



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 76-322
Negative no(s). 5184

SURVEY FORM

Historic name	Balch-Reid-Bean House	Common name	Bean House
County/Town/City	Prince William County		
Street address or route number	10214 Lonesome Rd., Nokesville, Va. 22123		
USGS Quad	Nokesville Quad	Date or period	c1800
Original owner	Thomas B. Balch?	Architect/builder/craftsmen	
Original use	Residence		
Present owner	John F. Bean	Source of name	
Present owner address	10214 Lonesome Rd., Nokesville, Va. 22123	Source of date	Architectural evidence
Present use	Residence	Stories	1½ stories
Acreage	56 acres	Foundation and wall const'n	Stone foundation, frame wall construction
		Roof type	Metal-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

Should be investigated for possible register potential? yes ___ 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.)

This small, 1½ story, heavy-timber-constructed gable-roofed house formerly had a large chimney at either end, both of which were removed sometime in the early 20th century. The house, an almost square, double-pile plan house with an enclosed staircase, rests on a high stone foundation. Its weatherboarded exterior was recently sheathed with aluminum siding. The rubble masonry foundation, composed of sandstone and "mountain stone," stands approximately 45" high, is mortared with portland cement, and has a 2-inch water table all around. The house has a box # cornice, gable returns, double cornerboards, and a moulded rake. The earlier box trim around the 2/2 sliding sash windows and doors has been covered with aluminum. There is a small addition on the south end containing a bathroom and flanked on either side by an enclosed porch. An open porch on the north end dates to the early 1900s, when the exterior and chimney was torn down. New doorways to the outside have been added, and existing ones have been blocked.

The plan of four almost equal-sized rooms on the first floor has remained the same, but three of the four rooms have been remodeled. The dining room, however, still contains some old chair rail, a corner cupboard, old 6-panel doors with H-L hinges, and an old pine floor. Elsewhere throughout the house are both 6-panel and 4-panel doors. The enclosed stair rises between the two rear rooms, the present kitchen and a bedroom. It is a fairly wide, single-landing, single-flight, straight run stair which can be entered from either of the two rear rooms. The stair walls are paneled, as are the walls and ceiling of the upper floor, with wide, beaded boards. There are four small rooms on the second floor. The doors upstairs are board and batten. Behind the house is a collection of wooden sheds and a small frame barn. In front of the house is a small cinder block shed, probably built on the site of an earlier outbuilding. Beside that is a covered well. According to the owner, there was a large barn north of the house, which was demolished.

Interior inspected? Yes

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

Prince William County Deed books connect this house with Rev. Thomas B. Balch (1793-1878). Balch, who was buried in the Greenwich Presbyterian churchyard, was a longtime preacher and writer. According to a late 19th century deed, Balch was residing on the property at the time of his death. Other sources assert that Balch lived in Fauquier County and was a non-resident owner of property in the Greenwich vicinity. The larger tract of which the Bean House in this survey is a part was also referred to as the "Hays Tract" in a deed of 1880, and may have been owned by Samuel A. Marsteller (D.B. 32, p. 363). The Marsteller family was prominent in the Nokesville area beginning in the early 1800s.

John Reid acquired the Balch property after Balch's death. In 1887, his 10 children divided the property among themselves. Cescelia Y. Ellis, a daughter, received the present house and 30 acres. In 1902, Ellis sold her allotment to Andrew Robertson who in 1903 sold the property to George and Wesley Robertson. The present owner acquired the property from George Robertson. In 1978, 25 of the 81 acres then making up the farm were sold to RLDDL, a developer. The present owners rent the arable fields to a local farmer.

Sources and bibliography

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

Primary sources (Manuscript documentary or graphic materials; give location.) Deeds and Wills, Prince William County Courthouse; Wm. H. Brown map of Prince William County, 1901.

Names and addresses of persons interviewed Mrs. Bean (owner).

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 Jones, Architectural
Historian - Surveyor, NVPDC

Date

SEP 1991