

VLR-6/15/94 NKHP-8/16/94

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 FARM
other names/site number VDHR File No. 53-304

2. Location

street & number S side SBR 7, 1150' E of jct w. SR 287 not for publication N/A
city or town Hamilton vicinity x
state Virginia code VA county Loudoun code 107 zip code 22068

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.)

Wayne C. Miller
Signature of certifying official Date 6/24/94

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

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

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

Signature or Keeper Date
of Action

=====
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

AGRICULTURE

Period of Significance c. 1815-c. 1920

Significant Dates c. 1815

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.)

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9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

- Primary Location of Additional Data
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

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10. Geographical Data
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Acreage of Property 35 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	267610	4335060	2	18	267740 4335060
3	18	267700	4334760	4	18	267880 4334750
5	18	267780	4334200	6	18	267460 4334580
7	18	267470	4334760	8	18	267560 4334760

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 Kenneth Eric Kalmis
organization Mary Washington College date October 11, 1991
street & number Trinkle Hall telephone 703-899-4037
city or town Fredericksburg state VA zip code 22401

=====
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 Gerhard and Ann Jacobson
street & number P. O. Box 276 telephone _____
city or town Hamilton state VA zip code 22068

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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Section 7 Page 1

Sunnyside Farm
Loudoun County, Virginia

SUMMARY PARAGRAPH

Sunnyside Farm, located in Loudoun County, Virginia, on Business Route 7 between Hamilton and Purcellville, consists of approximately thirty-five acres. The original section of the house was probably built sometime during the first quarter of the 19th century by William Nichols, one of the prominent Quakers of Loudoun County. The early stone section is a two-story, three-bay, vernacular Federal-style house built of fieldstone in an uncoursed rubble pattern, featuring unusually massive stone quoins. There are several frame additions built from c.1855-60 up through the 20th century. The house is complemented by several stone outbuildings including a springhouse, dated 1822; a smokehouse, dated 1828; and a stone bank barn, built in the first quarter of the 19th century then rebuilt in 1880, after being burned by Union troops during the Civil War. Other outbuildings include a frame corncrib (circa 1900); a frame and tile masonry dairy barn and a masonry milkhouse, both built circa 1922; two frame, front-gable, garages (contemporary with dairy barn and milkhouse). There is a concrete slab marking the contributing site of an old log cabin that originally stood between the springhouse and milkhouse. The southern boundary is defined by a contributing site, the trace of a never-completed Confederate railroad (this includes large stone culvert structures).

Architectural Description

The primary structure at Sunnyside Farm was built in the first quarter of the 19th century. It is a vernacular Federal-style house, built of fieldstone in an uncoursed rubble pattern with stone quoins. The houses exterior is simple in detail, but the large stone quoins and interior-end chimneys exhibit highly crafted masonry skills. The east and west, or front and rear elevations respectively, were originally identical with symmetrical arrangement of the bays; now they are partially obscured by later additions. The double-hung- sash windows in the earliest section of the house include nine-over-six-sash on the first floor and six-over-six-sash on the second floor. The sash are complemented by functional wooden shutters dating to at least before the 1940s. The gable-end elevations were also originally identical to each other, with *four-pane attic lights flanking the chimneys*. The front elevation underneath the porch was plastered up through the 1970s and there is a distinct possibility that all of the walls were originally sheathed in this manner due to the primitive nature of the stonework.

The exact dates of all additions and alterations are unknown, hence, for clarity, additions will be described not chronologically but geographically, starting with the additions to the east facade and progressing south and around the primary structure in a clockwise fashion.

Queen-Anne Front Bay Exterior

Presently, a c. 1910 frame addition projects from the north end of the front elevation. This two-story frame addition was built with Queen Anne-style features. A wider 1-story, three sided bay appears in a photograph taken c. 1900. This earlier bay probably dated from the 1880s or 90s. The present bay may have been built on the earlier stone foundation. This architectural feature displays the desire to keep up with fashion as well as to bring more light into the stone section where window openings were small. The building's symmetry, more desirable earlier in the 19th century, was altered by the bay in an effort to create an asymmetrical Queen Anne effect. The bay is roughly 10' x 6' and includes paired, two-over-two, double-hung-sash window on both the first and second floors. The bay's south

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elevation has a door, protected underneath the front porch, and a two-over-two, double-hung sash above the porch. The north elevation has identical late-19th-century windows on both the first and second floors. This is the only addition that has stylistic pretensions: the telltale Queen-Anne feature is the shingled, gable end with cornice returns.

Front Porch

A five-columned porch runs across the front of the house and effectively ties the earliest stone portion to the later projecting bay addition on the north end and to the several frame extensions on the south end. Stylistic elements of the porch include: modillions extending across the porch soffit, simplified Doric columns, and ghosts of where a balustrade has been removed.

Southern-End, Frame Additions, Exterior

There are several frame additions at the south end of the stone section. The larger, two-story, two-bay addition was built in c. 1855-60. It is one room wide and two rooms deep and includes a stone foundation and a brick exterior-end chimney. John G. Lewis, who surveyed the house for the Virginia Landmarks Commission in 1973, noted that this mid-19th-century addition was built upon the foundation of a previous addition, possibly an earlier kitchen wing. The windows on this addition, which are probably later replacements, are two-over-two, double-hung; sheathing is weatherboard; and the low-pitched standing-seam metal roof is trimmed with a medium-width fascia board and cornice returns.

Exterior of Mid- to Late-19th-Century Southern Additions

Adjoining the 1850s addition, extending to the south, are two smaller frame additions, one in front of the other. The frame, story-and-a-half, kitchen or front addition dates to the late 19th century. Behind this is a smaller two-story frame addition. This addition eventually accommodated the house's first bathrooms. On the first floor the bathroom was originally a warm pantry. Both of these additions have similar construction materials: standing-seam metal roof, weatherboard sheathing, and stone foundation.

A later, one-story addition, probably dating from the 1920s to 1930s, fills in a one-bay section at the south end of the front porch. A 1970s photograph shows a crudely built early-20th-century screened porch tacked on to the south end of the porch. This one-bay section was originally a cold room (pantry). The present owners carefully remodeled the later porch, respecting material and scale of the overall house, to create a functional sun room.

Sleeping Porch Exterior

Centered on the rear elevation of the stone section is a 1920s, two-story, frame, sleeping porch. The first-floor level is screened, while the second-floor level is enclosed by two-inch-wide beaded boards and belts of nine-pane paired windows. It has a standing-seam metal shed roof.

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Basement Interior

The basement of the house is entered through a door in the foundation of the kitchen addition. The basement has two rooms. The southern room, below the frame additions, has a dirt floor except along the eastern wall where cement has been laid. The northern room, below the Federal-style stone structure, includes a non-functioning fireplace. It is entered through a wooden door with simple hinges and hardware. An early set of stairs stands in the middle of the room and includes unusual slate treads and cut-nail construction. (There is also an outline of an exterior entry on the east side of the basement)

Stone Section Interior

The first floor of the primary structure has a basic hall-and-parlor plan. Both rooms are now used as living rooms. These rooms contain most of their original plaster and woodwork. The more noticeable features of the northern room are the five-inch-wide chair rail and an enclosed staircase. The chair rail design consists of a projecting top rail supported by a simple surbase and apron. Located in the southwest corner of the room, the stairs measure three feet in width and curve in an "S" to a central hall above. The 1910, Queen-Anne-style addition was added to this area to increase lighting and space, probably at a time when the function of the room was changing. The trim in the bay is typical for the turn of the century: machine-cut, molded trim with corner blocks and patera. The southern room, includes simple early- 19th-century trim, but also features the most elaborate mantel in the house. In his 1973 intensive survey of the house, John G. Lewis notes that the mantel was not original. While there is no explanation of this conclusion, given the simple nature of the Pennsylvania vernacular architectural influence throughout the rest of the construction, the mantel does appear to be unusual for this house. It is, however, a fine Federal mantel that displays fluted Doric columns set on pedestals surmounted by Gothic exedra. The top shelf of the mantel is supported by an elaborate entablature underneath which a horizontal panel spans the fireplace opening. The stone chimney material is exposed throughout the early stone section of the house because most of the plaster had fallen away when the present owners purchased the house. Rockland, a house of the same period, executed in brick, has a similar mantel featuring two Gothic arch openings over fluted Ionic columns (this pattern may have been influenced by Owen Biddle's *The Young Carpenter*, 1810). A late-19th-century half-glass door provides access to the screened porch from the south room.

The second floor of the stone structure is divided into two rooms, a central passage and a bath. Both rooms are simple in detail, with the most noticeable feature being the chair rail. The central passage, which retains early panelling, leads to the attic. A bath is located on the east end of the passage and a sleeping porch is entered to the west.

Interior Woodwork

There is a variety of door and window trim throughout the house. Some of it dates to the earliest construction period, but a significant amount is from mid- and late-19th-century renovations. For instance, most of the doors are four-panel style from the mid- to late 19th century and operate with box-style mechanisms. Some rooms in the stone section still have early beaded baseboard and window trim, the sash in this section appear to be original or date to the first half of the 19th century. It appears that most of the floor boards have

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survived in the earliest section as well as in the later addition areas except where necessary patching has been required.

Interior of Large Mid-19th Century Southern Addition

The c. 1855-60 frame addition is accessed through the southwestern corner of the stone section. The first floor has two rooms, a dining room and a den, with a hall and staircase.

When it was built, the dining room of this mid-century addition, was probably the most formal area of the house. While not as elaborate as the Federal mantel located in the south room of the stone section, the dining room mantel makes reference to classical detailing in a vernacular manner and is balanced in design by a shallow, pointed-arch, apron board. A two-compartment warming closet sits to the side of the fireplace and includes doors with decorative thin vertical panels. The entry into the dining room from the hall features a transom that has been recently repaired with a simple fanlight inset into the rectangular frame.

The stairs of this mid-19th-century addition have open stringers and feature turned balusters, with the decorative high point being a finely crafted, bulbous newel post and shaped hand rails. The stairs rise to a landing where a bathroom is located on the second floor of the small addition to the south. The stairs then turn and continue to rise to the central hall of the second floor where there are also two rooms and hall.

Interior of Mid- to Late-19th-Century Southern Additions

The first-floor hall leads to the bath and kitchen at the south end of the house where another enclosed staircase in the southwest corner of the kitchen leads to a room on the second floor. These stairs measure roughly two feet in width and the first three steps are exposed below the first floor door. This southern addition was probably added in the late 19th century when the cooking activities were brought into the main house. One of the rooms in the second floor of this area was probably reserved for servants.

Outbuildings

There are several stone outbuildings at Sunnyside: the springhouse, bank barn, and smokehouse are all constructed of uncoursed fieldstone with large quoins similar to the main house. There are also some later outbuildings: a frame corncrib, masonry-tile and frame dairy barn, and milkhouse. A cabin site, marked by a concrete slab, exists in the farm work area where it served as slave quarters.

Smokehouse

Directly to the south of the house is the smokehouse built in 1828 (A datestone is in the southeast corner). Built of uncoursed fieldstone with stone quoins, the building stands two stories high has a large interior end chimney and a one-story frame shed attached to the south. It is presently attached to the house by a modern wood deck. The first-floor entry is on the east elevation and there is a nine-pane, casement window on the west side. It is believed that the fireplace on the first floor smoked meats hung on the second floor. The second floor's smoking operations were enhanced by a shuttered opening and a hole in the

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chimney used to regulate the amount of smoke. Presently this area houses a jacuzzi. The shed addition was probably built as a heated, living area for a farm worker since it includes an exterior flue and several six-over-six, double-hung-sash windows.

Springhouse

The stone springhouse is built into a slope to the southeast of the main house and smokehouse. Constructed in 1822 (datestone is in the west corner of the north elevation), its material and design are similar to the smokehouse. The second floor is entered from the high grade of the north elevation. The first-floor spring level is entered by the door on the west. The springhouse still supplies water to the house. The second-floor room, which served as slave quarters, still retains its original simple mantel, beaded chair rail, and plaster. There are fireplaces on both floors, including a large opening on the first floor which still has its wrought-iron hanging fixtures. The attic is reached by stairs from the second floor.

Bank Barn

One of the more unusual buildings in this agricultural ensemble is the fieldstone bank barn. Three walls are stone while the fourth, the east long wall of the rectangular shape, is frame. The original building was burned by Union troops during the Civil War, leaving a shell that was used for rebuilding in 1880. The original barn probably had a lower wall profile. A change in the upper stone construction indicates that the roof was raised probably when the barn was rebuilt in the 1880s. Unfortunately, it was burned again by arsonists in 1989, but has since been rebuilt with mortise and tenon joinery as it was built originally. The stone walls from the original and second building phases are still intact. Some timbers, joined with pegs, from the 1880s rebuilding have survived on the lowest level below the bank. All of the wooden trim elements such as sash, vents, roof framing, and gable-end panelling have been replaced. The interior plan of the three levels has been retained, at least since the 1880s remodelling. Like the two other stone buildings near the house, there is a datestone centered on a wall at third-level height which reads "1880". A section of older stone wall extends to the north from the barn for about 50 yards and is counted as a contributing structure.

20th-Century Dairy Barn and Milkhouse

The dairy barn and milkhouse are located northeast of the springhouse. The dairy barn and milkhouse were built circa 1922 and have remained virtually unaltered. The dairy barn has a concrete foundation, glazed-tile masonry walls, and a gambrel roof. For its period this 12-bay-long barn had all of the latest, state-of-the-art, fireproof design elements for efficient dairy farming. The quality construction includes six-over-six double-hung sash, concrete formed hay/feed troughs, cow-activated drinking cups and stantions for each milking station. The milkhouse is executed in efficient concrete block construction with a gable roof.

Corncrib

A corncrib, built circa 1900, is northwest of the stone barn. It is of post- and-beam construction, built on stone piers, and remains mostly intact. There is also a pair of garages (contributing) adjacent to the dairy barn and bank barn as well as the cement slab of an old cabin (contributing) located between the milkhouse and springhouse.

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**Sunnyside Farm
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Civil War Site

The farm is located in a valley between Business Route 7 and the earthworks and hand laid stone culverts of a never-completed Confederate railroad (contributing site). The farm consists of approximately 35 acres, a portion of which is still used for livestock and is enclosed by barbed-wire and board fences.

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Sunnyside Farm
Loudoun County, Virginia

STATEMENT OF SIGNIFICANCE

Sunnyside Farm is significant under National Register criterion C for its early- 19th-century German-Pennsylvania-influenced architecture. The architectural ensemble consists of a stone house (c. 1815), stone smokehouse (1828) and springhouse (1822); a stone barn (c. 1825, 1880, 1990); and the highly intact 1920s dairy farm buildings (a gambrel-roof, tile-wall, barn and accompanying dairy building). There is also an early-20th-century frame corner crib. Significant sites on the property include a cabin site, an antebellum railroad bed with stone culvert construction, and sections of 19th-century stone farm walls. The earliest part of the house is a good example of the stone masonry building tradition that was brought south from Pennsylvania into the Valley of Virginia starting in the mid-eighteenth century. The long, proud use of the house is reflected by the organic evolution of frame additions, each having the stylistic signatures of their respective periods. The economic longevity of the agricultural use of the land is expressed by the rural setting as well as the construction of the early-twentieth-century dairy complex.

Historic Context

Although there are those who would argue that the Quakers did not build in a style all their own, there are those who would argue differently about their architectural legacy. Dr. D. Elton Trueblood wrote about Quaker buildings, "The ideal building seems to be one which is beautiful in the sense that it has pleasing proportions, clean lines, and an absence of distractions."¹ During the eighteenth century, there was a large migration of Quakers into the northern portion of Virginia, mostly from Pennsylvania. These new residents of the region developed an architectural form that incorporated local building materials and the Quaker ethic of simplicity. The original stone section of Sunnyside features this unadorned architectural form, a prime example of the type of dwellings that were built in Loudoun County, Virginia, by Quaker settlers during the late eighteenth century. This simple design is evident on the exterior and interior.

Thomas and Mary Nichols arrived in Philadelphia from Staffordshire, England, in 1712. Mary was a minister in the Religious Society of Friends.² At the end of the eighteenth century Isaac Nichols, their sixth child, owned the land that is now known as Sunnyside Farm in Loudoun County, Virginia. Isaac's son William lived there at that time. It is believed that William Nichols built the stone house but there is no documentation of this. Isaac Nichols' initial intention was to leave to his son William, "the tract of land whereon he lives"; however, William died prior to his father. In an addendum to his will, Isaac left the land, some 450 acres, to his grandson, William Nichols, Jr.³

William Nichols, Jr., owned the farm during the construction of the springhouse and the smokehouse. Their datestones read 1822 and 1828, respectively. In 1832, William Nichols, Jr., bought 700 acres of land in Columbia County, Ohio.⁴ In 1836, Nichols sold the farm to William Hatcher and moved to Ohio during the general migration of Quakers out of Virginia, because of their opposition to the continuation of slavery.

William Hatcher bought 253 acres for the sum of \$11,891.75.⁵ It would appear by the period land tax records that few if any alterations were made to the farm while William Hatcher owned it.⁶ Upon the death of William Hatcher in 1855, the farm was passed to his daughter Sally Anne and her husband John N. Coombs who sold then to William McCray.⁷

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Sunnyside Farm
Loudoun County, Virginia

William McCray lived until 1890 and witnessed the burning of his bank barn by Federal troops during the Civil War. All that was left was a stone shell that was not repaired until 1880. Besides the burning of the stone barn several other Civil War traditions are associated with the property. Supposedly, during Sheriden's raid of 1864, a Union soldier rode across the porch and smashed out the lower sash with his saber. Another account of this period claims that one of Mosby's soldiers was captured on the property as he was leaving Hamilton. The most romantic account is of the Union soldiers, who were camping on or nearby the property, becoming extremely fond of the apple butter made by the lady of the house, who served it on cabbage leaves from the door of the meathouse for ten cents a leaf.⁸ A railroad bed, which includes large stone culverts as part of its structure, is located on the south west edge of the property. It is reportedly the remnants of a Confederate line that was never finished.

The farm remained in the McCray family for 125 years. During this century and a quarter most of the additions and alterations to the house and farm were made. Upon William McCray's death in 1890 the land was passed in equal shares to his two daughters, Ella (McCray) Francis and Laura McCray and to his step-daughter Sallie A. Combs (no relation to the previous Sally Anne Coombs). Sallie A. Combs died without issue in September 1899 and her share of the land was given to Edgar McCray, the son of Laura McCray. In 1908, the two-thirds interest in the land of Ella Francis and Laura McCray was conveyed unto Edgar McCray. In April 1914, Edgar McCray and his wife conveyed one-half of their shares of the land to Ella Francis. Upon Ella's death, the land, minus two abatements totaling almost seventy-one acres, was left to her son William S. Francis and her daughter Maude Francis.⁹ The tract of land was referred to as Sunnyside Farm in a deed dated 1959.¹⁰ In 1959, William Sydnor Francis Jr. was left the land by his father, William S. Francis, a descendant of William McCray. During the 125 years that McCray and his descendants owned the farm, there were many additions to the house. A kitchen was added as well as bathrooms on the lower and upper floors. A sleeping porch was added in the 1920s to the rear of the stone house.

After the turn of the century the agricultural foundation of the region turned to dairy and cattle farming, and is still evident today. During the 1920s while the land was owned by the Francis family, a dairy was in operation. A masonry-tile and frame dairy barn was built as well as a masonry milkhouse. The corncrib was built sometime during this period.

In 1980 the farm was sold to Gerhard L. and Ann N. Jacobson.¹¹ The Jacobsons have done little to alter the appearance of the house since they have purchased it. The screen porch has been enclosed at the front of the house, and a small deck, on the southwest corner, has been added. The interior of the house has remained essentially unaltered. The Jacobsons have reopened three fireplaces in the stone portion of the house. Most of the outbuildings on the farm remain largely unaltered. On November 5, 1989, the fieldstone bank barn was heavily damaged by an arsonist. Some of the internal framework of the 1880 repairs were saved and the structure has since been restored.

ENDNOTES

1. Trueblood, Dr. D. Elton, The People Called Quakers (New York: Harper and Row, 1966), p. 101.

2. Nichols, Pauline E. "The Descendants Of Thomas and Mary (Ludford) Nichols." 1957. p.1. Typescript in Family File #208. Thomas Balch Library. Leesburg, Virginia.

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3. Isaac Nichols, Will, Will Book G, pp. 27,31.

4. Nichols, Pauline E. "The Descendants of Thomas and Mary (Ludford) Nichols". 1957. p.10. Typescript in Family File #208, Thomas Balch Library. Leesburg, Virginia.

5. Deed Book 4F, Page 193, Loudoun County Circuit Court.

6. Land Tax Book, Loudoun County, Virginia, 1851-1857.

7. Deed Book 5K, Page, 358. Loudoun County Circuit Court.

8. Strong, Solange, Old Houses of Loudoun County, Virginia (no publisher listed, 1950), p.34.

9. Deed Book 389, Page 263, Loudoun County Circuit Court.

10. Deed Book 389, Page 261, Loudoun County Circuit Court.

11. Deed Book 756, Page 747, Loudoun County Circuit Court.

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**Sunnyside Farm
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MAJOR BIBLIOGRAPHIC REFERENCES

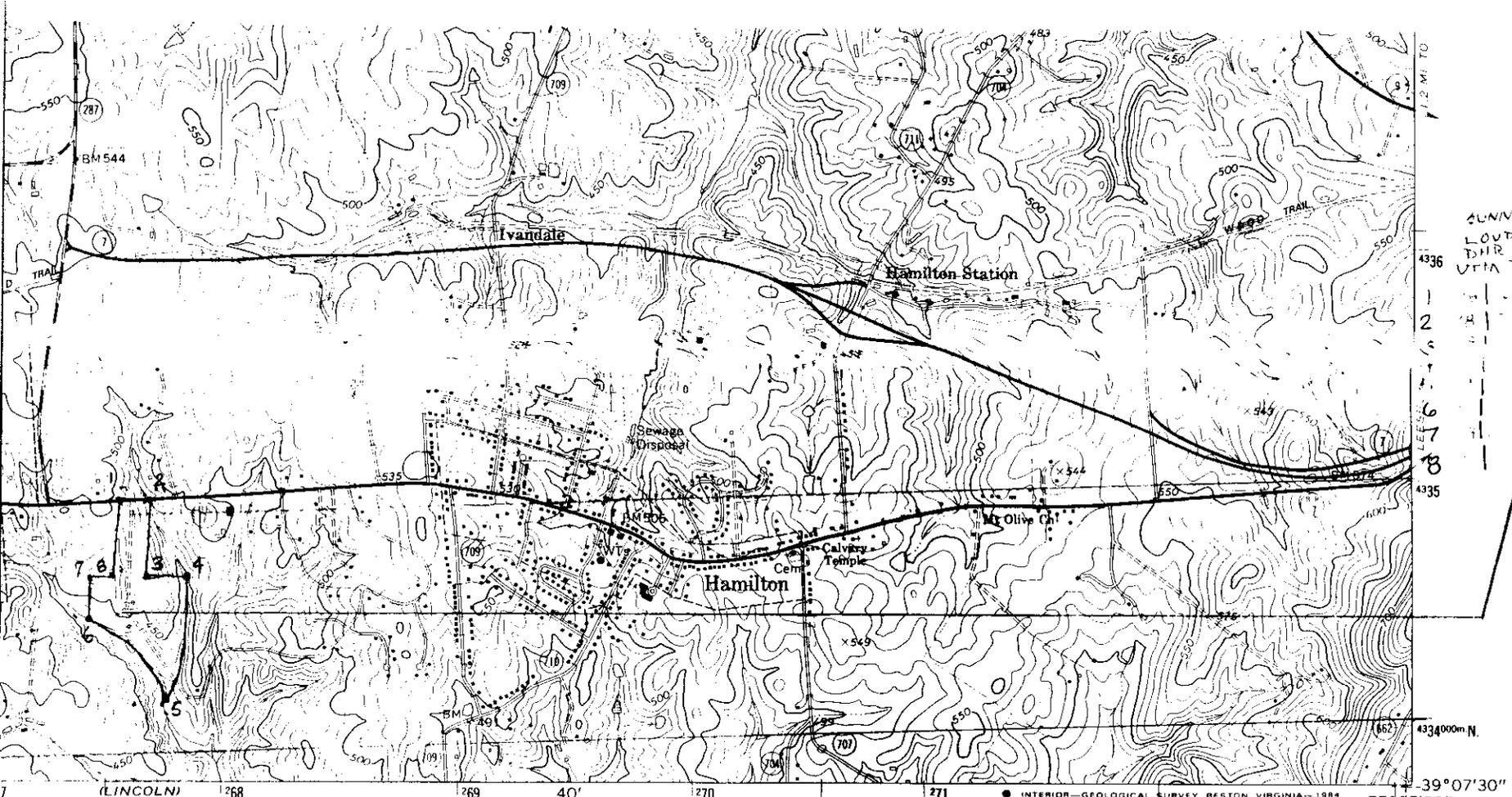
- Deed Book 4F, Pp. 193-195. Loudoun County Circuit Court. Leesburg, Virginia.
- Deed Book 5K, Pp. 358-359. Loudoun County Circuit Court. Leesburg, Virginia.
- Deed Book 389, Pp. 261-264. Loudoun County Circuit Court. Leesburg, Virginia.
- Deed Book 756, Pp. 747-749. Loudoun County Circuit Court. Leesburg, Virginia.
- Isaac Nichols' Will. Will Book G, Pp. 27-31. Loudoun County Circuit Court. Leesburg, Virginia.
- Land Tax Records, Loudoun County, Virginia, 1831-1850.
- Land Tax Records, Loudoun County, Virginia, 1851-1857.
- Lewis, John G. Virginia Historic Landmarks Commission Survey Form, Sunnyside Farm, File Number 53-304, 1973.
- Nichols, Pauline E. "The Descendants of Thomas and Mary (Ludford) Nichols of Staffordshire, England - Members of the Society of Friends who arrived in America in 1712 and settled in Chester County Pennsylvania and Christiana Hundred, New Castle County, Delaware." Typescript in Family File # 208. Thomas Balch Library. Leesburg Virginia. 1957.
- Solange Strong, *Old Houses of Loudoun County, Virginia* (no publisher listed, 1950), p.34.
- Trueblood, Dr. D. Elton. *The People Called Quakers*. New York: Harper and Row, 1966.

VERBAL BOUNDARY DESCRIPTION

The boundary of Sunnyside Farm is shown as the solid line on the accompanying: "Plat showing boundary survey of a portion of the land of W. Sydnor Francis, Blue Ridge Magisterial District, Loudon County, Virginia." The plat is dated January 18, 1980 and is on file at Bengtson, DeBell, Elkin & Titus, Consulting Engineers and Surveyors in Leesburg, Virginia.

BOUNDARY JUSTIFICATION

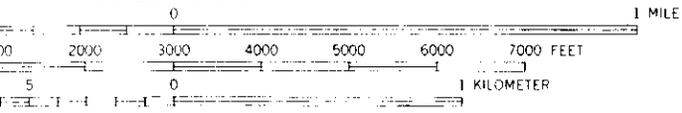
The boundary includes the farmhouse, outbuildings and fields, encompassing the 35 acres of land that have historically and continuously been part of Sunnyside Farm and that maintain historic integrity.



SUNNYSIDE FARM
 LOUDOUN COUNTY VA
 DNR 53-104
 VFA 87-11-105

1	433 610	433 5060
2	433 740	433 5060
3	433 700	433 4760
4	433 800	433 4760
5	433 180	433 4760
6	433 460	433 4580
7	433 470	433 4760
8	433 560	433 4760

(LINCOLN)
 5462 II SW
 SCALE 1:24 000



ROAD CLASSIFICATION

Primary highway, all weather, hard surface

Light-duty road, all weather, improved surface

Secondary highway, all weather, hard surface

Unimproved road, fair or dry weather

State Route

(LEESBURG)
 5462 II SE

MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225,
 OR RESTON, VIRGINIA 22092
 INFORMATION ON MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
 AND TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1982 and other sources. This information not field checked
 Map edited 1984

PURCELLVILLE, VA.
 39077-B6-TF-024
 1970
 PHOTOREVISED 1984
 DMA 5462 II NW - SERIES V834