

**United States Department of the Interior  
National Park Service**

LISTED ON:  
VLR 09/30/2010  
NRHP 12/27/2010

**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 Bauseman Farm  
other names/site number Kagey-Bauseman Farm; VDHR File No.: 085-5172

**2. Location**

street & number 10107 South Middle Road not for publication N/A  
city or town Mount Jackson vicinity X  
state Virginia code VA county Shenandoah code 171 zip code 22842

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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.)

*M. Catherine Weaver*  
Signature of certifying official

November 1, 2010  
Date

Virginia Department of Historic Resources  
State or Federal Agency or Tribal government

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

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
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 the Keeper

\_\_\_\_\_  
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
public-local
public-State
public-Federal

Category of Property (Check only one box)

- X building(s)
district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and 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)

Table with 2 columns: Cat, Sub. Lists categories like Domestic, Agriculture and sub-categories like single dwelling, secondary structure, agricultural outbuilding, storage, field.

Current Functions (Enter categories from instructions)

Table with 2 columns: Cat, Sub. Lists categories like Domestic, Agriculture and sub-categories like single dwelling, secondary structure, agricultural outbuilding, storage, field.

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate
OTHER: Vernacular I-house

Materials (Enter categories from instructions)

foundation STONE: limestone
roof METAL: tin
walls WOOD: weatherboard/shingle
other BRICK

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

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**8. Statement of Significance**

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**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** circa 1800 – circa 1940

**Significant Dates** circa 1800; circa 1823; 1860; circa 1893; circa1940

**Significant Person** (Complete if Criterion B is marked above) N/A

**Cultural Affiliation** N/A

**Architect/Builder** Unknown

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)  
See Attached Continuation Sheets.

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**9. Major Bibliographical References**

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(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: VIRGINIA DEPARTMENT OF HISTORIC RESOURCES, RICHMOND, VA.

**10. Geographical Data**

**Acreage of Property** approximately 76 acres

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

**CONICVILLE QUAD**

1	<u>17</u>	<u>704000</u>	<u>4294899</u>	3	<u>17</u>	<u>704600</u>	<u>4294300</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>704650</u>	<u>4294350</u>	4	<u>17</u>	<u>703900</u>	<u>4294400</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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 GERALD FORSBURG

organization SHENANDOAH DESIGN LLC date June 25, 2010

street & number P.O. BOX 957 telephone 540-477-2377

city or town MOUNT JACKSON state VA zip code 22842

**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 LAURA BAUSERMAN-REVITZ C/O THE BAUSERMAN FARM LLC

street & number 10107 SOUTH MIDDLE ROAD telephone 540-477-2921

city or town MOUNT JACKSON state VA zip code 22842

**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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 36 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**Bauserman Farm  
Shenandoah County, Virginia**

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**ARCHITECTURAL DESCRIPTION**

**SUMMARY DESCRIPTION**

The Bauserman Farm, 10107 South Middle Road, located approximately three miles northwest of Mount Jackson in Shenandoah County, Virginia, is an approximate seventy-six acre farm that has been continuously farmed since the early nineteenth century, and probably before. It contains a varied complex of farmhouses and outbuildings arrayed in a traditional linear fashion along both sides of an old two-lane road, VA Rt. 614 (Middle Road). At its core is an exceptionally well-preserved 1860 gable-roofed, two-story, three-bay, balloon-framed “I-house” with an integral rear ell, wide front porch and handsome late-Victorian scroll-sawn wood decoration. There are two original brick chimneys, one at each gable end, which were used for wood stoves. A two-story rear addition to the house was constructed in 1992. The addition is compatible with the historic design of the original house. The farm complex includes nine contributing resources--seven buildings and two sites. The buildings include the main house (1860), a chicken house (early 1800s), a privy (early 1800s), a two-story summer kitchen (ca. 1823), a frame granary (ca. 1893), a large bank barn (ca. 1893), and a chicken house (ca. 1940). The non-contributing buildings include a modern vehicle shelter (1995) and a modern garden shed/mock dovecote (2010). Contributing sites include the foundation of the former circular icehouse (early nineteenth century) and the foundation of a former one-room log cabin (early 1800s). All of the farm buildings are in good to excellent condition.

The farm is set in rolling farmland, with pristine views of Short Mountain, including a direct view of the Knob, George Washington National Forest, and the Massanutten Mountain. The farm is still used for rotated crops of corn and quality grasses, as well as wildlife habitats, and it has many hardwoods. It is adjoined on four sides by similar traditional farms.

**DETAILED DESCRIPTION**

**EXTERIOR**

The Bauserman House was built in 1860, a year before the Civil War began, presumably by Joel F. Kagey. It was later purchased in 1878 by Robert A. Bauserman. The construction date is supported by tax records showing a significant improvement to the property in 1860. In form, the dwelling is a three-bay, two-story I-house, with an original integral rear ell wing for the kitchen. A two-story addition constructed to the rear of the house in 1992 is compatible with the Victorian character of the original house. The front portion has a side-gable roof with two brick interior-end chimneys. The addition has an end-gable roof as well, with a brick chimney centered along the west elevation. As part of the addition, a screened porch projects on the south elevation.

All roofs are sheathed in standing-seam metal. All foundations are dressed in limestone with “grapevine” joints, and the walls are clad in painted wood weatherboards. The house is in outstanding condition, inside and out.

**FAÇADE**

The façade (east) and porch are original, with an entrance containing a four-panel wood door with a three-light transom. There is a single window to the right and left of the entrance door. The windows consist of original glass, and six-over-six, double-hung, wood sashes. All windows have traditional window screens hung with a pair of sash hangers and stayed with eye and hooks, which were added at a later date.

The one-story frame porch is seven feet, two inches deep by twenty seven feet, ten inches wide, and is three bays wide and one bay deep. The ornamental scroll-sawn trim on the posts and railing is original. There is a matching balustrade on the porch roof. An original four-panel wood door affords access from the second floor to the porch roof.<sup>1</sup>

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The house is built in the Italianate style popular at the time. The “reduced” two-tier portico, with its entrance to the roof of the single-story porch, was especially significant to farmers in that it allowed them to oversee the farm from an elevated point, as well as to take in the breathtaking views.<sup>2</sup> Of utmost importance is the interpretation of classical design in the vernacular. Classical design calls for an entablature divided into three parts: the lowest part being the architrave; the middle part being the frieze; and the uppermost part being the cornice. All of this structure was supported by one of the orders. Specifically in Greek orders, the taller the column, the lighter the entablature.<sup>3</sup> Traditionally, the frieze would be decorated with triglyphs in the Doric order and with sculpture in the Ionic order. These proportions were modified in the vernacular. In the case of the Bauserman House, the porch columns terminate with a stylized capital about twelve inches below the porch frieze, the main supporting beam for the porch. In this instance, the architrave is merely suggestive, with ornate scroll-sawn brackets acting in the place of the classical *conge* at the base of the *taenia*, allowing the eye to “fill in” or complete the architrave. The frieze is articulated with a regularly repeated pattern of applied simplified oak leaves, a symbol that connects the house to the surrounding land and its many pin oaks, particularly the very large one at the front entrance. An additional scroll-sawn bracket is placed perpendicular to and centered above each column.

The railing and baluster on the porch roof is in a “tulip design” and is original to the house. The balusters on the lower level are scroll-sawn in the design of an arrowhead above a trefoil and are similar to the railing and balusters at the nearby Virginia House of the Orkney Springs Hotel, which was built in 1870 and listed on the Virginia Landmarks Register and the National Register of Historic Places in 1975 and 1976, respectfully.

Furthermore, the placement of the front porch columns is to be noted. In classical design, it was typical to space the center columns farther apart from each other. In this example, the columns have been moved closer together, accentuating the entry vertically. The house has a deep cornice similar to that on the porch. The gable ends have a partial cornice return across the side of the house and the cornice rises along the gables.

**SOUTH ELEVATION**

The east elevation of the house is in three parts. The first, the front end-gable section, is one-bay deep, and is void of any openings with the exception of a single small casement window at the attic level for ventilation. There is a brick interior-end chimney. The wall is clad in painted wood weatherboards.

The second, or middle section, is the original one-bay, two-story rear ell which originally housed the kitchen on the first floor, with a side porch and a bedroom on the second. The kitchen was reconfigured with the 1992 addition and the porch became part of the kitchen. This section contains four six-over-six light, double-hung wood sash windows and a door on the first floor, and five six-over-six, double-hung-sash wood windows on the upper level. Walls are clad in wood weatherboard.

The third section, constructed in 1992, is two stories high and a single-bay deep. The first floor has a centered pair of French doors leading to a concrete porch, and two six-over-six, double-hung-sash wood windows on the upper level. There is a single louvered vent in the gable. The cornice mimics that of the original house but is slightly larger. The walls are clad in wood weatherboard and the foundation is dressed limestone with “grapevine” joints in keeping with the character of the main house. At the junction of the middle and rear section is a screened porch in the Victorian style, similar in style to the front porch and set on brick piers.

**WEST (REAR) ELEVATION**

The rear elevation of the original main house has a single six-over-six, double-hung-sash wood window on each level. The walls are clad in wood weatherboard. The rear elevation of the 1992 addition has two stories over a crawl space. It is frame construction and the cornice and foundation match that of the original structure. There is a centered interior chimney and there are two six-over-six, double-hung-sash wood windows on the second floor.

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**NORTH ELEVATION**

The north elevation of the house is in three parts, two of which are original construction. The first is the gable end of the front and is one bay wide. There are two six-over-six double-hung-sash wood windows on the first floor, one six-over-six, double-hung-sash wood window on the second, and a single small casement window at the attic level for ventilation. There is a brick interior-end chimney that originally housed a pipe for a wood stove on the first floor. The cornice has a short return on this side and extends upward along the gable. The foundation is of dressed limestone with "grapevine" joints. The walls are clad in painted wood weatherboard.

The second section is the original wall of the original rear ell which housed the kitchen on the first floor and a bedroom on the second floor. There is a small entry porch that was added in the 1992 addition/renovation and is in keeping with the character and detailing of the front porch. There is a single half-light door and one six-over-six, double-hung-sash wood window on the first floor and two six-over-six, double-hung-sash wood windows on the second floor.

The third section is the addition that was added in 1992 and is one-bay wide. This addition has two single-light, double-hung-sash wood windows on the first floor and two six-over-six, double-hung-sash wood windows on the second floor. The walls are clad in painted wood weatherboard.

**INTERIOR**

**FIRST FLOOR**

The original front section of the house has a central entrance hall flanked by one room on each side. The room on the south (left) side of the stair has always been the parlor and the room on the north (right) side has always been the dining room. The third room at the rear of the dining room was, and still is, the kitchen. There was a side porch, with an entry from the rear of the stair hall, at the rear of the house which was incorporated into the 1992 addition/renovation and has four six-over-six, double-hung-sash wood windows along the outside wall. The doorways in the dining room have simple flat pine casing faux-painted with a wood graining effect, an effect that was common in the Shenandoah Valley in particular. The doorway casing is solid cream-colored paint in the entry hall and the parlor. The doors are of solid, four-panel construction. The baseboards are also of flat pine with similar faux-painted graining in the dining room and solid cream-colored paint in the entry hall and the parlor. This portion of the house remains unaltered from its original state. The stairs rise straight from the vestibule with plain, molded railing, and square balusters. At the top of the stairs is a small landing with three additional risers to the right of the main stair. Under the stairs is a closet with a hatch to the crawl space below. The living room has one window on the front wall and one on the rear wall, both original. The five-inch-wide pine flooring is original. The walls and ceilings are plaster. To the rear of the main massing is the kitchen. Originally the kitchen had a rear stair that afforded a second means of access to the upper level. The location of this stair was maintained in the 1992 renovation and addition, but the stair was replaced at that time.

Electricity was added to the house circa 1935, and the plumbing added in circa 1960, both by testimony of the current owner who grew up in the home. At the rear of the original house is the 1992 addition, which houses a living room. At the rear wall of the living room is a Victorian-style soapstone fireplace mantel faux-painted to look like marble. The room has painted wood wainscot extending three-fourths of the way up the wall. There is a second stair at the rear of the kitchen.

**SECOND FLOOR**

The second floor of the original house has a central stair hall with a bedroom to either side; two steps lead up to the rear hall and wing. The stair hall has original plaster walls and ceiling and original pine flooring. A four-paneled wood door leads to the front

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porch roof. The newel post at the second level has a heart-shaped, scroll-sawn cut-out at the top and mirrored at the bottom. A stair leads from the stair hall on the second level to the attic and terminates at the ceiling, with a hinged wood access door to the attic located in the ceiling. The bedroom to the left has windows on the front and back. There is an original closet in the northwest corner of the room. The walls and ceiling are plaster.

The bedroom to the right has a front window overlooking the front porch, a side window, and a door at the rear wall. There is an original closet in the northeast corner of the room. The door at the rear wall is original to the house and connected the front bedroom to an adjacent bedroom in the rear wing. The bedroom in the rear wing has been repurposed as a bathroom. The walls and ceiling are plaster.

The rear hall opens to a laundry room, study, and the rear stair, and terminates at the master suite above the living room addition. The two-panel heavy door to the master bedroom was originally the back door of the first floor. There is a series of five six-over-six, double hung-sash wood windows along the outside wall of the hall.

**ATTIC**

A low attic extends across the house. The attic has ventilation between the roof and the floor across the front. It is unlighted with the exception of the casement windows at both gable ends. The attic is floored with wide boards.

**BASEMENT**

There is a full height cellar under the original portion of the house that is approximately the width of the main hall plus half the living room. It is accessed via an outdoor cellar door on the south side of the main portion of the house, below the living room. The rearmost 1992 wing has a low crawl space, with an access door at the rear of the addition.

**SITE DESCRIPTION**

The farm is a designated "Century Farm"<sup>4</sup> and lies on both sides of VA Route 614 (South Middle Road) with the house, summer kitchen, chicken house, and privy aligned along the west side of the road, and the barn and granary on the east side of the road. Middle Road is an early road that runs considerable distances parallel to and west of the Old Valley Turnpike (US Route 11). The farm and surrounding area form a gently rolling landscape of old family farms and two-lane paved or graveled roads. There are wooded areas to the west and the east. In general, the farm is given to raising corn and wild grasses. The land slopes away from the house at the rear, where there are several openings to underground caves. The house sits about 25 feet back from the road behind a weathered wood picket fence. The house is set among mature trees and shrubs, with a large 100+ year old oak at its entrance, and a gravel drive to the right of the house.

**SECONDARY RESOURCES**

The yard on the south side of the house contains a ca. 1823 summer kitchen (contributing) and ca. 1940 chicken house (contributing). The summer kitchen is believed to be circa 1823, based on the date of the summer kitchen located at the nearby Bowman-Zirkle Farm, which has a date of 1823 inscribed in the fireplace. The farms were developed at the same time, and in a similar fashion to each other. What is certain is that the summer kitchen pre-dates the main house, based on the location and construction techniques employed. The summer kitchen is a two-story, wood frame building with a side-gable roof and is set on limestone piers with two six-over-six, double-hung-sash wood windows to either side of the center door along the west façade, and a single six-over-six, double-hung-sash wood window on both ends. The rear (east) façade contains two two-light, single-sash wood windows. The siding is wood board and batten that was added in 2007. The interior is one room with doors on both the east and south. The summer kitchen is clad

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with one-inch-by-twelve-inch beveled and flush exterior sheathing. The interior is clad with wide plank cedar having a “Z” joint<sup>5</sup> on each edge. The original blue paint remains on the interior door and window trim. On the north wall there is a wide stair leading up to the attic level where a brick chimney is supported on a wood frame on the south end-gable. On the west side, there is a single six-over-six, double-hung-sash wood window to the left of the door and a single four-light, single-wood-sash window above. This pattern is repeated on the west façade. The flooring in the attic is wood plank. To the south of the summer kitchen is the original early-19<sup>th</sup>-century chicken house (contributing). This structure pre-dates the existing owner, but family historic accounts put the construction date as being the same time as the summer kitchen.

To the rear (east) of these buildings is an early-19<sup>th</sup>-century, wood-framed privy (contributing). The current owner, Mrs. Bauserman-Revitz, resided in the house when the chicken house was built and attested to its construction.

To the northwest of the main house is a modern, frame vehicle shed (non-contributing) constructed in 1995. Directly to the rear of the main house is a modern, heavy timber-framed garden shed (non-contributing), built in 2010, which sits atop the foundation (contributing) of an early-19<sup>th</sup>-century log house. The only remnant of the timber log house was the portion of a single timber that had comprised one of the corners of the log building. This timber has a half-dovetail notch. The whole log structure was set upon a limestone rock outcropping for its foundation.

Across the road from the main house (to the east), and a bit further south, is the ca. 1893 granary (contributing) and ca. 1893 bank barn (contributing). The granary with original flush wood siding sits on its original stone piers, has one door and a rear window, and is an excellent example of its type. The bank barn, also an excellent example of its type, sits on a limestone foundation with “grapevine” joints and has massive, pegged, mortise and tenon timber framing. The original siding is wood and remains intact. Along the rear, lower portion of the bank barn are five original doors leading into the livestock pens.

It is quite probable that there was a barn prior to 1860 at the location of the present barn. Many barns in the Shenandoah Valley were burned during the Civil War. Construction began on the large bank barn on July 3, 1900, according to the diary of William Bauserman, son of Robert A. Bauserman. However, this date is disputable as there is a piece of original weatherboard siding from the barn with the date 1893 inscribed in it. The 1893 date is most certainly the more accurate, as the date from the “diary” is transcribed from other sources, and may not be entirely accurate.

A garage and corncrib were also located alongside the granary and barn in a linear array but were removed due to severe deterioration. These buildings would have likely been constructed at the same time as the barn and granary. They were located between the granary and the bank barn. No above ground evidence shows their exact location.

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**STATEMENT OF SIGNIFICANCE**

The Bauserman Farm, located at 10107 South Middle Road in Shenandoah County, Virginia, approximately three miles west of the town of Mount Jackson, is an approximate 76-acre farm that has been continuously farmed since the early nineteenth century, and represents the importance and the persistence of the once dominant family-farm tradition perpetuated by German immigrants in the northern Shenandoah Valley. Locally significant under Criterion C for architecture, the centerpiece of the farm is a handsome 1860 Victorian dwelling, which is an intact example of Shenandoah County’s prevailing late-nineteenth-century rural I-house. Constructed as a two-story, three-bay, frame dwelling with a rear ell, the house has exceptional folk craftsmanship exhibited in its exterior details including oak leaves in the frieze of the balustraded front porch. Although the house incorporates a significant addition to the rear constructed in 1992, and a screened porch addition to the south, it has retained the architectural integrity of the original “I-house”, and the original footprint is clearly discernible. The interior of the main house retains integrity and has been altered minimally since its original construction. The house is set within a farm complex that includes a number of well-cared-for outbuildings that illustrate the evolution over 100 years of a successful, moderate-sized farm under the stewardship of successive generations of a single family. Of the nine contributing resources, at least three secondary buildings on the site pre-date the construction of the main house: the circa 1823 summer kitchen, and the early-19<sup>th</sup>-century chicken house and privy. Foundations of an early-19<sup>th</sup>-century icehouse and log cabin are contributing sites. The presence of such buildings and sites suggests that there was an earlier main dwelling on the site.

Other contributing secondary buildings include a circa 1893 granary, a circa 1893 bank barn, and a circa 1940 chicken house. The outbuildings still retain much of their original fabric and have been altered only for the purpose of maintenance since their construction. The period of significance of the Bauserman Farm begins circa 1800 with the early secondary resources and extends to circa 1940 representing the construction date of the second chicken house.

**HISTORICAL BACKGROUND**

The Bauserman Farm was originally part of the larger 265-acre Kagey farm complex long before the present house was erected in 1860. Jacob Kagey (born 1806 - died 1864) purchased the land in 1825 from Daniel Hoddle (Deed book EE, Page 55), probably at a time when many of the original settlers picked up to move west.<sup>6</sup> In 1852 two smaller parcels were “consolidated” into the larger acreage to comprise the 265-acre farm, which was then subdivided in 1869 to Jacob Kagey’s children, 48.19 acres going to Joel F. Kagey. Robert A. Bauserman's farm was originally larger, extending from Kagey's Lane on both sides (north) of VA Route 614 and included "Kagey's Pond" which was just recently filled in by the Virginia Department of Transportation when the road was straightened. The current owners’ parents sold off some of the land (including the pond) during the Great Depression. The area was known in the land records as “Jumping Run.”<sup>7</sup>

The importance of the Kageys during the Civil War is outlined in John Wayland’s The History of Shenandoah County, Virginia: “One of the famous schools of old Shenandoah was conducted for many years at Woodlawn, in a little log building on the Middle Road, near Kagey’s Pond, two miles below Rinkerton. The institution was chartered by Act of Assembly on January 5, 1841, as Woodlawn Academy, with ... Jacob Kagey... as trustees.”<sup>8</sup>

“John C. Ewing, one of the distinguished teachers at Woodlawn, was there for a period of eight or ten years. He lived near the school house on land of Jacob Kagey, in an old log house which was occupied in and after 1855, by the author’s parents. In 1853-54, and again in 1860-61, the teacher at Woodlawn was County historian and author Dr. John W. Wayland who was the local schoolteacher at the Woodlawn School, which is located ¼ mile from the property.”<sup>9</sup>

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National Park Service**

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**Bauserman Farm  
Shenandoah County, Virginia**

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Robert A. Bauserman purchased the land (Lot 3) from Mr. Joel F. and Mrs. Mary Kagey in 1878 (Deed Book 49, Page 427) and raised nine children on the property. Prior to 1878, Mr. Bauserman and his wife Louise Virginia Neff, resided nearby at what was referred to as “the Neff House,” a pre-Civil War structure that burned in the late twentieth century.

The genealogy of the Bauserman Family, a prominent farming family dating back to 1749, is available in hardback format and includes a photo of the dwelling taken circa 1900. Robert A. Bauserman purchased the property from Joel F. Kagey and Mary Kagey on June 1, 1877 for the sum of \$1,106.50 (Deed book 16, page 89) at which time there was a life-trust deeded to a Mr. Peter Walker (Deed Book 16, page 89), established on the property. The deed states, “*except the house and lot on said land now enclosed, used and occupied by Peter Walker shall remain his during his life time provided he shall continue to occupy the same and the said grantor covenants that he will warrant generally the property truly conveyed, that he has the right to carry the land to the grantee; that the grantee shall have quiet possession of said land; that he will execute such further assurances of the said lands as may be requisite; that he has done no act to encounter the said lands; that he will remove all existing liens upon the said land at his own proper expenses and without cost to the grantee.*” It is believed from census data that Mr. Walker had been a laborer of the Kageys, and it is quite possible that he was of African-American descent.

The current owner, Ms. Laura Bauserman-Revitz, granddaughter of Robert A. Bauserman, acquired the property in 1986. She is on numerous boards and works with numerous historic organizations, including: Oatlands Plantation, Leesburg, Va. (Board member since 2008); Thomas Jefferson Foundation; The Monticello Cabinet; The Founders, Washington Committee for Historic Mt. Vernon; Shenandoah Valley Conservation Council; Friends of the North Fork of the Shenandoah River; Shenandoah Valley Battlefields Foundation; Las Casas Foundation (San Antonio, Texas); and Monte Vista Historical Association (San Antonio, Texas).

**ARCHITECTURAL SIGNIFICANCE**

The Bauserman Farm house showcases the architecture typical of the Shenandoah Valley after the Civil War. Historically, the families along Middle Road bought and sold farms from each other. Many of the farms are still in the hands of original families and there appears to be considerable potential for a rural historic district. The Clem-Kagey Farm (VDHR File No.085-0206) and the Bowman-Zirkle Farm (VDHR File No.085-0438), both neighboring farms from the same period, were placed on the Virginia Landmarks Register and the National Register of Historic Places in 2009.

The I-house is commonly found throughout the Mid-Atlantic region and further west, and has been studied and documented by Fred B. Kniffen. Kniffen noted the I-house’s probable evolution from the Georgian center-hall house in his work in Louisiana and the Midwest.<sup>10</sup> The basic I-house form is prevalent in both pre- and post-Civil War architecture of the Shenandoah Valley.

Allen G. Noble, et al., in *Wood, Brick and Stone: The North American Settlement Landscape, Vol. 1, Houses*, stated that the I-house was classified in several types and periods. Noble’s Type 2 version of the I-house – three-bay-by-one-bay, two-story frame, with chimneys on each gable end or flanking the central hall – is the form that predominates in the Valley, both in rural areas and in towns. The Bauserman Farm house is of this type, with gable-end chimneys.

James C. Massey and Shirley Maxwell documented this house in an article in the June 2009 issue of *The Old House Journal* entitled “I Spy: The I-house in Rural America: Simple, modest, and practical, the humble I-house is an American gem worth a second look”. The Bauserman Farm house is pictured in the article with the following description: “The fine balustraded front porch on this typical Shenandoah Valley I-house is indicative of a prosperous farmer’s status.” Additionally, the folk-interpretation of such details as the oak leaves in the frieze are distinctive to this particular structure and show folk craftsmanship at its best.

The frequent presence of the I-house is well documented in the Virginia Department of Historic Resources Survey of Shenandoah

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**Bauserman Farm  
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County, conducted in two phases by Maral Kalbian and Massey Maxwell Associates, respectively.<sup>11</sup> Kalbian writes that “the I-house was the most common type of dwelling constructed in [Frederick County] during the late nineteenth century.”<sup>12</sup> The same claim might be made for Shenandoah County.

Henry Glassie’s study of vernacular dwellings in Louisa and Goochland Counties, *Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts* provided an early examination of the I-house in a Virginia context, while a similar effort in North Carolina is documented in Michael Southern’s essay, “The I-house as a Carrier of Style in Three Counties of the Northeastern Piedmont. Literature devoted specifically to Shenandoah County is sparse.”<sup>13</sup>

Common appendages to I-houses of this area and time period are wide front porches and one- or two-story rear ells that create an L-shaped footprint. A two-story rear ell containing two rooms is most common in Shenandoah County and the northern Shenandoah Valley, with at least one room of the wing usually part of the original construction. The Bowman-Zirkle house located nearby was built similarly with an integral two-story, one-room-deep rear ell.<sup>14</sup> Also nearby is the state and nationally registered J.W.R. Moore House (DHR File No. 265-5002), constructed in 1871, which follows the same pattern but is more ornate.

Most commonly, a two-story rear side porch opens to the main house through a door at the rear of the center hall.<sup>15</sup> The Bauserman Farm house, as originally built, had such a porch. Although the I-house was the predominate form among Civil War-era houses in Shenandoah County, most have lost their integrity because of inappropriate additions and alterations, or they have not been maintained in a historically appropriate manner. Relatively few fully intact and preserved examples of the type remain; most such examples are located within towns rather than on farms. Therefore, the Bauserman Farm house, especially because of the fact that its original footprint is still clearly discernible, makes it a significant example of a late-nineteenth-century family farmhouse in Shenandoah County.

**ARCHAEOLOGICAL POTENTIAL**

The landscape context is well-preserved. The property might yield archaeological information from the early nineteenth century, according to archaeologist Carol Nash, who has toured and photographed the property<sup>16</sup> and could provide the location of former buildings that may contain material culture related to domestic and agricultural lifeways of the farm. Additionally, the property might yield archaeological information related to the Civil War since there was a powder horn, made from an animal’s horn, found under the former porch at the time of the 1992 renovation, as well as a partial Civil War Confederate uniform found in the summer kitchen.

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**ENDNOTES**

1. The nature of placing a door to access a porch roof has locally been thought to allow the porch roof to function as an outdoor sleeping room during a time when there was no air conditioning for hot summer nights. While the porch roof may have served this purpose occasionally, this would have been a secondary use of the porch roof. The true nature of such a feature of providing access to an elevated position at the front of the house can, perhaps, more accurately be found in the historic architecture of the Italian Masters such as Palladio via American interpretations by none other than Thomas Jefferson. The elevated door allowed a farmer to oversee his most treasured asset: his crops. From this vantage point, the homeowner/farmer could make certain that his crops were not only growing according to schedule, and that his workers were not loafing, but enabled him to also ensure that his crops were protected. From the roof of the front porch, a farmer could easily gain a shot on any stray animal that happened to find its way to the farmer's fields. "In addition to the monumental portico, with its full height columns, Palladio is to be credited with popularizing the two-tiered portico. In Book Two of The Four Books, Palladio presented some eight designs for villas fronted by two-tiered porticoes, i.e. porticoes with two floors or levels of columns. Following ancient precedent, Palladio always employed superimposed orders in his two-level porticoes, which means placing a lighter order above a heavier order such as Corinthian over Ionic. The two-tiered portico saw use in this country well before the monumental portico and its two-story columns. With its two-tiered portico, Drayton Hall, erected in the 1740s near Charleston, South Carolina, is perhaps our earliest example of a house clearly illustrating characteristics of Palladianism. Its design parallels Palladio's illustration in The Four Books of the Villa Pisani at Montagnana, the garden front of which has a recessed two-tiered portico with three bays similar to that on Drayton Hall. A later, more refined example of the two-tiered portico is the 1760s Miles Brewton house in Charleston, which is a reflection of the center section of Palladio's design for the entrance front of the Villa Cornaro."
2. "Thomas Jefferson made use of two-tiered porticoes on the entrance and garden facades of the first version of his home, Monticello, begun in the late 1760s (*Figure 20*). Jefferson was intent on having Monticello be a display of the correct use of classical orders, and employed Palladio's version of the Doric order on the lower level and his Ionic on the upper level of each portico. With its lower hipped-roof wings, Monticello was a reduced version of the entrance façade of the Villa Cornaro." From Palladio's Influence in American Architecture by Calder Loth, Senior Architectural Historian, Virginia Department of Historic Resources.
3. William R. Ware. The American Vignola. W.W. Norton & Company, New York, 1903.
4. "The Virginia Century Farm Program recognizes and honors those farms that have been in operation for at least 100 consecutive years and the generations of Virginia farm families whose diligent and dedicated efforts have maintained these farms, provided nourishment to their fellow citizens and contributed so greatly to the economy of the Commonwealth." From the Virginia Department of Agriculture and Consumer Services website.
5. Each board is rabbetted on reverse edges at top and bottom, forming a "Z" joint. When attached, the lap protects the board below from water penetration, and the rabbet defines the joint.
6. "From these figures it appears that there must have been an actual falling off in population in this region between 1820 and 1840. This would probably be explained by the fact that during the early decades of the 19<sup>th</sup> century there was a great movement of population westward..." from A History of the Shenandoah Valley, Virginia, by John Wayland.
7. Shenandoah County land records, 1843-1878.
8. John Wayland's The History of Shenandoah County, Virginia, pg. 470.
9. John Wayland's The History of Shenandoah County, Virginia, pg. 470.
10. Fred B. Kniffen, "Folk Housing: A Key to Diffusion," in *Annals of the Association of American Geographers*, 55:4 (December 1965), pgs. 549-577.
11. Shenandoah County, Virginia, Survey of Historic Resources.
12. Maral Kalbian, Frederick County, Virginia: History Through Architecture. Winchester: Winchester-Frederick County Historical Society Rural Landmarks Publication Committee: 1999.

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13. Massey Maxwell Associates, National Register of Historic Places Registration Form of the Bowman-Zirkle Farm, Shenandoah County, Virginia.
  14. "The Clem-Kagey Farm House, [not far from the Kagey-Bauserman House], was built with an integral rear wing containing a dining room and kitchen and a two-story side porch with rear pantry/storage rooms closing the end of each floor of the porch. The J.W.R. Moore House (1871; NR) near Mount Jackson follows the same pattern." Massey Maxwell Associates, National Register of Historic Places Registration Form of the Bowman-Zirkle Farm, Shenandoah County, Virginia.
  15. "A less common feature in some houses is a small room at the rear porch on one or both stories; gained by enclosing the end of the porch. On the first floor, this space usually was used as a pantry. This wing layout is also seen frequently in period houses of other forms, such as behind a Four Square or center-hall, double-pile house." Massey Maxwell Associates, National Register of Historic Places Registration Form of the Bowman-Zirkle Farm, Shenandoah County, Virginia.
  16. Archaeological Review prepared by Carole Nash, Ph.D., Geographical Science Program, James Madison University.

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**GEOGRAPHICAL DATA**

**UTM REFERENCES**

**CONICVILLE QUAD**

5	17	703700	4294700
Zone	Easting	Northing	

**VERBAL BOUNDARY DESCRIPTION**

The nominated property consists of Shenandoah County Tax Property Map 80, Parcel 98, and Map 80, Parcel 33D in the Ashby Magisterial District, Tax Map Numbers 080 A 898 and 080 A 0033D. These parcels are referenced in Deed Book 1402, Page 529.

**BOUNDARY JUSTIFICATION**

The nomination includes the dwelling and secondary resources historically associated with the traditional multi-generational Bauserman Farm. The nomination cornerstone is the historic Bauserman Farm house and farm buildings along Rt. 614. The owners are committed to the donation of a conservation easement on this property. Numerous properties to the north and south are currently under a conservation easement.

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Shenandoah County, Virginia**

**Section** Photos/Additional Documentation **Page** 18

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**PHOTOGRAPHIC DOCUMENTATION**

All photos are common to:

Property: Bauserman Farm

Location: Shenandoah County, Virginia

DHR File Number: 085-5172

Photographer: Gerald Forsburg

Date: June 2009

Digital Files stored at: Virginia Department of Historic Resources, Richmond, Virginia.

Photo 1 of 16

View: Main House façade, looking west

File Number: VA\_Shenandoah County\_Bauserman Farm\_0001

Photo 2 of 16

View: Main House, North Elevation, looking south

File Number: VA\_Shenandoah County\_Bauserman Farm\_0002

Photo 3 of 16

View: Main House, North Side Porch, looking south

File Number: VA\_Shenandoah County\_Bauserman Farm\_0003

Photo 4 of 16

View: Main House, West (Rear) Elevation, looking east

File Number: VA\_Shenandoah County\_Bauserman Farm\_0004

Photo 5 of 16

View: Main House, South Elevation, looking north

File Number: VA\_Shenandoah County\_Bauserman Farm\_0005

Photo 6 of 16

View: Summer Kitchen

File Number: VA\_Shenandoah County\_Bauserman Farm\_0006

Photo 7 of 16

View: Chicken House

File Number: VA\_Shenandoah County\_Bauserman Farm\_0007

Photo 8 of 16

View: Granary, facade

File Number: VA\_Shenandoah County\_Bauserman Farm\_0008

Photo 9 of 16

View: Bank Barn, facade

File Number: VA\_Shenandoah County\_Bauserman Farm\_0009

Photo 10 of 16

View: Bank Barn, siding with Date of 1893

File Number: VA\_Shenandoah County\_Bauserman Farm\_0010

Photo 11 of 16

View: Main House, Stair Hall

File Number: VA\_Shenandoah County\_Bauserman Farm\_0011

Photo 12 of 16

View: Main House, Parlor

File Number: VA\_Shenandoah County\_Bauserman Farm\_0012

Photo 13 of 16

View: Main House, Dining Room

File Number: VA\_Shenandoah County\_Bauserman Farm\_0013

Photo 14 of 16

View: Main House, Stair Detail

File Number: VA\_Shenandoah County\_Bauserman Farm\_0014

Photo 15 of 16

View: Main House, South Bedroom

File Number: VA\_Shenandoah County\_Bauserman Farm\_0015

Photo 16 of 16

View: Main House, North Bedroom

File Number: VA\_Shenandoah County\_Bauserman Farm\_0016

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Shenandoah County, Virginia**

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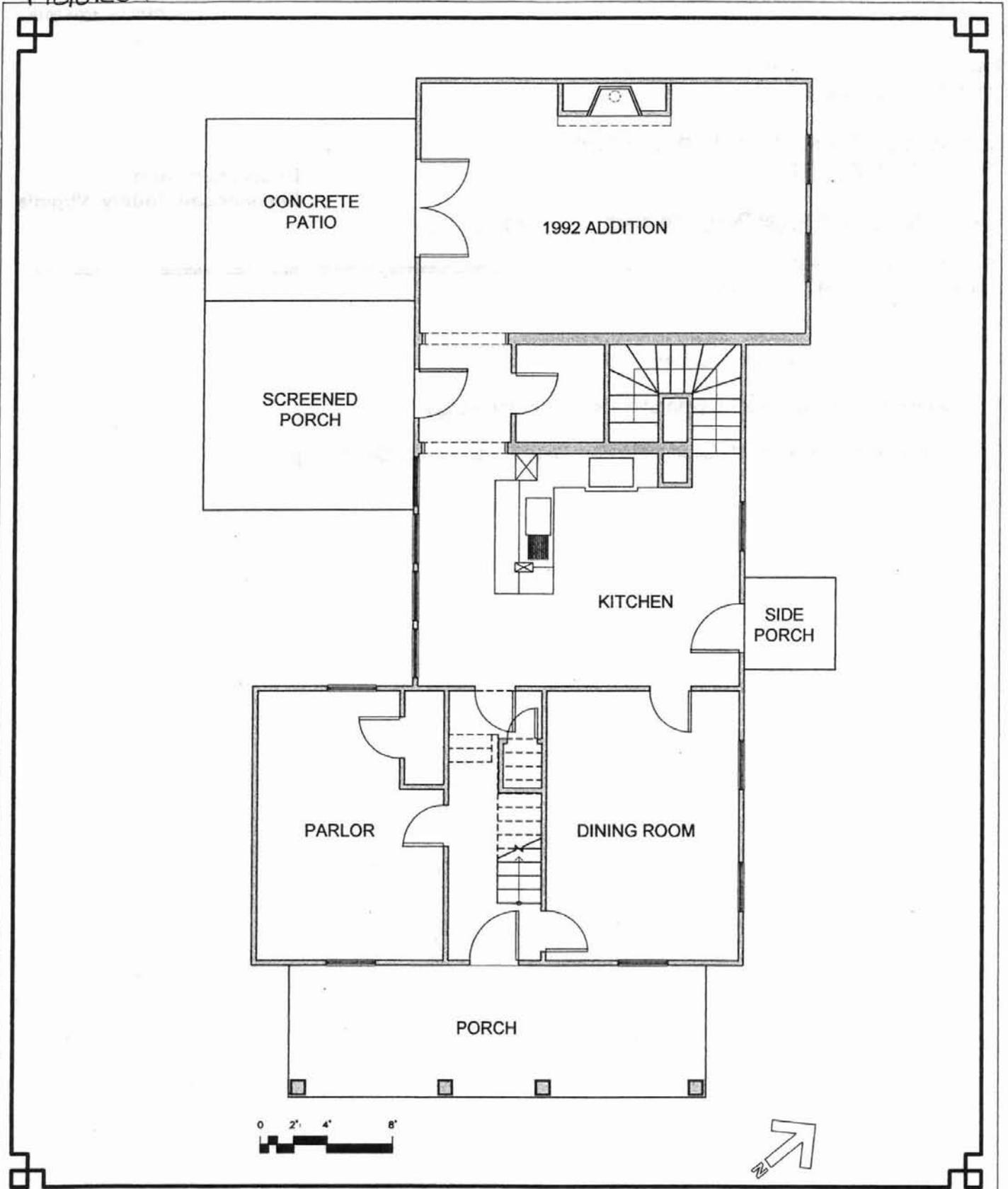
**ADDITIONAL DOCUMENTATION**

Figure 1. Bauserman House, first floor plan

Figure 2. Bauserman House, sketch plan of house and outbuildings

Figure 3. Bauserman House, photo circa 1900 from Bauserman Family Genealogy

FIGURE 1



<p><i>Shenandoah Design</i></p> <p>RESIDENTIAL ~ HISTORIC ~ INTERIORS</p> <p>P.O. BOX 957 ~ Mount Jackson, VA 22842</p> <p>TELE: 540.477.2377 ~ FAX: 540.477.2377</p> <p>© 2010 Shenandoah Design LLC</p>	<p><b>DRAWING TITLE:</b></p> <p>MAIN HOUSE FLOOR PLAN</p>	<p><b>DATE:</b></p> <p>July 12, 2010</p>	<p>AI</p>
	<p><b>PROJECT NAME:</b></p> <p>Bauserman Farm</p>	<p><b>SCALE.:</b></p> <p>1/8" = 1'-0"</p>	

BAUSERMAN FARM  
 SHENANDOAH COUNTY, VA  
 DWG FILE NO: 100514002

FIGURE 2



**Shenandoah Design**  
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 P.O. BOX 957 ~ Mount Jackson, VA 22842  
 TELE: 540.477.2377 ~ FAX: 540.477.2377  
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**DRAWING TITLE:**  
 STRUCTURES SURVEY

**PROJECT NAME:**  
 BAUFERMAN FARM DHR#085-1572

**DATE:**  
 July 23, 2010

**SCALE:**  
 NOT TO SCALE

F2

SHENANDOAH COUNTY, VA

DHR FILE # 085-5172

BAUSERMAN FARM Shenandoah County, VA

FIGURE 3

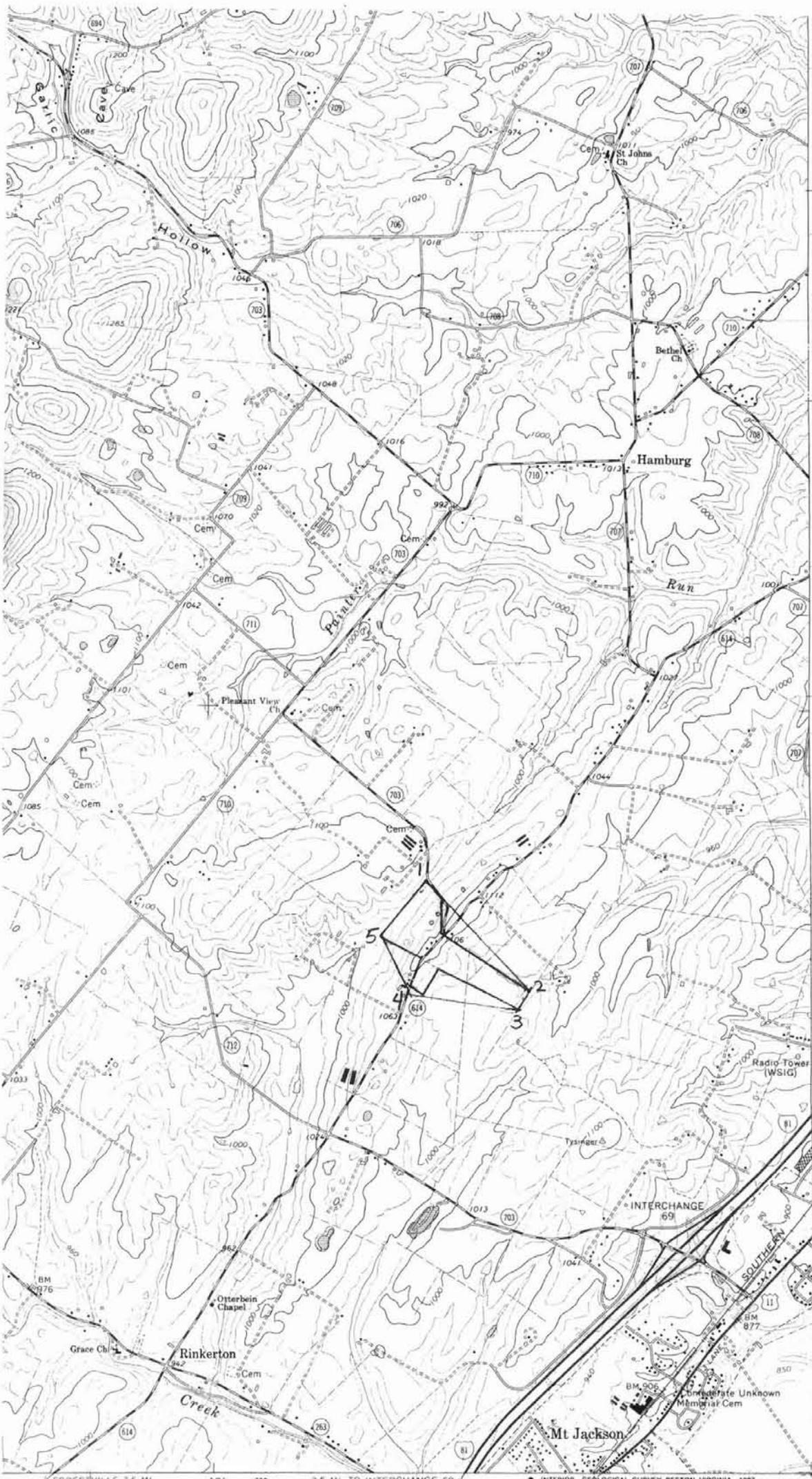


This is a picture of Robert A. Bauserman (W95), his home and the family he raised there. From left to right behind the fence are John, David and Florence. In front are John, Robert A. (seated) and Fred. The empty chair to the right is for "Mother" Louise Virginia (Neff) Bauserman, who had died, with Kate left and Annie right.

Photograph courtesy Ruth (Bauserman) Long

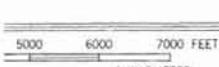
James H.





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4299  
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4297  
47'30"  
4296  
4295  
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38°45'  
78°37'30"

BAUSERMAN FARM  
SHEWANANDOAH CTY. VA  
DWR #085-1572  
NAD 1983 ZONE 17  
UTMS  
1. 171704000/4294899  
2. 171704650/4294350  
3. 171704600/4294300  
4. 171703900/4294400  
5. 171703700/4294700  
QUAD - CONICVILLE, VA



NTOURS  
F 1929



ICY STANDARDS  
0225 OR RESTON, VIRGINIA 22092,  
OTTESVILLE, VIRGINIA 22903  
IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1984 and other sources. This

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
○ Interstate Route	□ U.S. Route
	○ State Route

CONICVILLE, VA.  
SW4 EDINBURG 15' QUADRANGLE  
38078-G6-TF-024

1966