



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 76-149
Negative no(s). 5170

SURVEY FORM

Historic name Bloom Hill Farm	Common name
County/Town/City Prince William County	
Street address or route number 10820 Lucasville Rd., Manassas, Va. 22110	
USGS Quad Independent Hill Quad.	Date or period c1780-90; c1825; c1880 (Traditional date is c1800).
Original owner Johnson or Cockrell Families	Architect/builder/craftsmen
Original use Residence	
Present own Milton C. Forster Estate	Source of name
Present owner address c/o Wm. R. Stevens, Atty	Source of date Architectural evidence.
9255 Lee Ave., Manassas, Va. 22110	Stories 1½ and 2 stories.
Present use Residence	Foundation and wall const'n Stone foundation; frame wall construction.
Acreage 130 acres (possibly 151 acres).	Roof type Asphalt shingle-covered gable roof.

State condition of structure and environs **House and environs are in good condition.**

State potential threats to structure

Note any archaeological interest **May have been location of 19th century tavern; see also traces of old road running past house on east side.**

Should be investigated for possible register potential? yes X no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Bloom Hill consists of a 1½ story, late 18th or early 19th century, gable-roofed, frame-constructed unit having a one-story, shed-roofed rear addition and a two-story, late-19th century addition on the main houses's north end. The whole exterior is covered with weatherboard painted white. The house rests on a stone foundation with no basement.

The oldest part of Bloom Hill has three chimneys, two exterior brick and stone chimneys on the south end, and one massive, interior, brick and stone chimney between the north and center sections of the main house. A one-story porch supported by square columns spans the 56-foot length of the main houses's front, or east side. The windows (6/6 sliding sash) and exterior doors are reproduction-style replacements. The roof on the east side has dormers to light the upstairs rooms.

The main entrance is located in about the center of the east side, which is five bays long. The six panel, moulded, reproduction door has side-and overhead lights. Opposite the front door is the massive brick and stone chimney, which has fireplaces on both sides. The floor level of the main reception room is a step or two higher than the other ground floor rooms. This room (Room A), roughly square, has an enclosed, winding, c45-inch-wide staircase which rises along the wall opposite the fireplace. This stair's 5-panel door has raised panels with quarter-round moulding, H-hinges, and a wrought-iron latch. Over the door is a section of paneling. Beneath the stair is a small cupboard having a board and batten door, attached with cast-iron butt hinges. Wide beaded trim surrounds this doorway. The stair has old board paneling attached with butterfly-headed wrought nails. The treads and risers have been replaced. The Federal-style mantel has a moulded shelf; bed mouldings with dentils; fluted end blocks; a rectangular opening with fluted pilasters; and a stone surround with a stone lintel.

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Interior inspected? **Yes**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Bloom Hill is part of the 130-to-152-acre Bloom Hill Farm which is owned by the estate of the late Milton C. Forster. Mr. & Mrs. Forster had purchased the property in 1941 from Virginia and Jacob Conner. The Conners had purchased the property in 1919 from the heirs of Charles E. Brawner. Prior to Brawner's ownership, the property had belonged to J. J. Cockrell.

The history of Bloom Hill is linked with that of Clover Hill, an adjoining farm on the north. According to the available published sources, Bloom Hill was part of Rutt Johnson's Prince William County landholdings. In 1770, Johnson, an immigrant farmer from New Jersey, purchased about 100 acres from Patrick Hamrick, a planter. It has not been established whether that initial purchase included the Bloom Hill property. Bloom Hill Farm passed to the Cockrell family when, according to WPA historian Susan R. Morton, Sarah Johnson married a Cockrell and willed the property to her son.

According to local tradition, the house was used as a tavern in the late 18th or 19th century. The traces of an old north-south road can be seen passing the house's front, or east side.

Almost directly across Lucasville Road is Forstern, which incorporates an early 19th century dwelling. A short distance south of Bloom Hill is Moor Green, another early 19th century house. A little further south by the Lucasville Road and across Broad Run is Brentsville, an early 19th century town that from 1822 to 1892 was the Prince William County seat.

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BLOOM HILL FARM (Architectural description continued)

The hearth is of stone, and the firebox has been lined with brick. The floor in this room is of replacement narrow oak. There is a room off each of three sides of this central room. To the south, a step down, is a crudely-finished room (Room B) having exposed, beaded, whitewashed beams; old, worn, medium-width pine floors; and a simple mantel with a moulded shelf, plain frieze, an architrave surround, and plain wide jambs. Rising along the east wall of this room is an enclosed, narrow stair which has been recently repaired. The board and batten door to the stair has a metal box lock and ceramic knob. There are square-headed cut nails in this stair's construction. Off this room is a small chamber (Room B-1) containing a fireplace with a simple mantel having a moulded shelf. The floor in this room is a replacement (oak) floor. The doorway between Room B and Room B-1 is trimmed with a simple, beaded moulding. The board and batten door has (reproduction?) H-L hinges and a metal latch. The small chamber (A-1) off the main reception room has a 6-panel door with a metal latch and handle. This room has no fireplace. The room north of Room A, labeled Room C, has a replacement floor, a reproduction mantel, and a rebuilt hearth. Off this room is the two story wing containing kitchen and an open stair to second floor. Although the house has three staircases, there is communication between all of the rooms on the upper level. The rooms on the second floor have been largely remodeled. The window trim throughout is reproduction pine with mitered corners.

Bloom Hill is situated at the end of an approximately half-mile-long private drive on the west side of Lucasville Road, just south of the intersection of Lucasville Road and Godwin Drive. The 130 to 150-acre estate is located south of Manassas. This area of the County has undergone some recent residential development. The S.R. 234 bypass has been projected to pass close by this property's northern boundary. Bloom Hill Farm, now administered by the law firm handling the Forster estate, is up for sale. In November, a survey was made of the property's boundaries.

Until a few years ago, Bloom Hill Farm was a working farm. Evidence of this is the collection of farm buildings southwest of the house, including a 50' x 90' one-story frame barn, several lean-to buildings, and a cinder block dairy house and milk parlor. Near the entrance to the property on Lucasville Road is a mid 20th century tenant house, a brick rambler.

There is nothing special about the grounds or landscaping around the house. The yard, which shows signs of recent neglect, contains several walnut trees. Passing by the house's front, or east side, about 50 feet away, is a wide trench, apparently the remains of an old north-south road. Whether this road was a main route, or just a lane connecting Bloom Hill with its neighbor Moor Green to the southwest is unknown. The setting of the house, its grounds and relation to the out-buildings all suggest that this is a simple, unpretentious farmhouse that had its origins in Western Prince William's pioneer days, possibly as a combination residence-inn, or drover's rest.

Historical Significance (continued)

This house is one of the few remaining 1½-story, heavy timber-constructed, late 18th or early 19th century houses remaining in Prince William County. It is in good condition, having been restored by the previous owner. Its present setting, though new development will probably change that, is peaceful, scenic and reminiscent of the County's rural past.

Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Ratcliff, R. J. This Was Prince William (c1978), p. 83.

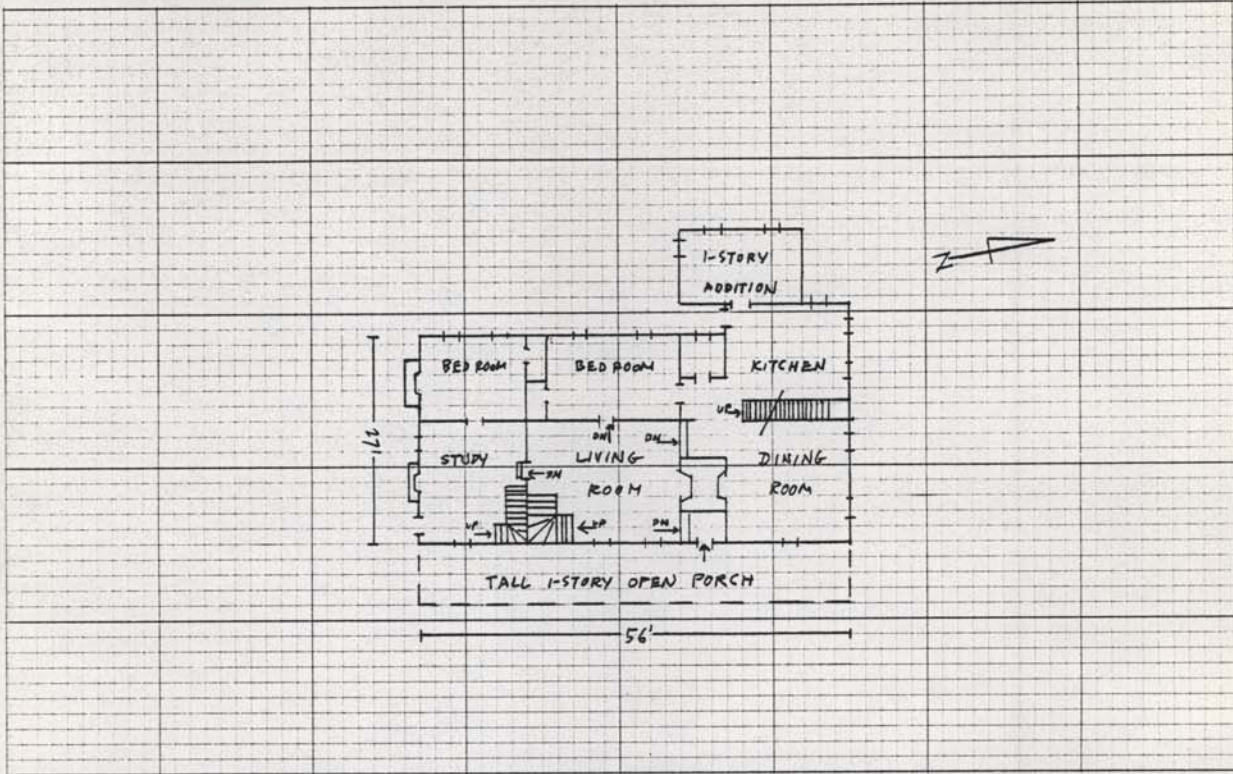
W.P.A., Writers Program, Prince William, The Story of Its People and Its Places (c1941), p.116.

Primary sources (Manuscript documentary or graphic materials; give location.)

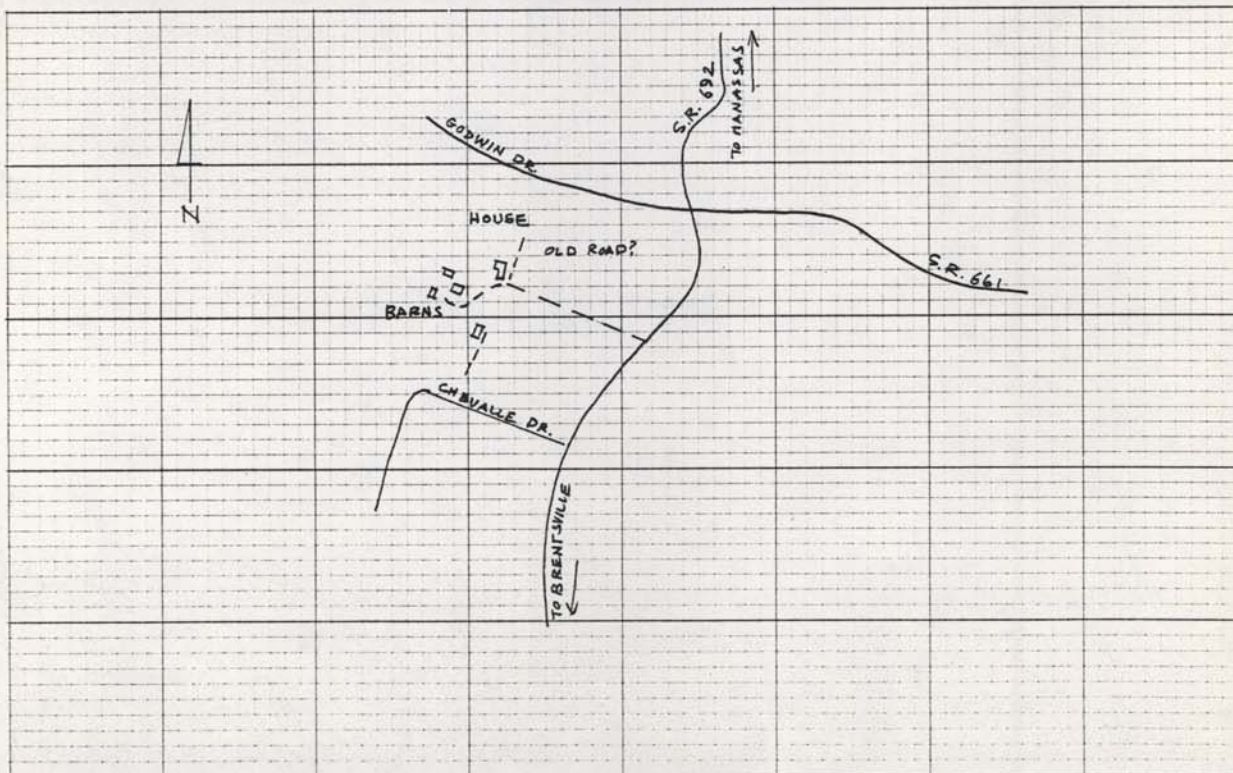
Survey of property dated 1980 in possession of trustee.

Names and addresses of persons interviewed R. J. Ratcliffe, Manassas, Virginia.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder Frances J. ...
Historian - ...

Date DEC 1980

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

77° 30' 38" 45' 7830000 E 784 27' 30" 787 5561' (MANA.)



Bloom Hill Farm
76-149
INDEPENDENT HILL
QUAD.

