

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
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

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

VICINITY OF

8th (Herbert E. Harris, II)

STATE

CODE

COUNTY

CODE

Virginia 22110

51

Prince William

153

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

MUSEUM

COMMERCIAL

PARK

EDUCATIONAL

PRIVATE RESIDENCE

ENTERTAINMENT

RELIGIOUS

GOVERNMENT

SCIENTIFIC

INDUSTRIAL

TRANSPORTATION

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Manassas Associates (Trustees)

STREET & NUMBER

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

CITY, TOWN

Chevy Chase

STATE

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Prince William County Courthouse

STREET & NUMBER

Courthouse Complex

CITY, TOWN

Manassas

STATE

Virginia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Prince William County Historic Sites and Structures Survey

DATE

1969, 1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Virginia Historic Landmarks Commission

CITY, TOWN

Richmond

STATE

Virginia (con't)

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE and
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE <u>Jan.</u> 1980
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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)

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 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" Carter. 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 culture. 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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6. Representation in Existing Surveys

Title: Historic American Buildings Survey

Date: 1936, 1958 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 elliptical 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 1½ 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' x 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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HERITAGE CONSERVATION AND RECREATION SERVICE

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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, Bull Run Remembers...The History, Traditions and Landmarks of the Manassas (Bull Run) Campaigns Before Washington 1861-1862 (National Capitol Publishers, Inc., Manassas, 1953).