

FOR OFFICE USE ONLY
FILE NO: _____
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TAX MAP REFERENCE		
MAP SHEET	DOUBLE CIRCLE	PARCEL
123	(1) (10)	PT-11, 11A, 11K A13

APPLICATION FOR CHANGE OF ZONING DIVISION Prince William County

TO: THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

I (WE) Prince William County Historical Commission
Owner of Record
 OF 9254 Lee Ave, Manassas, Virginia 22110 369-9416
Address City State Zip Code Telephone

HEREBY PETITION TO CHANGE THE ZONING

FROM THE RPC DIVISION TO THE Historical DIVISION
 THE PROPERTY LOCATED AS FOLLOWS, AND DESCRIBED AND SHOWN OUTLINED IN RED ON THE
 PLAT MAPS ATTACHED HERETO, WHICH ARE MADE A PART OF THIS APPLICATION.

PROPERTY LOCATION (Describe concisely the location of the property by distance, in feet or portion of a mile, and direction from the intersection of 2 public roads or streets. Example: Located on RTE. 234 (Dumfries Road), 800 feet west of its intersection with RTE. 619 (Joplin Road).

2.97 acres generally described as Ben Lomond Community Center;
5.92 acres generally describes as Ben Lomond Manor House site;
41 acres owned by School Board, including Sinclair Elem. School.
Gamesville 49,8958 acres
Magisterial District Total Area (acreage or sq. ft)

PROPOSED USE: State the specific use for which for which the rezoning is requested. (See Instruction Sheet)
 If the proposed use is not to be binding, and the applicant requests any or all permissible uses under the zoning category, it should be stated here as well as on the development plan and text. If the use is to be binding, it should be specified here and positively proffered on the development plan and text.

Historic preservation of this site.

CONTRACT PURCHASER(if any) _____
Name

Initiated by _____
Address
~~SIGNATURE OF OWNER~~ _____
~~OR HIS AGENT~~ _____
 (See Instruction Sheet if Agent)
Agent's Address

M E M O R A N D U M

TO: Prince William County Board of Supervisors
FROM: Prince William County Historical Commission
SUBJECT: Recommendation to designate a county historic district at Ben Lomond

As a result of the on-going survey of historically and architecturally significant sites, structures, districts and objects in Prince William County, and owing to the uncertainty of the current preservation status and future of the stone manor house known as Ben Lomond and its accessory buildings, a group of historically and architecturally important buildings, the Prince William County Historical Commission has recommended that Ben Lomond be designated a county historical district. The attached appendices A, B, C, D describe the structures being preserved; propose the boundaries of the historic district; and provide other facts necessary for the Board of Supervisors' consideration of the creation of the historic district proposed herein.

The Prince William County Historical Sites survey has been proceeding for over a year. During that time, nearly 600 structures or sites have been identified as having historical or architectural importance, either on a local, regional, state or national level. This survey is being conducted by the Northern Virginia Planning District Commission under the direction of the Virginia Historic Landmarks Commission, by an architectural historian who regularly reports to the Prince William County Historical Commission on the progress of the survey and receives advice on problems encountered during the conduct of the survey. The County Offices receive quarterly progress reports

on the survey. As of October 1979, approximately 150 structures or sites had been surveyed, and substantial work has been done on another approximately 130 structures or sites. The surveyor anticipates that by the end of March 1980, the survey will be about half completed.

During the course of the survey, several buildings in Prince William County which are threatened with demolition have come to light. Last February, the owners of a small stone accessory building, thought to have been used as a slave quarters and built at the same time as the Ben Lomond Manor house, announced that this building is located in the area where the owner, a church, intends to place a driveway and parking lot for a new church facility they are constructing on the parcel they purchased 5 years earlier from the owners of the Ben Lomond Tract.

As a result of a request made by the Prince William County Historical Commission to save the building from demolition by moving it, the Prince William County Board of Supervisors voted in June to appropriate up to \$20,000 to relocate the structure. Since that time, efforts to acquire a small piece of land on the manor parcel adjacent to the Church's property have been stymied by the failure of the owner of the Ben Lomond Manor Parcel to approve the County's selection of the new site. In addition, a larger question remains over whether the County is to acquire the Ben Lomond parcel for use as a historical and recreational facility, a question which has gone unanswered since 1966 when the previous owner, Robert L. Garner, is alleged to have stated, as a condition of the sale to the present owners, that the manor house and its accessory buildings were to be turned over to the County for a historical

preservation purpose. The Historical Commission wants to take positive action toward ensuring the preservation of Ben Lomond and its accessory buildings. The Commission believes it can help achieve this by applying historical zoning at Ben Lomond, and the Commission hopes that the Board of Supervisors will act immediately to approve this designation.

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 Ben Lomond as a county historical landmark. At present, efforts are underway to nominate Ben Lomond to the State and National Registers. 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, Benjamin Tasker Chinn, who owned large amounts of property in the Manassas-Centreville area at the time of the Civil War, suffered enormous financial losses as a result of the war, and in 1870 sold Ben Lomond. 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 by Hon. John ~~F.~~ 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, who among other accomplishments, was a vice-president of the World Bank.