UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES **INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FOR	RMS
TYPE ALL ENTRIES COMPLETE APPLICABLE SECTIONS	.,,,,

1 NAME

HISTORIC

Ben Lomond

AND/OR COMMON

2 LOCATION

STREET & NUMBER

vic. 10914 Sudley Manor Drive

CITY, TOWN

Manassas

STATE

Virginia 22110

VICINITY OF CODE

51

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT 8th (Herbert E. Harris, II)

COUNTY

Prince William

CODE 153

CLASSIFICATION

CATEGORY

_DISTRICT

XBUILDING(S)

__STRUCTURE __SITE

OBJECT

OWNERSHIP

_PUBLIC __PRIVATE

XBOTH

PUBLIC ACQUISITION

_IN PROCESS

XBEING CONSIDERED

STATUS

XOCCUPIED.

_UNOCCUPIED

_WORK IN PROGRESS ACCESSIBLE

XYES: RESTRICTED

__YES: UNRESTRICTED

_NO

PRESENT USE

AGRICULTURE

X COMMERCIAL

__PARK __PRIVATE RESIDENCE

__EDUCATIONAL __ENTERTAINMENT

__RELIGIOUS __SCIENTIFIC

__MUSEUM

_GOVERNMENT _INDUSTRIAL

_TRANSPORTATION

_MILITARY

_OTHER:

4 OWNER OF PROPERTY

Manassas Associates (Trustees)

STREET & NUMBER

c/o Weaver Bros., Inc., 5530 Wisconsin Avenue

CITY, TOWN

Chevy Chase

VICINITY OF

STATE

Maryland

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

Prince William County Courthouse

STREET & NUMBER

Courthouse Complex

CITY, TOWN

Manassas

STATE

__FEDERAL X_STATE __COUNTY __LOCAL

Virginia

REPRESENTATION IN EXISTING SURVEYS

TITLE

Prince William County Historic Sites and Structures Survey

1969, 1979

DEPOSITORY FOR

SURVEY RECORDS

Virginia Historic Landmarks Commission

CITY, TOWN

Richmond

STATE Virginia

(con't)



__EXCELLENT

XGOOD

__FAIR

CONDITION

__DETERIORATED

__RUINS

_UNEXPOSED

CHECK ONE

__UNALTERED

CHECK ONE

X ORIGINAL SITE and

X MOVED DATE Jan. 1980

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located approximately half way between the Manassas National Battlefield Park on the north and the City of Manassas on the south, Ben Lomond, once a large farm, has in recent years yielded to suburban residential and commercial development, and presently occupies about 6 acres. Located on the present manor parcel are the main house, a frame caretaker's house incorporating an earlier log structure, two small stone accessory buildings, a late 19th-early 20th century woodworking shop, and several other modern farm buildings. A small stone accessory building, presently located on the Baptist Church parcel and thought to have been a slave dwelling, has been moved to a site closer to the main house to save it from demolition. Ben Lomond estate, which was assembled in the 1830s, consisted of about 2,000 acres and lay on both sides of Bull Run. Numerous barns and other outbuildings once dotted the agricultural complex. One of them, a large dairy barn built in the early 1900s, was located northeast of the main house. This building was demolished in the 1970s by Prince William County and was replaced by a large structure resembling a barn and presently housing a County community center. In recent years, two frame tenant houses, one south of the main house, the other several hundred yards west of the main house, have also been demolished.

There is new residential development surrounding Ben Lomond, but none adjacent to the present manor parcel's boundaries. The newly-built Westover Baptist Church, a low brick facility, lies below the main house on the east. Sudley Manor Drive, a 4-lane divided subdivision road, parallels on the north the unimproved private access road to the main house. A 10-acre parcel which lies to the west of the main house will eventually contain the moved Ben Lomond Stone Accessory building and the planned Hope Lutheran Church. Directly behind the main house are two irregularly-shaped parcels owned by the Prince William County School Board and totaling 41 acres. Located on one of these parcels and a few hundred yards southwest of the manor house is Sinclair School, while the other parcel, which lies directly south of the manor house contains no structures. Directly across Sudley Manor Drive from the main house on about 3 acres of land is the relatively new Ben Lomond Community Center, a barn-like structure built on the site of the demolished dairy barn. For the purposes of this nomination, only the 5.9 acre manor parcel will be included in the National Register nomination. The Prince William County Historical Commission has applied for historical overlay zoning at Ben Lomond. The Historical Commission's proposal is that approximately 50 acres of land, including the manor parcel and all adjacent County-owned land, be included in the overlay zone.

Ben Lomond is a two-story Federal-style, stone farmhouse, five bays long by two bays deep. Built of locally-quarried red sandstone, roughly shaped and laid up in irregular courses, the house is distinguished by the presence of keyed stone lintels over the windows of the basement and first floors. The house, which in the 1930s had a two-story Tuscan porch across the front and a keyed, elliptical fan light arch over the front door, now has a one-bay front entrance porch and a rectangular transom. Very likely the one-story, three bay porch on the west end is part of the earlier portico which was on the front. Front and back are remarkably similar; the rear has a one-bay entrance porch like that on the front. A frame, one story kitchen addition is located on the east end.

(continued)

PERIOD	Ar	REAS OF SIGNIFICANCE CH	HECK AND JUSTIFY BELOW	
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	XAGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	XARCHITECTURE	EDUCATION	XMILITARY	SOCIAL/HUMANITARIAN
1700-1799	_ART	ENGINEERING	MUSIC	THEATER
X_1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
X_1900-	COMMUNICATIONS	INDUSTRYINVENTION	POLÌTICS/GOVERNMENT	OTHER (SPECIFY)

SPECIFIC DATES 1837

1837, and later.

BUILDER/ARCHITECT

unknown

STATEMENT OF SIGNIFICANCE

Ben Lomond has long been considered by residents of Prince William County to be an important local landmark. Ben Lomond was officially recognized by the County as such several years ago when the Prince William County Historical Commission designated it as a county historical landmark. At present, efforts are underway to create a local historical zone at Ben Lomond. Ben Lomond is both historically and architecturally significant. What is being recommended for historical zoning comprises the land on which sit the few remaining buildings of a formerly vast 2,000-acre "Carter" plantation which was, from the end of the 19th century to the mid-twentieth century, one of the area's noted dairying, cattle and horse-breeding farms. Located close to the scene of the 1st and 2d Battles of Manassas, Ben Lomond was used as a hospital during the Civil War.* Its builder was Benjamin Tasker Chinn, a gentleman farmer who owned large amounts of property in the Manassas-Centreville area at the time of the Civil War. Chinn had inherited Ben Lomond from his mother, Sarah Carter, a granddaughter of Robert "King" In 1870, Chinn and his wife, the former Edmonia Carter, sold Ben Lomond to William H. Campbell for property of equivalent value in Washington, D.C. Following that sale, the Ben Lomond Farm became the country seat of distinguished and wealthy persons. In the early 1900s to the 1930s, Ben Lomond was owned successively by Hon. John R. Rixey, Congressman; Admiral P. M. Rixey, personal physician to Presidents McKinley and Roosevelt; and F. W. Bruch, a multimillionaire manufacturer from Cleveland. Prior to its subdivision in the mid-1960s, Ben Lomond was owned by Robert L. Garner, a former vice-president of the World Bank who developed a breed of beef cattle at Ben Lomond.

Probably built by slave labor in about 1837, the manor house at Ben Lomond and its stone accessory buildings tell an important story about construction methods and materials of the time. An examination of the house, its fine interiors, and the arrangement and layout of the accessory buildings, many of them original and in good condition, reveals much about 19th century day-to-day life on a Northern Virginia plantation. Ben Lomond is therefore architecturally important, and important to an understanding of our The property surrounding the manor house, the "slave quarters," the caretaker's house (which incorporates an older log building with a large brick fireplace), and the other accessory buildings are archeologically important in that they may yield important information in history and prehistory. During a preliminary archeological investigation in a small area surrounding the supposed slave quarters in preparation for the planned move of the building to a safe location closer to the manor house, several prehistoric Indian artifacts were found, in addition to large quantities of artifacts dating from the late 18th and early 19th centuries to the present. Redevelopment of the property which would disturb the integrity of the potentially-yielding site or affect the integrity of the architecture at Ben Lomond could seriously destroy some of the county's most valuable cultural resources.

^{*}A frequent visitor to the house in the 1950s recalls seeing the last wills and testaments scribbled on the stair wall by soldiers who were cared for in this house.

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SUBJECT OF STREET	BIBLIOGRA	APHICAL	DEFEDEN	CEC
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W.P.A., Writers' Program, Prince William, the Story of Its People and Its Places (c 1941, Bethlehem Good Housekeeping Club, Manassas, Va.), pp. 123-124.

Ratcliffe, R. J., This Was Prince William (c 1978, Leesburg, Va.), p. 119.

Westover Baptist Church property, on the south, by property of the Prince William Cours School Board, and on the west by Hope Lutheran Church. Area to be nominated includes small parcel (c50'x100') on west side of manor parcel owned by Prince William County containing the stone building recently moved to this site, and thought to have been to Ben Lomond Slave Quarters. LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES. STATE CODE COUNTY CODE STATE CODE COUNTY CODE 11 FORM PREPARED BY NAME/TITLE Frances Jones, Architectural Historian/Surveyor ORGANIZATION Northern Virginia Planning District Commission (703) 573-2210 STREET & NUMBER THE STATE STATE VIRGINIA PLANNING THE STATE STATE STATE CODE COUNTY Palls Church STATE STATE STATE STATE STATE STATE LOCAL As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665). I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. STATE HISTORIC PRESERVATION OFFICER SIGNATURE TITLE DATE DATE DATE DATE DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE DATE DATE DATE		Section 2015		(continued)	
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UNITED STATES DEPARTMENT OF THE INTERIOR HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 6 & 7 PAGE 1

6. Representation in Existing Surveys

<u>Title</u>: Historic American Buildings Survey Date: 1936, 1958 X Federal

Depository: Library of Congress

City: Washington, D.C.

7. Description

The plan is a modified central hall plan, or modified T-plan, with the main stair rising along the south side. On the first floor are, in addition to the kitchen, a dining room, a central hall, and a parlor. On the second floor are three rooms (where there were formerly two) and a bath. The window and door openings throughout the house are deeply-recessed and panelled. The dining room contains wainscotting. There are two Federal-style mantels on the first floor and one plainer mantel in the east room, second floor. A notable feature of the central hall is the keyed, moulded eliptical arch at the entrance of the stairway. Fluted trim with cornerblocks is seen throughout the house around the doors and windows. The floors on the main level are replacement narrow pine or spruce laid over early flooring.

Two small stone outbuildings, located southeast of the main house, measure about 13' square and are thought to have been a meathouse and a dairy. One of these buildings may be very old, while the other was constructed in about 1910. Both have replacement roofs. East of the main house is a frame caretaker's house, the rear part of which is a $1\frac{1}{2}$ story log structure measuring 18' x 20' and having a large brick fireplace. A little further east is a 1-story frame weatherboard-clad structure traditionally referred to as the woodworking shop but now used as a residence. East of the woodworking shop is the former site of a 1-story stone outbuilding measuring about 18' \times 23'. This building is thought to have been used as either the farm overseer's house or as a slave quarters. Threatened with demolition in February 1979, the building was moved in January 1980 to the west side of, and closer to, the main house. The building now rests on a small parcel donated to Prince William County by the owners of Ben Lomond. The building has a similar (though mirror-image) relationship to the main house that it had in its earlier location. The "Slave Quarters" will probably be restored and used in part as an archeological center where artifacts found in archeological excavations conducted on the site during the summer of 1979 will be exhibited. Across Sudley Manor Drive from Ben Lomond is the Ben Lomond Community Center. This building, a newly built barn-like structure, was built on the site of a demolished, late 19th-early 20th century dairy barn for the Ben Lomond farm. It is not included in this National Register nomination, though the property will be included in the County's proposed historical overlay zoning of Ben Lomond.

FHR-8-300A (11/78)

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CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

9. Major Bibliographical References

Virginia Historic Landmarks Commission & Historic American Buildings Survey, Virginia Catalog; A List of Measured Drawings, Photographs, and Written Documentation in the Survey (1976, University of Virginia Press, Charlottesville, Va.), p. 162.

Hanson, Joseph Mills, <u>Bull Run Remembers...The History</u>, <u>Traditions and Landmarks of the Manassas (Bull Run) Campaigns Before Washington 1861-1862</u> (National Capitol Publishers, Inc., Manassas, 1953).