

VLR-6/19/90 NRHP-12/28/90

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin #27). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Caledonia Farm
other names/site number Fountain Hall DHR File 78-64

2. Location

street & number Route 628
city, town Flint Hill
state Virginia code VA county Rappahannock code 157 zip code 22627

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-rows for Contributing and Noncontributing resources.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 80. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature]
Date:
State or Federal agency and bureau:

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official:
Date:
State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is:
[] entered in the National Register.
[] determined eligible for the National Register.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain):

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling
Agriculture: agricultural outbuilding
Funerary: cemetery

Current Functions (enter categories from instructions)

Domestic: single dwelling
Agriculture: agricultural outbuilding
Funerary: cemetery

7. Description

Architectural Classification
(enter categories from instructions)

Federal

Materials (enter categories from instructions)

foundation stone
walls stone
roof metal
other wood

Describe present and historic physical appearance.

SUMMARY DESCRIPTION

Picturesquely located in the rolling hills of the Blue Ridge Mountains in northeastern Rappahannock County, Caledonia Farm is a two-story Federal house constructed of stone in 1812. Surrounded by open land in all directions, this dwelling is sited on a fifty-two-acre tract possessing pastures and drives delineated by stone walls and wood fences. The interior features a finely-crafted parlor mantel, reputedly executed by former Hessian soldiers who remained in the area following the revolutionary war. The original stone kitchen was connected to the north end of the house in the 1960s, at which time the house was rehabilitated following fifteen years of vacancy and neglect. A cluster of three unobtrusive outbuildings of recent construction are located near the house. In a pasture to the southwest is the Dearing family cemetery, which with the house and kitchen constitutes the contributing resources of Caledonia Farm.

ARCHITECTURAL ANALYSIS

Caledonia Farm sits on a hillside facing east towards open pastures a short distance from Route 628 and west of Flint Hill. The Peak, a prominent rocky outcropping, overlooks the house to the west. The tract on which the house sits consists of fifty-two acres and includes a kitchen, a family cemetery, and four noncontributing outbuildings. The house, kitchen, and cemetery are the only contributing resources, as the remaining four outbuildings were built or substantially modified within the past three decades.

The house is nestled in a grove of maples and pines on a rise above an unpaved road that leads from Route 628. A long drive with a stone wall to the south leads from the road to the house. Boxwood shrubs are planted at the perimeter of the stone foundation and front porch. A stone walk leads from the drive to the front of the house.

Caledonia Farm is a three-bay, two-story fieldstone house constructed in 1812, the date inscribed at the top of the stacks of

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1812-1939

Significant Dates

1812

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

not known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE

Caledonia Farm contains a two-story Federal-style dwelling constructed of stone in 1812 for John Dearing, a revolutionary war militia officer, as well as a stone outbuilding and several later farm structures. It well represents the sort of structures built by prosperous farmers in Rappahannock County early in the nineteenth century. It also reflects the determination, hardiness, and optimism of such men as Dearing, who moved to this Blue Ridge property from his longtime home in Fauquier County at the advanced age of sixty.

JUSTIFICATION OF CRITERIA

Caledonia Farm is eligible for listing on the National Register of Historic Places under Criterion C as a well-preserved example of an early-nineteenth-century upper Piedmont farm dwelling. The property retains not only much of its architectural integrity, but its integrity of setting as well.

HISTORICAL BACKGROUND

John Dearing, for whom the house at Caledonia Farm was constructed, was born in 1745, probably in present-day Fauquier County. He married Ann ("Nancy")¹ Jett about 1771; they were the parents of at least eleven children.

During the revolutionary war, on 24 March 1778, the Fauquier County Court appointed John Dearing as a second lieutenant in the militia company commanded by Captain Francis Triplett.² Dearing was promoted to captain after the war.³

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

VA Dept. of Historic Resources
221 Governor St., Richmond, VA 23219

10. Geographical Data

Acreage of property 52 acres

UTM References

A

17	749650	4294380
Zone	Easting	Northing

C

17	749700	4293660
Zone	Easting	Northing

B

17	749900	4293800
Zone	Easting	Northing

D

17	749680	4293780
Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description Beginning at Point A on State Route 628 approximately 2900' south of the Jordan River proceed south along the western right-of-way of State Route 628 to its intersection with State Route 606 at Point B. Then proceed southwest along State Route 628 approximately 1000' to its intersection with a private driveway at Point C. Proceed northwest along the western edge of the private driveway to Point D delineated by UTM coordinates 17/749680/4293780. Then proceed northwest around a private cemetery to Point E, delineated by UTM coordinates 17/749500/4294060. Then proceed west approximately 800' to point F delineated by UTM coordinates

See continuation sheet

Boundary Justification

The nominated acreage includes the remaining property historically associated with Caledonia Farm.

See continuation sheet

11. Form Prepared By

name/title John Salmon, historian; Julie L. Vosmik, architectural historian

organization Virginia Department of Historic Resources date 4 June 1990

street & number 221 Governor Street telephone 804-786-3143

city or town Richmond state VA zip code 23219

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the two exterior end chimneys. The walls are neatly laid fieldstone, with large stones used as crude quoins at the corners. The walls taper up from the foundation to a thickness of eighteen inches at the roofline. The gable roof is clad with standing-seam metal and is pierced by two pairs of dormers added in the 1960s. The exterior is simply embellished with a boxed cornice. The central entrance is protected by a one-story, one-bay frame porch dating from 1939, portions of which were recently reconstructed. The porch has a hipped roof supported by four boxed columns. A railing of square balusters continues uninterrupted around the three open sides and there are no steps leading from the ground. A rear ell, also constructed of stone, was added in 1965. The entrance consists of a single door with a six-light transom. The door of nine lights above a wood panel is a recent replacement. The windows throughout are double-hung with nine-over-nine sash and date from 1963-65. The window frames are original. Each is fitted with louvered shutters.

The stone summer kitchen directly to the north of the house was connected by an open stone breezeway during renovations undertaken by William Pullen in the 1960s. Pullen acquired the property in badly deteriorated condition after it had been unoccupied from 1948 to 1963. The majority of modifications made to Caledonia Farm were undertaken by Pullen and occurred between 1963 and 1965. Some of the material used to replace deteriorated fabric was removed from an unknown historic building in Georgetown, District of Columbia.

The north and south end elevations have no first or second floor fenestration. A pair of four-light attic windows flank the exterior chimneys and the north end has an original basement door that accesses the open breezeway connection to the kitchen. The connection consists of a passageway covered by a metal-clad gable roof supported by four freestanding and two engaged wood posts embellished by curved brackets to the east, and a stone wall to the west. The wall has an opening leading to the area behind the breezeway. Steps lead through the opening, which is protected on the west exterior elevation by a wood pediment supported by stone piers.

A rear ell was added to the west rear elevation in 1965. The original rear entrance provides access to the addition. The center second floor window has been modified to permit access to the attic space above the ell. An entrance to the basement was added in the 1960s. The ell, which contains a dining room and kitchen, is of one story and has a metal-clad gable roof with a pair of dormers on

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the south slope. The west end of a wrap-around porch has been enclosed, while the south side remains open and shelters an entrance to the dining room. Two six-over-six double-hung windows are located to the left of this entrance. The north elevation of the wing has three windows that mirrors this arrangement and in addition has a window at the east corner of the junction with the original house.

While the exterior of Caledonia Farm reflects a central hall plan that is one room deep, the interior arrangement of the rooms originally consisted of two rooms to the south. Modifications to the house between 1963 and 1965 included the removal of the north wall of the hall so that the front entrance now leads directly into the large parlor to the north. The renovations undertaken in the 1960s by William Pullen represent the first and only significant alterations to the house and resulted from the extensive deterioration of the house that occurred during fifteen years of standing vacant. During this renovation electricity, water, and heat were installed, and plaster ceilings were removed to expose joists around which molding was added. The beam spanning the length of the building has been boxed and embellished with molding. Floors were repaired as necessary using materials brought from a building in Georgetown. The rooms retain their plaster walls, beaded chair rails, baseboards (obscured by cast iron registers), mantels, six-panel doors, and door and window frames. Doors and windows are set within paneled recesses.

The parlor is located to the north. The original rear entrance now leads to the added rear ell. The enclosed stair is located through a paneled door in the interior wall directly beside this rear door. Two rooms to the south are reached through an arched opening that is detailed with simple architrave molding and an unadorned, diminutive keystone. The door, like that leading to the rear wing, is of battened vertical planks. The fireplace has a rebuilt stone hearth and surround and an elaborate wood mantel attributed to Hessian craftsmen. The flooring in this room has been replaced.

One of the most interesting features of Caledonia Farm are the two connecting rooms located in the south half of the house. Due to a shared chimney stack, each has a corner fireplace. The front room, which is reached from the parlor, has an arched opening with a keystone in the lateral wall that leads to the smaller rear room. Both rooms possess original chair rails, baseboards, mantels, and flooring. The fireplace in the front room is no longer functional, as the firebox contains furnace equipment. Modifications to these

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rooms include the addition of a door leading to basement stairs in the front room and built-in bookshelves with cupboards in the rear room.

The turned, enclosed stair has a simple rail. The second floor has beaded chair rails and baseboards and exposed rafters. Three rooms are located off the hall, and a door behind the stair leads to the attic. The west hall window has been modified to accommodate a bookcase and provide access to the attic space above the rear ell. The room at the top of the stairs, originally a sewing room, is now a bathroom. Six-paneled doors leading to the two bedrooms are original. The principal bedroom is to the north, and this room possesses a more elaborate mantel with a paneled frieze and dentilled shelf. The hearth in this room is original. The mantel in the room to the south is much simpler, lacking reeded pilasters and consisting only of a molded surround and shelf. Closets with doors of vertical beaded planks with wrought iron hardware have been added to both rooms.

The basement consists of two rooms, one originally used for food storage and now a utility room, and a kitchen at the north end. The original dirt floors have been covered with concrete. The utility area has a new exterior door in the rear west wall that accesses the crawl space of the 1965 rear wing and is located at the bottom of the stairs that lead down from the first floor. This stair was recently added. The kitchen has a large cooking fireplace. The stonework of the hearth and the lintel above the opening recently have been reworked by the current owner as they were badly deteriorated. Plaster supports and a wooden beam above the fireplace were added to support the first floor fireplace directly above. The exposed stone walls of this room were originally plastered. The exposed ceiling joists are unpainted and reveal the evidence of plaster lathe. A door to the right of the fireplace leads to the connection between the house and the detached summer kitchen.

The rear ell added in 1965 contains a dining room and kitchen. All of the materials used in its construction are modern. Two small rooms on either side of the hall connecting the wing to the rear of the house contain a bathroom and a shower. The dining room has plaster walls and ceiling, the latter detailed with exposed beaded rafters. An arched doorway with keystone similar in detailing to those in the front of the house leads from the room to the hall connection. The doors leading to the kitchen, baths, and closet are constructed of beaded vertical planks with wrought iron hinges.

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The modern exterior door leading to the south porch is identical in detailing to the front door. The modern kitchen is located through a door in the west wall and the mudroom is located off the kitchen in the area of the porch that has been enclosed.

The kitchen, a one-and-a-half story gable-roofed building, is constructed of the same stone as the house and currently functions as a guest house. The only entrance to the kitchen is located in the south gable end and faces the north end of the house, providing convenient access to the basement entrance. To the right of the slightly off-center door is a window; another is centered in the second floor of the gable end. The exterior end chimney is positioned at the north end. The east elevation has two windows on the first floor and two smaller windows just below the roofline. The west elevation has a single window of a single fixed pane. This sash recently was installed by the current owner in an original opening that previously had been filled. The interior consists of a large single room on the first floor that is dominated by a large cooking fireplace. The firebox has been rebuilt and the iron crane was added in 1986. The hewn wooden lintel above the firebox is original. The fireplace is surrounded by a wall of exposed stone, as the plaster was removed by the current owner. The other three walls of this room retain their plaster finishes. The flooring for the second level was removed at an unknown date to allow for the use of this building as a barn. This floor level has since been replaced with exposed joists and re-milled wooden flooring. A new stair was added in the southwest corner and a bathroom was added in the northwest corner of the second floor.

Located on the property are four outbuildings, all of which are counted as noncontributing due to the dates of their construction. The barn is located to the southwest of the house and is a board-and-batten structure with a metal-clad gable roof. Originally a granary, this building was substantially rebuilt and modified in the 1960s and now possesses a central drive and a side shed. A fenced pasture is located in front of the barn doors on the south elevation. Located to the northwest of the barn are two prefabricated outbuildings, a car shed erected about 1965 and a farm machine shed added in 1975. The springhouse, located in the pasture to the northwest of the house, was erected over the previously uncovered spring in 1965.

Situated on a knoll to the southwest of the house and outbuildings is the Dearing family cemetery, which is included in the nomination

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as a contributing site. Surrounded by a wall of rough stone, the cemetery measures approximately 36 feet by 109 feet. About twenty-six graves are contained within the cemetery; about half of them have simple fieldstone markers and ten have simple headstones with inscriptions. The earliest grave dates from 1839 and the most recent from 1936.

Although it is no longer extant, a log house with a stone chimney is known to have occupied the site of the present car shed.

Julie L. Vosmik

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Dearing enjoyed moderate prosperity as a farmer. Around the turn of the nineteenth century he owned between nine and eleven taxable slaves and between nine and thirteen horses, making him one of the larger taxpayers in the county.⁴ On the other hand, he also owned only 153 acres of land, a relatively small amount with which to support his family.⁵

In September 1805, at the age of sixty, John Dearing bought 240 acres of land in western Culpeper County and prepared to move there with most of his family.⁶ He purchased the land from Presley Thornton Cocke and his wife Ann. The deed described the property as lying on the headwaters of the Rappahannock River, "being a part of Colonel Presley Thornton's Peaked Mountain Tract."

Dearing and his family probably lived at first in a small, rude dwelling. The present owner has several photographs of the property taken in the 1930s. One of them shows a one-story log structure with two exterior end chimneys of stone; the dwelling was demolished in the 1960s by a previous owner. If the Dearings did not use it when they first moved to the property in 1805, they may have lived in something similar.

In 1812, according to tradition and two datestones, John Dearing constructed the two-story stone house and outbuilding that still stand amid the hills at Caledonia Farm. The 1815 personal property tax list for Culpeper County notes that Dearing owned a house in the country valued at \$1,200, as well as twenty taxable slaves, nine horses, and twenty-seven head of cattle.

John Dearing died on 9 December 1822.⁸ He had written his will on 15 March of that year; he left "the Stone house in which I reside" as well as the 240-acre tract to his wife during her lifetime.⁹ At her death the property was to go to their son Alfred S. Dearing. He left his other children the rest of his "land, Negroes, horses, cattle, hogs, sheep, grain, money notes, accounts, etc."

Nancy Dearing died on 30 June 1823.¹⁰ Even before her death, however, Dearing's children, with the exception of Alfred Dearing, demonstrated that they were not pleased with their inheritance. They attempted to break the will and force what they considered to be a more equitable distribution of their father's property. The county court quickly ruled that John Dearing was of "sound and disposing mind" when he wrote his will and had not been unduly influenced--presumably by Alfred Dearing.¹¹ Just to be safe, despite the court's ruling, in 1823 Alfred Dearing purchased all his siblings' interest in the property.¹²

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Alfred Dearing lived at his parents' house until his death on 15 March 1856. He was buried in the family cemetery on the property, where his father, John Dearing, is most likely buried.¹³ Perhaps having learned from his own experience, he willed the farm to his wife, Ann, but directed that it be divided equally among their children at her death.¹⁴ It remained in the hands of his descendants until the mid-twentieth century.

Ann Dearing shared the property with her son James A. Dearing; the 1860 census shows that they lived in the same household. The tract had increased in size from 240 acres to 907 acres (607 acres were improved and the rest unimproved). The farm was valued at \$17,418 and included \$300 worth of machinery. The Dearings owned 6 horses, 5 mules, 7 milch cows, 4 oxen, 68 other cattle, 40 sheep that produced 150 pounds of wool, and 16 swine; the animals were valued at \$2,808, and \$790 worth of them were slaughtered. Among the crops were 465 bushels of wheat, 130 of rye, 1,125 of corn, 65 of oats, 30 of Irish potatoes, and 7 of flaxseed. They also produced \$50 worth of "orchard products," 200 pounds of butter, 40 pounds of flax, and 30 tons of hay. Ann Dearing owned the twenty slaves, aged three to forty years, that worked on the farm: there were fourteen males and six females.¹⁵

Gradually the property declined in prosperity until the mid-twentieth century when the house stood derelict. Two subsequent owners have restored the dwelling, which presently serves as a bed-and-breakfast accommodation. Cattle still graze in the hilly pastures. The house retains much of its integrity, and its setting remains intact, with lovely views of hills, pastures, and distant woodlands in all directions.

John S. Salmon

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ENDNOTES

1. Abstract of Dearing cemetery and family Bible records; in DHR Architectural Survey File 78-64.
2. Fauquier County, Minute Book, 1773-1780, Reel 47, p. 311, Archives Branch, Virginia State Library and Archives, Richmond, Va. (VSL&A).
3. Auditor of Public Accounts, Personal Property Tax Books, Fauquier County, 1782-1804, VSL&A, refer to Dearing variously as "John Dearing" or "Captain John Dearing." No record of promotion to captain was found in the court minute books before 1783.
4. Ibid., 1797-1804.
5. Auditor of Public Accounts, Land Tax Books, Fauquier County, 1800-1804, VSL&A.
6. Culpeper County, Deed Book Z, 1804-1807, Reel 12, pp. 300-303, VSL&A. Dearing is described in the deed as a resident of Fauquier County. He appears on the Fauquier County personal property tax lists through 1804, usually as "Captain John Dearing." He is not on the 1805 or subsequent lists, although some of his children continue to be listed. The Culpeper County lists for the period 1805-1810 are not extant; Dearing is not listed in 1804 but does appear in 1811, with ten slaves and fifteen horses.
7. Auditor of Public Accounts, Personal Property Tax Books, Culpeper County, 1815, VSL&A.
8. Abstract of Dearing cemetery and family Bible records; in DHR Architectural Survey File 78-64.
9. Culpeper County, Will Book I, 1822-1825, Reel 33, pp. 91-92, VSL&A.
10. Abstract of Dearing cemetery and family Bible records; in DHR Architectural Survey File 78-64.
11. Culpeper County, Will Book I, 1822-1825, Reel 33, p. 92, VSL&A.
12. Culpeper County, Deed Book QQ, 1823-1824, Reel 18, pp. 497-499, VSL&A.

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13. Abstract of Dearing cemetery and family Bible records; in DHR Architectural Survey File 78-64.

14. Rappahannock County, Will Book D, 1855-1860, Reel 11, pp. 22-24, VSL&A.

15. United States Census, 1860, List of Inhabitants, Reel 139, Rappahannock County, 198, VSL&A; *ibid.*, Agriculture, Reel 236, Rappahannock County, 15; *ibid.*, Slave Schedules, Reel 227, Rappahannock County, 27.

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Architectural Survey File 78-64. Department of Historic Resources.
Richmond, Va.

Auditor of Public Accounts. Land Tax Books. Fauquier County. 1800-
1804. Virginia State Library and Archives. Richmond, Va. (VSL&A).

Auditor of Public Accounts. Personal Property Tax Books. Culpeper
County. 1815. VSL&A.

Auditor of Public Accounts. Personal Property Tax Books. Fauquier
County. 1782-1804. VSL&A.

Culpeper County. Deed Book Z. 1804-1807. Reel 12. VSL&A.

Culpeper County. Deed Book QQ. 1823-1824. Reel 18. VSL&A.

Culpeper County. Will Book I. 1822-1825. Reel 33. VSL&A.

Fauquier County. Minute Book. 1773-1780. Reel 47. VSL&A.

United States Census. Virginia. Agriculture Schedules. Rappahannock
County. 1860. Reel 236. VSL&A.

United States Census. Virginia. List of Inhabitants. Rappahannock
County. 1850. Reel 139. VSL&A.

United States Census. Virginia. Slave Schedules. Rappahannock County.
1860. Reel 227. VSL&A.

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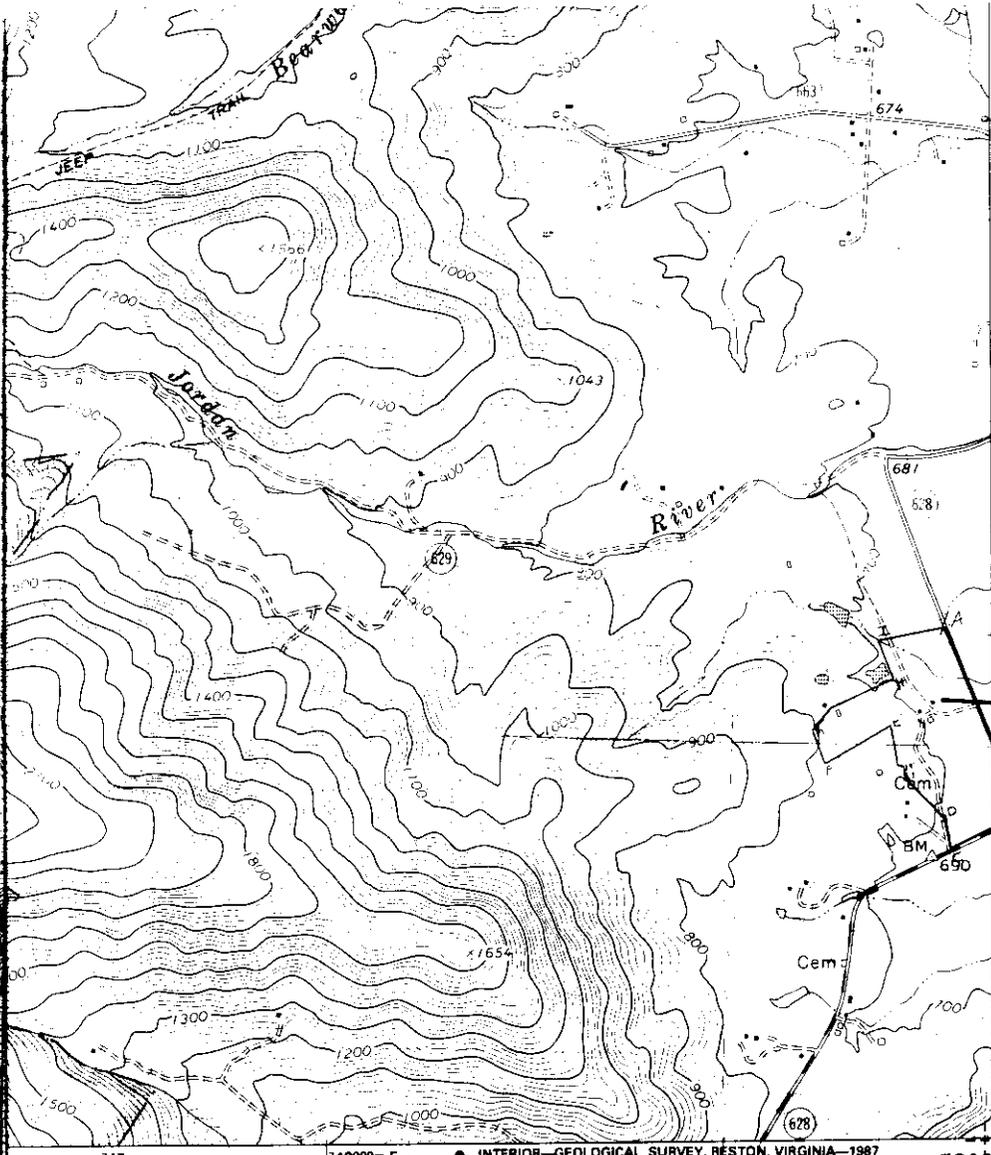
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UTM References, continued:

E 17/749500/4294200
F 17/749300/4293940
G 17/749360/4294040
H 17/749500/4294200
I 17/749460/4294340

Verbal Boundary Description, continued:

17/749280/4293940. Then proceed northwest approximately 440' to Point G delineated by UTM coordinates 17/749360/4294040. Then proceed east approximately 1,000' to Point H delineated by UTM coordinates 17/749500/4294200. Then proceed north approximately 500' to Point I delineated by UTM coordinates 17/749460/4294340. Then proceed east approximately 700' to the beginning.



CALEDONIA FARI
RAPHANANNOCK CE

- A 17/749650/429430
- B 17/749700/419200
- C 17/749700/419200
- D 17/749700/419200
- E 17/749500/4294200
- F 17/749200/429440
- G 17/749200/4294500
- H 17/749500/4294200
- I 17/749200/419200

147 748000m E ● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987
WASHINGTON 3 MI. SPERRYVILLE 9 MI. 78° 07' 30" 38° 45' 4293000m N

ROAD CLASSIFICATION

- Heavy-duty ————— Light-duty —————
- Medium-duty ————— Unimproved dirt = = = = =
- U. S. Route (circle with star) State Route (circle)



QUADRANGLE LOCATION
shown in purple and woodland compiled in cooperation
wealth of Virginia agencies from aerial photographs
and other sources. This information not field checked
1987

CHESTER GAP, VA.
38078-G2-TF-024
1967
PHOTOREVISED 1987
DMA 5361 I SW—SERIES V834

(MASSIES CORNER)
5361 I NE