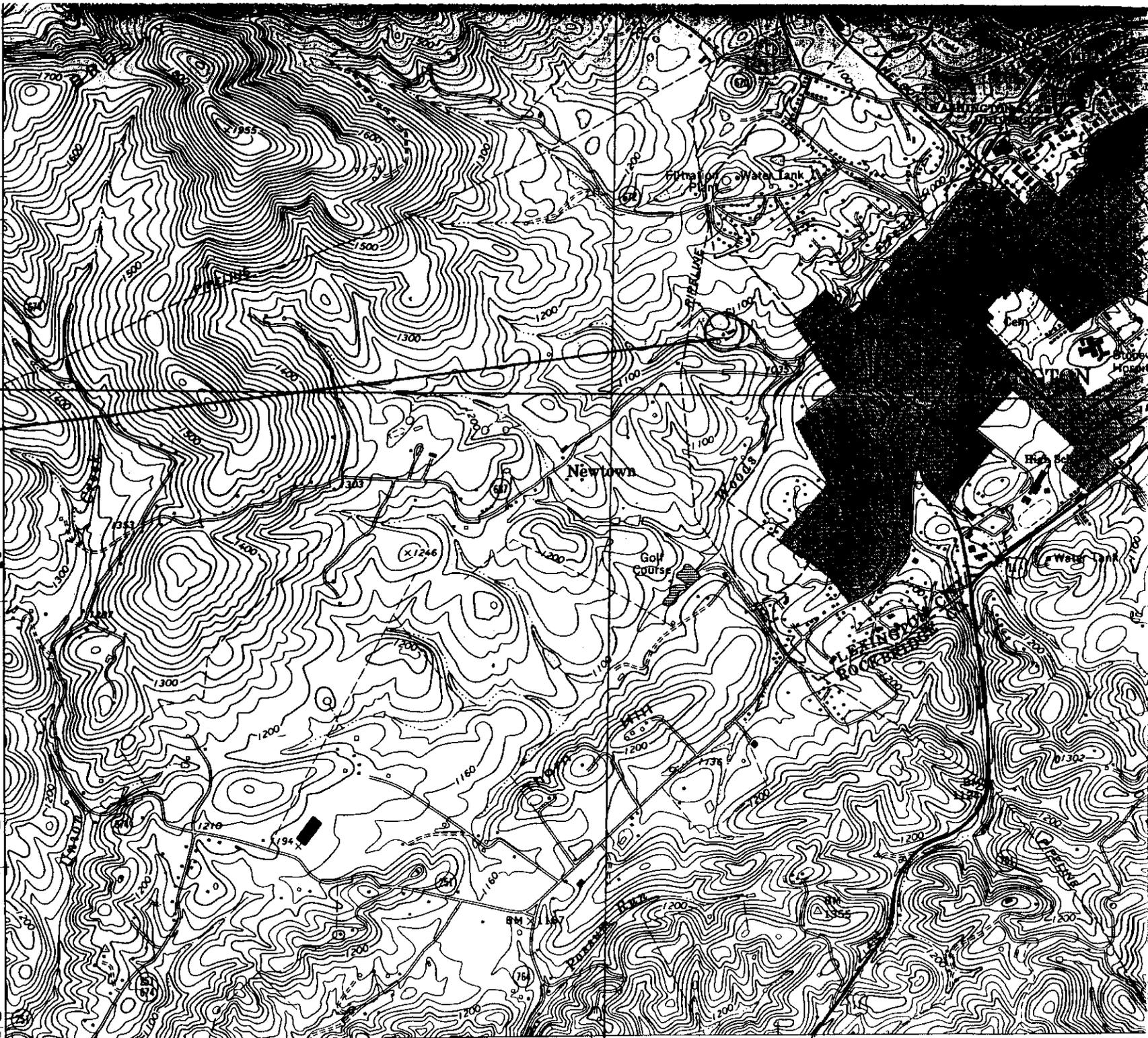
4180

4179

520 000
FEET

37°45'

79°30'



SUNNYSIDE
HOUSE

ROCKBRIDGE
COUNTY, VA

UTM REFERENCES:
1.17 635540 4182300

633

634

1 720 000 FEET

635

27'30" BUFFALO BEND 2.5 MI.
NATURAL BRIDGE 10 MI.

637

IGL
515

SCALE