

VLR 6/6/7
NRHP 8/10/7

**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: Home Farm
other names/site number VDHR File No.: 053-5388

2. Location

street & number 40332 Mount Gilead Road not for publication N/A
city or town Leesburg vicinity x
state Virginia code VA county Loudoun code 307 zip code 20175

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.)

McCall Hussen Signature of certifying official June 29, 2007 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. Signature of the Keeper _____
 determined eligible for the National Register
See continuation sheet.
 determined not eligible for the National Register
 removed From the National Register Date of Action _____
 other (explain): _____

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5. Classification

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Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u> 2 </u>	<u> 1 </u>	buildings
<u> 0 </u>	<u> 2 </u>	sites
<u> 2 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 4 </u>	<u> 3 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling; Secondary Structure
AGRICULTURE/SUBSISTENCE Agricultural outbuilding

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling; Secondary structure

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7. Description

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Architectural Classification (Enter categories from instructions)

COLONIAL
EARLY REPUBLIC: Federal
OTHER: Vernacular

Materials (Enter categories from instructions)

foundation STONE: Fieldstone
roof METAL: Copper
walls WOOD: Weatherboard; STONE: Rubble; BRICK
other _____

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)

AGRICULTURE

EXPLORATION/SETTLEMENT

ARCHITECTURE

Period of Significance circa 1757 – 1957

Significant Dates circa 1757, circa 1810, circa 1830, and circa 1930

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

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more 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

10. Geographical Data

Acreage of Property 8.7 acres

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

Zone	Easting	Northing	
<u>18</u>	<u>274388</u>	<u>4328361</u>	<u>See continuation sheet.</u>

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 Kathryn A. Miller, MA, CPC
 organization HaAR-Historic and Architectural Resources date March 2, 2007
 street & number 607 Longfellow Drive NE telephone 703-777-3604
 city or town Leesburg state VA zip code 20176

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 Peter & Danielle Stockton
 street & number 40332 Mount Gilead Road telephone 703-589-1718
 city or town Leesburg state VA zip code 20175

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.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 1

SUMMARY DESCRIPTION

Home Farm is a well preserved evolved farmhouse sitting upon a small rise overlooking a picturesque pond on Sycolin Creek. The farm consists of two contributing buildings: the original log, stone and frame L-shaped, two-story, single-pile vernacular farmhouse, and an early-20th-century henhouse comprised of two joined lean-to-style sheds; two contributing structures: a dry-laid fieldstone springhouse foundation with a 2004 log cabin reconstructed over it, and a dry-laid fieldstone wall; one non-contributing building: a late-20th-century three-stall transverse-crib barn; and two non-contributing sites: a 1980s landscape architect designed herb garden, and a mid-to late 20th century fieldstone edged Koi pond. The farm house evolved over two hundred years and reflects the Colonial and Early Republic building styles, as well as 19th-century and 20th-century vernacular. The fieldstone section is representative of the Quaker style of architecture in Loudoun County. It is located in the southwest corner of the intersection of U.S. Route 15 and Route 704 (Harmony Church Road) and Route 797 (Mount Gilead Road). The pond/spring is in the floodplain of Sycolin Creek; is subject to moderate overflow from quick thaws or heavy rains; and was enlarged in the late 1970s or early 1980s. Scenic Sycolin Creek runs the entire width of the property. Native Americans are known to have passed through this area on their north/south travels along the historic 'Carolina Road', now modern U.S. Route 15. There is a large circular driveway that enters the property from Mount Gilead Road, heads west by the pond, bends south, then circles back east past the house exiting onto Mount Gilead Road a bit further south on Mount Gilead Road. The property is entirely surrounded with three board-fencing. The present owners have placed a land conservation easement on all 8.7 acres which is held in perpetuity by the Potomac Conservancy, Inc.

ARCHITECTURAL DESCRIPTION

Overall Appearance

Home Farm today is an L-shaped, two-story, single-pile vernacular house clad in wood siding, random rubble fieldstone, and brick veneer laid in American-bond. The exterior walls of the dwelling are random rubble, mortar-laid fieldstone, American-bond brick veneer over the west elevation log section, and wood siding on the kitchen and living room additions. The rear elevation is clad in wood siding with a remarkably decorative geometric frieze board under the eaves on the eastern elevation of the log section. A gabled, covered entryway surrounds the

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 2

eastern elevation first-floor doorway. The same geometric frieze board, along with its original wood siding, probably still exists beneath the brick veneer on the western log elevation. The 1830s addition has corner returns on the gable end with paired scrolled brackets. The house has a graduated roof line as expected in a structure that has evolved over many years. There are three chimneys with corbeling.

Log Section

Constructed in mid- to late 18th century, Home farm began as an east/west oriented two-pen, one-and-half-story, gabled log cabin, measuring 16 feet by 20 feet as required by many land patents of the settlement period. The entrance into the western elevation of the log structure had a single door and window in the southern pen and a single window in the northern pen. While there is a simple vernacular counter-clockwise staircase in the northern pen today, it most likely originally had a simple ceiling opening and ladder arrangement to the half-story above. This is typical of the simple log structures of the frontier as evidenced elsewhere in the county and Northern Virginia. At some point in time the one-and-half-story log structure was expanded to a full two-story structure, as evidenced by the change in log material.¹

The log structure of Home Farm includes a large stone fireplace and hearth on the southern elevation. Today the stone exterior of the chimney is visible in the kitchen addition. The fireplace has been updated with an early-nineteenth-century mantel most likely installed when the 1830 frame addition was built. The mantel's decorations include recessed panels, fluted columns, a central medallion, and carved geometric patterns. The mantel is quite stylized for a simple log room but very much in keeping with the Federal-style architectural elements of the 1830s. The interior wall on the west elevation has v-notch exposed logs on the upper two thirds with a 20th-century chair rail and drywall on the bottom third. The remaining three walls are plastered. The plain chair rail is carried throughout the room. A modern, plain ceiling crown molding has also been added. The northern log pen contains a 19th-century stairwell. A small window has been installed on the eastern elevation just above the first landing. The interior walls are plastered and the chair rail is continued as in the southern pen.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 3

Fieldstone Section

In 1810, George Nixon, a noted Quaker and owner of nearby Woodburn, added a two-story, single-pile, fieldstone addition on the north elevation of the log cabin. It is important to note that the log section was either already expanded to two stories by this time or it was raised at the time the stone section was added as indicated by the lack of a break in the roof line. At the attic level there are two small single pane windows in both gable ends. The attic rafters over the log section are pegged and the space is unfinished. The attic space in the stone addition is horizontally paneled in painted wood, and the gable end is plastered. The stairwell from the second floor to the attic space is plastered. The stone addition has one six-over-six, double-hung, sash wood window on the first floor of the west elevation. On the north gabled elevation, there are two symmetrical six-over-six, double-hung, sash wood windows on the first floor. There are no windows on the second floor. The interior of the stone addition is simple and has plain plastered walls. The second-floor single room repeats this style.

The stairwell in the northern pen of the log section is used to gain access to the second floor as it winds counter-clockwise. The second-floor room, located above the present family room, formerly the southern log pen, is used as a bedroom and is accessed by the stairwell in the log section or the bedroom on the south elevation over the kitchen addition. The walls are plastered and unadorned. The second story of the northern log pen serves as a landing, hall, and contains a small bathroom. Access to the second-floor bedroom in the 1810 fieldstone addition is gained from this landing on the south or the landing in the later 1830 frame section on the east.

Frame Section

The second addition to Home Farm was the two-story, single-pile, side-hall-plan frame section. This addition was built circa 1830 by Peter Cost when the farm became known as the Cost Farm. The frame section is typical balloon framing. The stairwell is a straight run to the rear of the building, and then turns back upon itself clockwise. The original millwork is in place. Decorative scrollwork on the stairwell adorns the end of the risers to the second floor. The newel post is large and turned. The banister is plain but is supported by two stylized turned spindles per tread. The floors are random-width wood planks. It was during this expansion that the cornice scroll brackets on the exterior and the decorative geometric frieze board were added. The first-floor parlor in the frame addition has four windows,

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 4

two on the north and two on the south elevations. The room is plain with a modest gable end fireplace. The mantel is unadorned and quite plain when compared to the mantel in the first-floor room in the south pen log section. A plain chair rail and simple ceiling crown molding have been added. The second-floor bedroom is arranged the same as the first-floor parlor except without the chair rail or crown molding.

Kitchen Section

Milton G. Robinson, who purchased the property in 1901, built the two-story, single-pile, two-bay, balloon-frame kitchen addition circa 1930. There are two symmetrical six-over-six, double-hung, sash wood windows on the eastern and western elevations per story. The second story was divided into two small rooms for servants. The kitchen interior is simple with a low ceiling and the stone wall of the large fireplace in the log section is exposed. A stairwell on the southern elevation in the kitchen leads to the second floor which now serves as the master bedroom. Later, Rebecca Moss (owner) added stone work to the large stone chimney in the kitchen in the late 1940s. She also added the flagstone patio and dry-laid stone wall east of the house.

Late-20th-century Renovations

In the 1980s Home Farm had fallen into disrepair. Dr. David Mathis (owner), began an extensive rehabilitation of the house. He removed countless layers of lead paint that had obliterated the millwork on the interior doors, repaired the kitchen flooring where needed, installed a Wolf stove, painted the interior and installed the neo-Williamsburg garden on the east elevation patio. By the late 1980s John S. Warden had bought Home Farm. Warden added a new septic field and a standing-seam copper roof. The exterior of Home Farm was sanded, caulked and repainted. Custom fitted storm windows were built for all windows. The foundation of the original house (original log section) was exposed, inspected and reinforced. On the interior, Warden updated the electrical wiring in the front part of the house bringing it up to code, added a discretely hidden half bath under the front stairs (1830 addition) and a much needed second full bath over the kitchen. The family room floor (original log section) was repaired with aged pine salvaged from a similar dated house in Maryland. The countless layers of lead paint that had obscured the highly stylized mantel were removed. The plaster walls in the remaining rooms were repaired, painted, and floors re-finished. The kitchen was remodeled with updated cabinetry. The Wardens also built a new

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 5

brick patio with weathered brick and surrounded it with an herb garden designed by William Hoare, a Charlottesville, Virginia landscape architect who specialized in historic gardens.

The Stocktons, the present owners, have added the large standing-seam, hipped-roof porch over the flagstone patio on the west elevation. The columns are Tuscan and were purchased from a salvage dealer in Richmond. The cornice frieze is dentilated. The Stocktons removed an ornate iron railing from the north elevation entry porch, and again renovated the kitchen to its present appearance. The two small bedrooms over the kitchen were made into one large bedroom.

Secondary Resources

Springhouse

The contributing original fieldstone springhouse foundation remains, and a log cabin was reconstructed upon the foundation in 2004. The log cabin was originally from Middletown, West Virginia where it was dismantled and reassembled at Home Farm. The building is a one-story, single-pile, one-bay log cabin with a standing-seam gable roof and six-over-six, double-hung, sash wood windows and a panel door. The dry-laid fieldstone foundation was reinforced with limestone mortar. A standing-seam, hipped-roof porch was added to the northern elevation. The area around the springhouse is lightly wooded.

Henhouse

Attached to the rear of the springhouse are two early-20th-century contributing lean-to-style sheds forming a single henhouse with six-over-six, double-hung, sash wood windows, metal roof and board siding. The henhouse is located south of the springhouse.

Barn

To the rear and west of the springhouse is a non-contributing late-20th-century three stall transverse-crib barn with hayloft. The barn is clad in vertical board siding and has a metal gabled roof. There are agricultural advertising signs on the exterior elevations. The area around behind the springhouse is lightly wooded. The barn is located to the west of the farmhouse.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 7 Page 6

Landscape

The southern boundary of the farm is heavily planted with white pine trees, and directly behind the house, along the southeastern edge, is a dry-laid fieldstone wall. There are several large trees on the farm with more than half of the property in open pasture or meadow. In the late 1980s fruit trees, raspberry and blackberry bushes, and dogwoods were planted. At that time the Wardens hired William Hoare, a Charlottesville, Virginia landscape architect who specialized in historic gardens, to design and build an herb garden. The garden is located on the southeast elevation in the crook of the L-shaped farmhouse. The Stocktons have added many strawberry plants to the farm's plantings and they have installed a fieldstone edged Koi pond on the western elevation between the house and the henhouse.²

ENDNOTES

¹ Hofstra, Warren R., The Planting of New Virginia: Settlement and Landscape in the Shenandoah Valley (Baltimore, Maryland: Johns Hopkins University Press, 2004), 148-149.

² Stockton Family Papers, Private Collection.

STATEMENT OF SIGNICANCE

Home Farm is significant under Criterion A for its role in the settlement of northern Virginia during the mid-18th century through the Land Patent system, and for its continuous agricultural history continuing forward to the 20th-century. It is also eligible under criterion C for its well-preserved architectural form and detailing, representing three building styles: Colonial, Federal, and Virginia vernacular. Considered locally as a 'Land Patent House', the log portion of the dwelling represents one of the oldest forms of architecture in Loudoun County, Virginia. There are few land patent houses from the settlement period remaining in Loudoun County. Secondary resources on Home Farm include one contributing building: an early-20th-century lean-to-style shed henhouse; two contributing structures: a late-18th-century springhouse foundation with a 2004 reconstructed log cabin sitting on top, and a dry-laid fieldstone wall to the southeast of the house. The non-contributing resources on the property include a late-20th-century three-stall, transverse-crib barn located to the west of the house, a 1980s landscape architect designed herb garden, and a mid-late 20th century fieldstone edged Koi pond to the east of the house.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 7

Home Farm represents a successful and prosperous farmstead owned by four wealthy 18th-century Loudoun County Quaker farmers and businessmen and two highly successful 19th-century farmers. The farm provided an opportunity for economic success because of its relationship to the old 'Carolina Road', a major transportation corridor in Loudoun County and the Aldie Turnpike, as well as its proximity to the county seat and market town, Leesburg, a burgeoning trade center for the frontier and settlement days of the early national and antebellum periods. This success provided the capital to expand the original 18th-century one-and-half-story, double-pen log house in circa 1810 with a two-story, single-pile fieldstone addition, and again in circa 1830, with a two-story Federal-style frame addition. The last addition to Home Farm was in the 1930s, when a two-story, single-pile, double-bay kitchen was built, creating the present L-shaped vernacular house. Home Farm is architecturally significant as an evolved farmhouse from at least four periods and retains much of the fabric and architectural elements from each period that it represents; and at present the property still retains its historic viewshed looking to the east, north, and west.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 8

HISTORIC CONTEXT

Colony to Nation 1750-1789

The first owner of the property was the Northern Neck Proprietary and Lord Fairfax. "Early in the eighteenth century Quakers began to return (after the expulsion period of non-Anglican property owners) to Virginia in large numbers. Typical Quaker migrants ...were married couples with families. They were propertied...not movers but resettlers. Primary areas of settlement were in the north, in what is now Frederick, Loudoun, and Fairfax Counties..."¹

Mahlon Janney, was a noted Quaker, a large landowner in Loudoun County, a successful farmer, businessman, and a miller. Janney sold the property to John Hough. Hough, another noted Quaker and businessman in Fairfax and Loudoun Counties may have built the one-and-half-story, double-pen log house. During renovations in the 1950s, a foundation stone was located with the date 1757 scratched into it. The stone is not visible today for confirmation. However, John Hough did not sell the property until 1763 at which time a structure was on the property.² After the economic collapse as a result of rampant land speculation in the Northern Neck, it became common for new settlement areas like northern Virginia to require that land tracts be improved within a specified time period. Such structures often became known as land patent houses. A typical land patent requirement called for a structure to be a specific size, i.e. 16 feet by 20 feet. If the structure was not erected upon the land within the time specified at purchase of the land, the land could revert back to the original owner or be resold. The log section of Home Farm is 16 feet by 20 feet thereby suggesting this structure is a land patent house.

John Hough, an elder contemporary of George Washington, served as surveyor for the wealthy Fairfax family. Hough's father-in-law was Amos Janney,³ one of the two ⁴noted surveyors of the Leeds, Shannondale, Piedmont, and Great Falls manors. Hough began assisting in land surveying during the 1730-40s, and, by the time of the death of his father-in-law, he was an established surveyor. By 1750, Hough was platting farm leases in the Fairfax family's 17,000-acre Piedmont Manor.

Hough, despite primarily dealing with Philadelphia import houses because of familial links, had strong ties with the German merchants and tradesmen in Frederick, Maryland regularly shipping goods along the 'Carolina Road', via Noland's, Clapham's, and Payne's ferries. Throughout Loudoun County Deed

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 9

books, John Hough is listed as clerk of the Goose Creek Meeting, a farmer, a miller, a surveyor, and as inspector of package and weigh, to name a few occupations. He surveyed Loudoun County lands from 1751 until 1780. During the period from 1757 to 1766, Hough was earning 1/8th portion as the miller's toll for milling wheat. By 1758 he surveyed and laid out the town plan for Leesburg, Virginia called at that time George Town, the seat of Loudoun County. From 1758 Hough served as one of the seven directors and managers for George Town (later Leesburg), a position he still held in 1761. By 1765 Hough held over 5,050 acres in the Leesburg, Kitocin [sic], and Cub Run areas, an amount that continued to grow. Although Hough was viewed as a land speculator buying and selling hundreds of acres of land, he was in fact no different from other successful men of his period using land as a means to personal wealth and success. George Washington, Amos Janney, John Mercer, and John Tayloe all were significantly involved in land speculation. The defining element of mid-18th-century land speculation in Loudoun County was that it was speculation with land improvement. Hough built three water-powered mills on his land, with the first mill being built in 1761. Home Farm, located near Braddock Road and other transportation corridors, was an important piece of Hough's growing personal wealth and estate. By the American Revolution, John Hough, a respected leader in Loudoun County, held a virtual monopoly on the surveying business in northern Virginia.⁵

One of Hough's rare failures occurred in 1762/63 when he and a fellow merchant, John Carlyle of Alexandria, obtained licenses to operate an ordinary and ferry at the Goose Creek Crossing. A land valuation dispute delayed construction of the enterprise and the partnership collapsed. In May of 1763, the Loudoun grand jury presented charges against John Hough, John Carlyle, and William Morlan among many other individuals "for not entering with the Clerk of Loudoun County the quantity of land held by him in said County..."⁶ It is at this time Hough sold Home Farm to William Morlan, another well known Quaker for the sum of 60 pounds. Morlan was a house carpenter and joyner [sic].⁷

In the mid-18th century Virginia moved from a tobacco based economy to a cash basis recognizing wheat as the main staple in the piedmont region. Loudoun's early settlement and development coincided with the increased demand for wheat by the British market. By "1759 the colonial Virginia Assembly recognized the primacy of the cultivation of cereals in Loudoun and the necessity of authorizing the inhabitants of the County to pay their taxes and fees in money instead of tobacco."⁸ As the result of the cultivation of cereals in Loudoun like wheat, corn, rye, oats, and barley during the colonial period, numerous mills were constructed

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 10

throughout the county becoming an integral part of the county's agricultural economy.

William Morlan retained Home Farm until March 15, 1775 when he sold it to George Nixon for 300 pounds for approximately 300 acres.⁹ Nixon's presence in the area began somewhere around 1747, when he built a small dwelling on the land that became the Woodburn estate. Later, he leased property from George William Fairfax on March 14, 1765 near Beaver Dam Creek. Nixon enlarged Home Farm circa 1810 by adding the two-story, single-pile, fieldstone addition to the original double-pen, log house. Fieldstone, plentiful in the region, was the preferred building material by many Quakers as exemplified in many Loudoun County structures. At the beginning of the 19th century Nixon's 636-acre land was vast compared to most farms in Loudoun County. In comparison, during the same time period, only three-quarters of Loudoun County land owners held between 100 and 500 acres, with only 11 owners exceeding 1,000 acres. Home Farm, located just east of Nixon's circa 1777 water-powered mill, was an important component of his agricultural estate providing wheat and other cereals.

"There were three stages in the cereal economy of Loudoun. The first stage was the raising and the harvesting of the grain crop. The second was the transportation of the grain to the mills in Conestoga wagons drawn by six-horse teams where the grain was ground into flour. The third was the transporting of flour, also by the Conestoga wagons, to Alexandria, where it was shipped to market in the West Indies and Europe."¹⁰ Transportation arteries were crucial to the success of Loudoun's flour and cereal trade.

Home Farm's location provided an opportunity for agricultural mercantilism. Its proximity to Leesburg, the county seat and 'the Carolina Road' made it ideally suited to commercial interests. "Merchants timed their buying trips to coastal port cities so that imported goods arrived at their stores in fall and spring, when seasonal changes dictated new demands for farm families. These families, furthermore, situated their dwellings and farm buildings directly on the roads leading to town in patterns revealing a need to be connected to the markets upon which their livelihoods depended."¹¹ Shipment of crops and commodities depended upon access to transportation corridors, like the Potomac River, inland waterways, the Leesburg Turnpike, Little River Turnpike, and the Aldie Turnpike.¹² "Roads, which previously extended an irregular web across rural states, increasingly took on a new pattern linking rural communities to market towns as spokes of a wheel to a hub. Industrial enterprises, especially flour mills and iron furnaces, grew in number and significance."¹³ All four men, Janney, Hough,

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 11

Morlan and Nixon were noted Quakers, highly successful, and intent on building and developing the county and creating a prosperous economy. "Quaker attitudes toward self and community had real consequences for the landscape. Quakers denied the world by living plainly but embraced worldly success as a sign of right living, hard work, and God's blessing. Strong advocates of private property, they viewed personal wealth as a trust for the welfare of the community. Wherever possible, they supported, sustained, and worked with or for one another. Mutual assistance had helped place Quakers among the wealthiest..."¹⁴ The inescapable fact here is that these men were among the founding fathers and leading citizen farmers of Loudoun County, Virginia. Home Farm was an important element in each of their complex agricultural estates and personal wealth.

Early National Period 1789 - 1830

Home Farm was divided into 11 parcels upon the death of George Nixon in 1816.¹⁵ Upon Nixon's death, the Court ordered John Mathias, Thomas Carr, George Rhodes, John Carr, and Archibold [sic] Mains (or any three thereof) to divide his [Nixon's] Sycolin Creek property [into] parcels of equal quantity and quality among his children.¹⁶ The settlement of the estate dragged on for years. In 1824, Jonathan Nixon, sued the court administrators for failing to settle the personal property of George Nixon. Each child received \$424. George Nixon, the Younger, as he was known had been a successful businessman known to have amassed "15 well-managed Loudoun farms".¹⁷

The actual house of Home Farm¹⁸ remained in the Nixon family until 1825 when Quaker farmer, Peter Cost bought lot 7 from John and Nancy Nixon.¹⁹ By that time there were only 5 acres remaining with the house.²⁰ Peter Cost expanded the farm when he bought 21 acres from James and Susan Nixon for \$430 and 164 acres from James and Margaret Hamilton for \$2,550. Cost added the vernacular, two-story, single-pile, side-hall-plan, frame addition circa 1830. The property then became known for the next 22 years as the Cost Farm. Peter Cost died in 1847 and the property was sold at auction on the steps of the Loudoun County Courthouse in Leesburg for the sum of \$3,256 for 160 acres. His will specified "I give and bequeath to my wife all my estate both real and personal during her natural life. The personality to be sold immediately after my death and all the money arising therefrom [sic] to go to the use of wife and to be disposed as she may see proper to rent out my landed property if she desires and to have the proceeds also during her natural life. After the death of my wife, it is my desire that all my estate both real and personal which I do hereby bequeath to her during her natural life be sold at public auction."²¹ The Cost estate was not completely

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 12

settled until 1850 when F. W. Lockett, commissioner, submitted the final accounting of the estate and reported his fee of \$8.50 for 11 1/3 hours work.

Jacob F. Cost was the estate administrator; and a glance through the accounts demonstrates that Peter Cost embodied the Quaker ideal and was a very successful farmer and businessman. The inventory and appraisal of Cost's estate provides a glimpse into the life of a successful farmer in Loudoun County. When Cost died, he left \$101.37 cash on hand, 6 rolls at .50 cents each, one note on Jacob F. Cost for \$133.71 and 27 other notes amounting to \$1,022.85. The inventory further reflects that at the time of Cost's death, he had 57 acres of wheat in the ground which sold for a total of \$114.00. The estimated appraisal of Cost's personalty was approximately \$3,118.57 and 3/9th.²² The Bill of Sale of Cost's personalty reads like a who's who of Loudoun County with such noted names as Nixon, Smart, Lacock, Schooley, Cockrell, Carr, and Nichols to name just a few. But perhaps even more interesting is the number of items purchased by family members. Jacob F. Cost and Ann M. Cost purchased a combination of over 85 lots/items. A brief scan through the sales record demonstrates the success of Home Farm and the price of items sold: 282 bushels of wheat at Smarts Mill at \$253.99, 59 bushels of oat at .37 1/2 cents, 55 barrels of corn between \$2.40 and \$2.55 each, 9 1/2 bushels of rye at .60 cents each, a barrel of shad at .90 cents, barrel of herring at \$1.25, 37 1/2 lbs of tobacco at .07 cents, 3 barrels of potatoes at \$2.25, dye pot and funnel at .06 1/4, flax seed and dried beef at \$1.25. Other samples show 5 barrels of vinegar, 112 lbs old bacon, 311 1/4 lbs new bacon, 19 1/2 lbs coffee, a cow for \$ 12, and a horse for \$5 were sold, at auction. The quality of the farm life was also very high as reflected in the list of household items sold at the 'Crying Sale': stone pitchers, salt cups, bureaus, bedsteads, feather beds and pillows, bolsters, numerous quilts, quilt frames, coverlets, blankets and linens, spinning wheel, flax wheel, side saddle, 11 chairs, 22 1/2 yards of carpeting, carpet warp, cups, saucers, glass dishes, china plates, tin ware, and 24 gallons of Apple Brandy. The tally from this sale was \$1166.07. Cost's wife, Susan Ann, sold the farm at public auction on April 26, 1847 for \$3,256.²³

During the first half of the 19th century, wheat continued as Loudoun's principal staple followed by white corn. The over seventy water-powered mills located within the county also ensured that the cereals were market ready for local and foreign export. Although rye, corn, oats, and buckwheat were cultivated, they were mostly consumed locally within Loudoun County. The Cost farm inventory listing wheat, oat, corn, and rye reflects a typical successful farm in Loudoun County with wheat being the primary cash crop for the farm.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 13

Antebellum 1830 – 1860; Reconstruction & Growth 1865-1917

Charles E. Powell a successful stock dealer, entrepreneur, and a land speculator bought the farm at auction and it became known as Home Farm yet again. Powell and his wife Betty called Home Farm home for over 44 years. They had five children Elizabeth, Marcus, Corrie, Adolphus, and Charles W. Leesburg had reached an economic zenith by the time of the Civil War. Transportation corridors had been developed. The Little River Turnpike had been built and Noland's and White's ferries shuttled commerce and travelers across the Potomac River. Two daily trains served Leesburg with connections by stage to several destinations. A stage to Winchester and the Valley via Purcellville, Snickersville, and Berryville left Leesburg daily. A stage from Middleburg via Hughesville, Unison, and Bloomfield left Leesburg every Wednesday and Saturday. And for travel to Georgetown, D.C., the stage traveled via Belmont and Dranesville on the Leesburg Turnpike every Tuesday, Thursday, and Saturday.

Powell, like many Loudoun farmers, raised livestock on Home Farm as well as acting as a middleman in livestock trading. Loudoun County supplied the market demand of both Baltimore and Washington, D.C. with many heads of cattle, pork, and sheep. Next to hogs, sheep were the most numerous animals raised in early-19th-century in Loudoun County. This fact is reflected and supported by Powell's personal property assessments.²⁴

Little is known about Home Farm during the Civil War, the usual "institutions that bolster rural society—churches, schools, local government—withered and died." The clerk of the Loudoun County Circuit Court wrote that "no court was held in its County from February 1862, until July, 1865."²⁵ Agriculture in Loudoun County received a serious setback during the Civil War. Loudoun County's proximity to Washington, D.C., its location along the Potomac River, and its agricultural wealth guaranteed it would suffer from Union and Confederate incursions as they fought for strategic positions and supplies. Home Farm's location along a major transportation corridor placed it directly in harm's way.²⁶

In 1874 Loudoun County property tax assessments show that Powell owned 6 horses, 20 sheep, 10 hogs, 6 cattle, 1 carriage, and household furnishings of approximately \$250. Powell sold 6.25 acres from the Home Farm property to William Lowe in 1874, thereby reducing the size of the farm once again, this time to 156.5 acres. This may have been done to provide an infusion of cash for working capital for Powell. The tax records show that Home Farm was recovering from the Civil War. The tax books show that the land was valued at \$30 per

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 14

acre.²⁷ “From the era of reconstruction to World War I, basic farm techniques and equipment that had been developed prior to the Civil War shaped the agrarian lifestyle in Loudoun. The rise in county fairs and farmer organizations led to an increase concern for husbandry and improved breeds of farm animals”.²⁸ Farmers increasingly supplemented their farm income by trading in livestock. Powell regularly traded in large herds of livestock buying, selling, and shipping them to regional marketers such as beef and mutton dealer Thomas T. Keane of Washington, D.C. Powell also frequently acted as livestock agent for W.H. Hamilton of Abingdon, Virginia. By 1886, these activities and the improved agrarian economy helped to create and sustain a relative period of growth for Leesburg and Loudoun County...²⁹ from which Home Farm benefited.

Unfortunately, as so many successful men have done, Powell died intestate July 1892 forcing all of his holding to be sold. On August 27, 1892 William F. Lynn, the administrator of the estate, petitioned the court to sell a portion of the widow’s dower. The court appointed J.B McCabe, C.P. Janney, and Edward Nichols commissioners for the chancery to handle the settlement of the estate and sale³⁰. It is interesting to note that C.P. Janney, a descendant of Mahlon Janney served as one of the commissioners. Powell’s holdings were numerous and Home Farm was one of three properties Powell owned at his death: Home Farm on 163 acres, a 301 ¾-acre tract 3 miles southeast of Leesburg on the Tuscarora Creek assessed at \$7.00 per acres, and 204 ¼-acre tract 3 miles south of Leesburg assessed at \$15.00 per acre³¹. At the time of the commissioner’s appointment the Court was told that Powell “had considerable personalty” and “among his charters – several contracts for the purchase or sale of cattle”.

When men of substantial property die intestate, families frequently quarrel over the holdings. The Powell family was no exception. On October 27, 1892, suit was brought in the Court of Chancery by William F. Lynn administrator, Elizabeth A. Powell, Marcus G. Powell and Corrie Powell against Adolphus E. Powell, Elizabeth Dennison and R. L. Dennison, and the infant Carrie Powell. E. E. Garret, Guardian ad Litem for the infant, filed her petition separately.³² Since Powell had extensive dealings, several individuals filed petitions against the estate in chancery. By the time everyone submitted their outstanding claims against the estate the chancery commissioners reported to the court that.” It is perfectly clear that there is not enough personalty to pay the debts due by this estate. Commissioners know of several large debts outstanding ...and a sale of the realty or some part of it must be had for the purpose of paying debts.”³³

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 15

A sampling of some of the claims against the estate provides a view of the tenuous 'house of cards' Powell had built. One claimant reported that he shipped 1,895 sheep to Haymarket and delivered to Powell, but was only paid for 1,163. Thomas T. Keane, wholesale and retail dealer in Washington Dressed Beef & Mutton loaned Powell \$79.00 of which Powell's accounts acknowledged \$64.00 due. Annie Fenton held a \$1,000 note on Powell's Home Farm and two other individuals held deeds of trust totaling \$5,000 on the two other farms. D. W. Benton's claim stated that Powell had bought an interest in Maria Skillman's house and lot, in the village of Unison, and that Powell sold his interest to Benton for the sum of \$125 but died before conveying the deed to the property to Benton. W.W. Chamblin, a dealer in foreign and domestic goods, submitted a claim for \$5.55, and Sidney Fouche of Leesburg, manufacturer and dealer in fine carriages, buggies and wagons held a claim for \$4.

A letter written by Powell to William H. Hamilton of Abingdon, Virginia on letterhead imprinted 'American House, Oldest Established Hotel in Washington', dated December 9, 1891 shows a man of poor education and semi-literate. Hamilton and Powell transacted a lot of livestock business. One check written by Powell on the People's National Bank to Hamilton for cattle was in the amount of \$1,024. Powell died owing money to many, including his physician Dr. W. R. Tulloss of Hickory Grove, Virginia. Tulloss submitted a final bill to the estate on August 10, 1892 for \$17.50; which included a consultation on July 1 for \$5, a house call and consultation on July 5 for \$7.50, and remaining all night July 5 for \$5.00.

Loudoun County Circuit Court ordered at its January term 1894 that Commissioners L. M. Shumate³⁴, William Gaines, and Thos. H. Elgin "do go upon the 'Home Farm' of the late C.E. Powell and allot to the widow Mrs. Bettie Powell as her dower, the buildings and 23 acres adjoining thereto or contiguous thereto, having regard to the quality and value of the land, with as little injury to the residue of the farm as practicable... they shall take with them a competent surveyor to lay off the land." At the completion of the survey, the commissioners reported "in as much as there is no woodland included in the 23 acres allotted to Mrs. Powell and no fence along its boundary lines on the western side, we recommend that the fence now standing a little to the west of said dower lot be moved to the said western boundary lines and be considered hereafter as belonging one half to the dower lot and one half to the residue of the farm."

William F. Lynn bought the residue of Home Farm for \$2,000. In 1895 Mrs. Bettie Powell deeded over to Lynn her dower lot of 23 acres. In 1898 Lynn sold Home Farm to James E. Flaherty and wife for \$3,450. It appears that the farm was

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 16

merely an investment for Flaherty, who sold the farm in 1901 to Milton G. Robinson. Property tax assessments for 1901 show Home Farm land valued at \$21 per acre and the house and outbuildings valued at \$840 for a total of \$2,940. Records show that in Loudoun the average value per farm in 1900 was \$832. Home Farm had recovered from the Civil War and was once again a representation of successful farming in Loudoun County.³⁵ By 1930 the Depression had driven the assessed land value to \$20 per acre but the buildings had risen to \$1,400 for a total of \$4,200. Robinson had added the two-story kitchen addition to Home Farm in the 1930s. The Great Depression led to a continued reduction in domestic demand and agricultural goods, in turn leading to a reduction in land and crop values. The Agricultural Adjustment Acts helped some farmers by paying them for what they did not produce, but it was the wheat and dairy farmers of Loudoun County that benefited the most from these programs. The agricultural population of Loudoun County continued to decline throughout this period leading to approximately 20% of all farms being operated under tenancy. The increasing mechanization of Loudoun County farms helped to alleviate the decline of the rural population and the labor shortages of World War II. In 1942, draft deferments were issued by the federal government for farmers and farm laborers of the essential crops and commodities, including corn, wheat, and dairy products. This meant Loudoun County had fewer men drafted than other regions. This did not alleviate the continued labor shortages, however, and local farmers had to rely on new labor sources. The federal government encouraged the use of tractors and other equipment that would permit larger yields per acre. The government also assisted by providing German prisoners of war from a camp near Leesburg to help with Loudoun County crops. But most farmers relied heavily on their own family members and neighbors to help alleviate the shortages.³⁶

World War II to Present

In 1943, Rebecca A. and George H. Moss bought Home Farm and 138 acres from Robinson for \$8,000. The land value was still at \$20 per acre. During World War II, German prisoners of war were held at a work camp just up the road from Home Farm. Loudoun Farmers came daily to pick up prisoners to work as laborers on their farms. Local lore says that the Mosses did not want to share their spring water from Sycolin Creek with the prisoners and instead sunk a new well at the rear of the house.³⁷ Home Farm was used only as a summer home by the Mosses. At some point they sold off 38 acres from the Home Farm tract. William A. Herndon, Sr. bought Home Farm and 100 acres on June 1, 1950 for \$12,667 from the Mosses. Herndon actively farmed the tract, but between 1951 and 1977,

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 17

there were over 150 recorded sales of land from the property, reducing Home Farm from 100 to 8.7 acres. The property had three more owners until 1994 when the present owners, Danielle B. and Peter Stockton, purchased Home Farm and placed it under land conservation easement held in perpetuity by the Potomac Conservancy, Inc.: Deborah E. Farrell, David Mathis, and John B. and Jenny Warden of Middleburg, Virginia. Home Farm was deemed eligible for an easement because it "is situated along the Sycolin Creek, a tributary of Goose Creek, which runs into the Potomac River, and possesses significant scenic, natural, ecological, historical, and aesthetic values...."³⁸

Archaeological Potential

The land that Home Farm occupies is among the noted summering lands of the Sycolin tribe, an offshoot of the Tuscarora Indians. The creek that traverses the width of the property derives its name from the Sycolin tribe. Early Loudoun histories suggest that the last time the Sycolin tribe summered on these lands was between 1716 and 1719. Merton-type projectile points of white quartz have been unearthed under the log section of the house. These points are consistent with those crafted by tribes living in this area back to 2000 BCE. Since the 17th-century, this land has been cultivated for pasture, meadows, and agriculture. Archaeological investigations could also reveal locations of earlier domestic and agricultural buildings, and the lifeways of those who lived and worked on the property in the 18th, 19th, and 20 centuries.

ENDNOTES

¹ David Hackett Fisher and Kelly, James C., Bound Away: Virginia and the Westward Movement (Charlottesville, Virginia and London, England:University Press of Virginia), 109-110.

² Loudoun County Deed Book D:59-61.

³ Loudoun County Deed Book B:110.

⁴ Loudoun County Deed Book D:286-292

⁵ John Phillips, Historian's Guide to Loudoun County, Virginia, Vol. 1 (Leesburg and Middleburg, Virginia: Goose Creek Press Productions,1996), 334.

⁶ Loudoun County Deed Book B:131-138.

⁷ Loudoun County Deed Book D: 59.

⁸ Charles P. Poland Jr, From Frontier to Suburbia, 27.

⁹ Loudoun County Deed Book K:101.

¹⁰ Poland, 28.

¹¹ Warren R. Hofstra, The Planting of New Virginia: Settlement and Landscape in the Shenandoah Valley (Baltimore, Maryland: Johns Hopkins University Press, 2004), 2.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 8 Page 18

¹²Thunderbird Archeological Associates, Inc., Phase 1 Archeological Investigation of Rouse Property, Loudoun County, 10.

¹³ Hofstra, 10.

¹⁴ _____, 2, 29.

¹⁵ For further information on George Nixon, see National Register Nomination on Woodburn, VDHR File Number: 053-0105. Woodburn was also owned by the late Rudolf Nureyev.

¹⁶ Loudoun County Deed Book D2:171.

¹⁷ Eugene M. Scheel, Loudoun Discovered: Communities, Corners, & Crossroads, Vol 2 (Leesburg, Virginia: Friends of Thomas Balch Library, Inc., 2002),105.

¹⁸ Home Farm, is the name of this particular property, but was a term often used when an owner owned more than one property. The term 'home farm', denoted where the owner actually dwelled.

¹⁹ Loudoun County Deed Books, 3L: 77; 3Z: 64.

²⁰ Loudoun County Deed Book 3L:77.

²¹ Loudoun County Will Book 2E:2.

²² Loudoun County Will Book 2E:236-245.

²³ Loudoun County Deed Book 5U:324.

²⁴ Poland, 76.

²⁵ Kevin R. Hardwick & Hofstra, Warren F. Virginia Reconsidered: New Histories of the Old Dominion, (Charlottesville, Virginia and London, England: University of Virginia Press, 2003, 282.

²⁶ James W. Head, History and Comprehensive Description of Loudoun County Virginia, 81-97.

²⁷ Loudoun County Land Tax Books 1852, 1874, 1893, 1896, 1900.

²⁸ Poland, 279-80.

²⁹ HaAR, Leesburg Historic District: A Survey of the Nicholas Minor Section, 1998, 8-10.

³⁰ Loudoun County Wills Index, Inventory 3L:59: Sale Bill 3L:126. McCabe was a Leesburg attorney and a Director of the Peoples National Bank, Edward Nichols, was also a Leesburg attorney.

³¹ Loudoun County Chancery Record, 1898-031.

³² Ibid.

³³ Ibid.

³⁴ L.M. Shumate was a director of the Peoples National Bank.

³⁵ Head, 94.

³⁶ URS, Loudoun County Historic Resource Survey Report, 3-56.

³⁷ Oral History on Home Farm, Sid Herndon.

³⁸ Stockton Family Papers, Private Collection.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 9 Page 19

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United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 9 Page 20

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United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section 10 Page 21

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary is shown on the accompanying map entitled "Home Farm" identified by Loudoun County Pin # 313-18-0787-000 on Loudoun County Map objects/IMS 2007, GIS mapping web site. The legal description based upon the Real Estate Assessment 2007 for property 40332 Mount Gilead Road, Leesburg, Virginia 20175 is referenced as the above PIN number, as well as Tax Map /59/////////3G, and is found in Deed Book/Page 2372-2417. The current boundary of Home Farm is outlined on the map in red.

Boundary Justification

The boundary includes the remaining 8.7 acres of the original Land Grant still associated with the Home Farm property. The acreage includes the farmhouse and secondary resources that have been associated with the property from the late 18th century to the present.

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section Photo Page 22

All Photographs are common to:

PROPERTY: Home Farm, Loudoun County, Virginia, #053-5388

PHOTOGRAPHER: HaAR

DATE: April 2006

NEGATIVES STORED: Virginia Department of Historic Resources, Richmond, Virginia.

VIEW: West elevation of log section of Home Farm
NEG. NO: 22969: 00
PHOTO: 1 of 12

VIEW: South elevation of Home Farm
NEG. NO: 22969: 0
PHOTO: 2 of 12

VIEW: East elevation of Home Farm
NEG. NO: 22969: 1
PHOTO: 3 of 12

VIEW: Northeast elevation of Home Farm
NEG. NO: 22969: 2
PHOTO: 4 of 12

VIEW: Looking at north stone addition gable end with cellar entrance
NEG. NO: 22969: 7
PHOTO: 5 of 12

VIEW: From northwest corner of house looking northwest at spring house and pond
NEG. NO: 22969: 8
PHOTO: 6 of 12

VIEW: First floor log section fireplace and mantel
NEG. NO: 22969: 9
PHOTO: 7 of 12

VIEW: First floor west interior elevation of exposed logs
NEG. NO: 22969: 11
PHOTO: 8 of 12

VIEW: First floor circa 1830 stairwell and millwork
NEG. NO: 22969: 15
PHOTO: 9 of 12

United States Department of the Interior National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Home Farm
Loudoun County, Virginia**

Section Photo Page 23

VIEW: First floor circa 1830 addition parlor
NEG. NO: 22969: 16
PHOTO: 10 of 12

VIEW: First floor log section north pen 19th century stairwell
NEG. NO: 22969: 18
PHOTO: 11 of 12

VIEW: Log section attic
NEG. NO: 22969: 19
PHOTO: 12 of 12

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