



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 76-158
Negative no(s). 4363, 4911

SURVEY FORM

Historic name Conrad House	Common name AKA Fairview
County/Town/City Prince William County	
Street address or route number 7031 Sudley Rd., Manassas, Va. 22110	
USGS Quad Gainesville	Date or period Early-to-mid-1800s and later.
Original owner Mary Conrad?	Architect/builder/craftsmen
Original use Residence	
Present owner Carroll Wright et al	Source of name
Present owner address 100 N. Washington St. Suite 202, Falls Church, VA 22046	Source of date Architectural evidence, local histories. Stories 2
Present use Residence	Foundation and wall const'n Stone foundation, frame walls
Acreage c48 acres	Roof type Metal-covered gable roof

State condition of structure and environs House is in good condition, though grounds show signs of some neglect. Surrounding house parcel is commercial development.
 State potential threats to structure Commercial development, neglect, disuse.
 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 is a simple, 2-story frame farmhouse located, to its detriment, along the rapidly developing commercial corridor of S.R. 234. Though the house parcel is slightly isolated by being set back from the highway, the house is visible from the I-66 access road (an interchange is located here). To the north of the house is a service station, while a motel abuts the eastern edge of the property. As can be seen in the accompanying photograph, almost all of the parcel is now zoned for commercial use.

The house is surrounded by some fairly large trees and is therefore better shielded in the summer. Behind the house are two small outbuildings and a large machine shed. There is also on the property a collapsed one-story frame shed, possibly an animal shelter. The house parcel is apparently only a small rectangle reserved out of the rest of the present acreage, the machine shed being excluded from the house lot.

The house is a center-hall T-shaped plan, with a 2-story main block, and attached to its center rear is a 2-story frame addition containing the dining room and a centered side entrance. The main block has matching stone and brick end chimneys and rests on a full basement, while the addition, to which has been constructed a 2-story extension, would probably have previously been heated by a stove, and has no basement.

The front of the main house has an irregular window arrangement, possibly to accommodate the stair, which rises along the right wall of the central passage.

The 6/6 sliding sash are all replacement windows. The front door, a four-panel door with a 4-pane window in the top chord is probably a replacement. The entrance is capped by a
 Interior inspected? (continued)

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

This property is part of the Lower Bull Run Tract, patented in 1724 by Robert "King" Carter in the name of his son Robert. Over 5,000 acres of this tract were located in Prince William County. Robert "Councillor" Carter divided the tract among his children Sarah, Priscilla and George. George received the northern portion, out of which later came the four plantations Portici, the Commons, the Conrad Farm, and the Henry Farm.

In the early 1800s, George Carter, an absentee owner who made his home at Oatlands, in Loudoun County, and leased his share of the lower Bull Run acreage to farmers, transferred the 316-acre estate (which later became known as the Conrad Farm) to a member of a family named Lee, who had migrated to Northern Virginia from New Jersey. At about the same time, other members of the same Lee family (not related to the Virginia Lees) bought acreage in this vicinity. The estate was later acquired by Alfred Ball, owner of the nearby Portici estate. At Alfred Ball's death in 1853, the Conrad tract was given to Ball's sister Louisa, the second wife of William Weir of Liberia. In 1856, George F. Carter, Mrs. Weir's nephew, bought the estate. In 1858 Carter and his wife, Eveline Louisa Bronaugh Carter, sold it to Mary A. Conrad. The house was used as a hospital during both battles of Manassas, as were many other houses in the vicinity.

In 1904, this house is identified on an army maneuver map as the Van Buren Conrad

(continued)

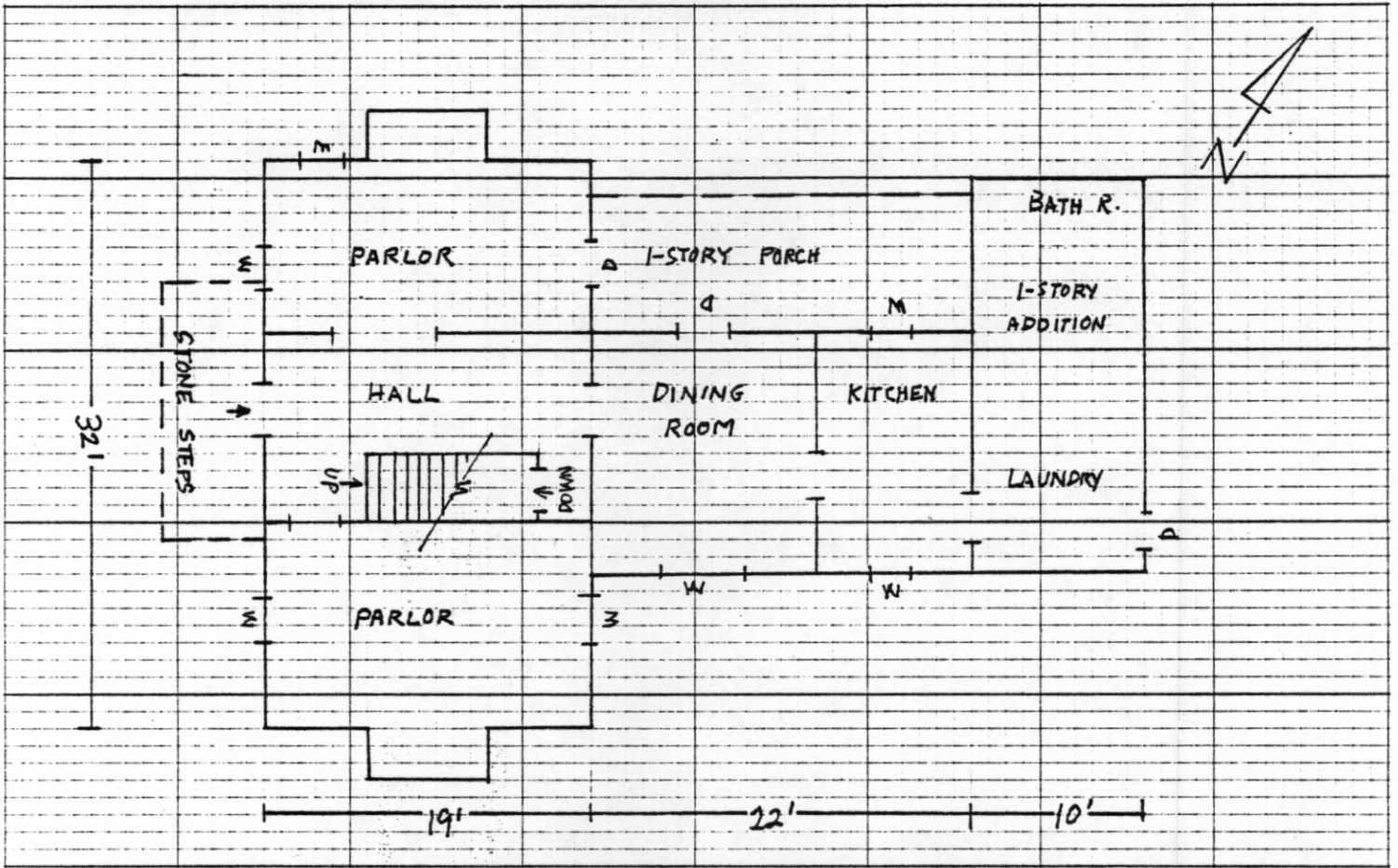
Sources and bibliography

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

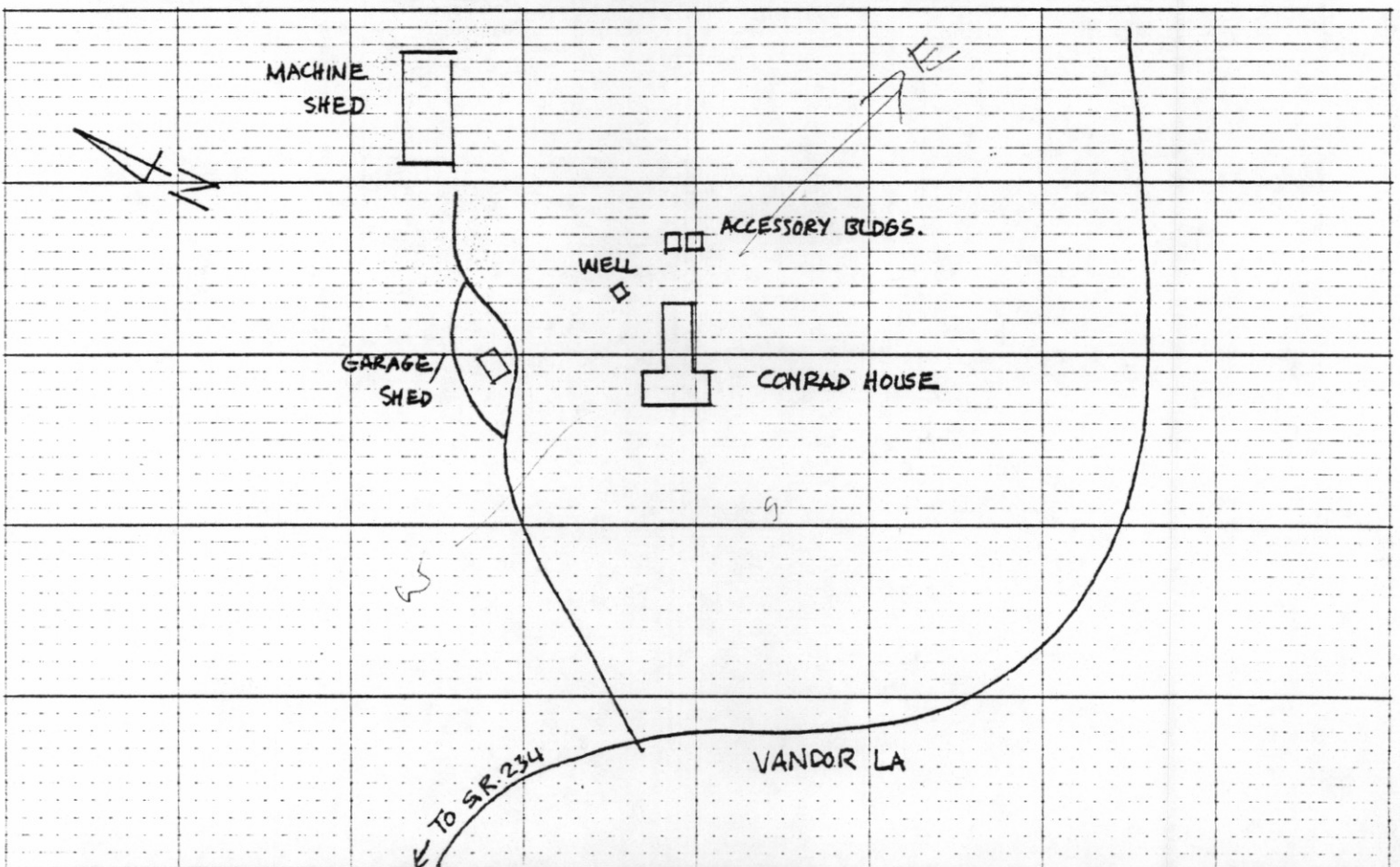
WPA, WRITERS PROJECT, Prince William, the Story of its People and its Places, (1941, 1961), pp. 123, 127-128; Ratcliffe, R.J., This Was Prince William (1978), p. 126; Hanson, Joseph Mills, Bull Run Remembers (1953), p. ; Burton, Tommie, "Historic Conrad House May Find New Site," in Manassas Journal-Messenger, 28 Oct 1974.

Names and addresses of persons interviewed John Norman, Norman Realty, Manassas, Va.

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, NYPUC

Date MARCH 1980

Conrad House
(Continuation Sheet)

Architectural Description (continued)

4-light transom. The exterior weatherboards are painted white and the shutters dark green. The chimney on the north end is built of red sandstone and finished in brick at the second story level from the shoulders up. The south chimney, while similarly constructed, contains lighter colored stone--cream and salmon-colored--as compared with the red stone of the north end. The first floor fireplaces are both working as is the fireplace in the second floor south room, but the fireplace on the second floor north room has been sealed and the mantel removed. About 2½ feet up from the ground, there is a projecting shelf or water table at the base of each chimney. There is an entrance to the basement to the left of the north chimney. The foundation of the main block is of roughly-shaped red sandstone laid in irregular courses, but the foundation around the 2-story wing and its extension has been faced with random-laid flagstone.

The house has a plain box cornice, gable returns, and cornerboards. The front porch consists of a stone-constructed rectangular stoop, and the side porch is a one-story raised late Victorian sitting porch with turned posts and a cutout rail.

The interior contains some original and some reproduction architrave trim. The dining room has a reproduction moulded chair rail. The older doors in the house are 4-panel (plain raised panels) doors with ceramic knobs, box locks, and butt hinges. The three mantels in the house are all alike--opening framed by plain pilasters on blocks, plain frieze, simple mantel shelf. The walls are plastered, and the first floor rooms have a cornice. The floors throughout are of narrow-board oak. The open-string stair, two flights with a single landing, has a moulded rail, square balusters, and a slender colonnette-type newel. The stair ends in a curved last step, with the balusters and newel curving in a scroll. The stair looks like it may have been recently rebuilt, the newly-finished treads and risers showing little wear.

The outbuildings consist of the two previously mentioned accessory buildings and a small well house directly north of the kitchen wing. (It appears that the well has been covered and the water pump installed above it.) The two accessory buildings, one having a gable roof and the other a hip roof, are located a few yards east of the kitchen wing. Both buildings rest on cinder blocks. The 10-foot square hip-roofed structure appears to be old. It has a trace of a finial atop the roof. It has an old 4-panel door with a replacement knob and lock but fittings for an earlier lock and door knob. Both of these buildings are covered with shiplap siding fastened with modern wire nails.

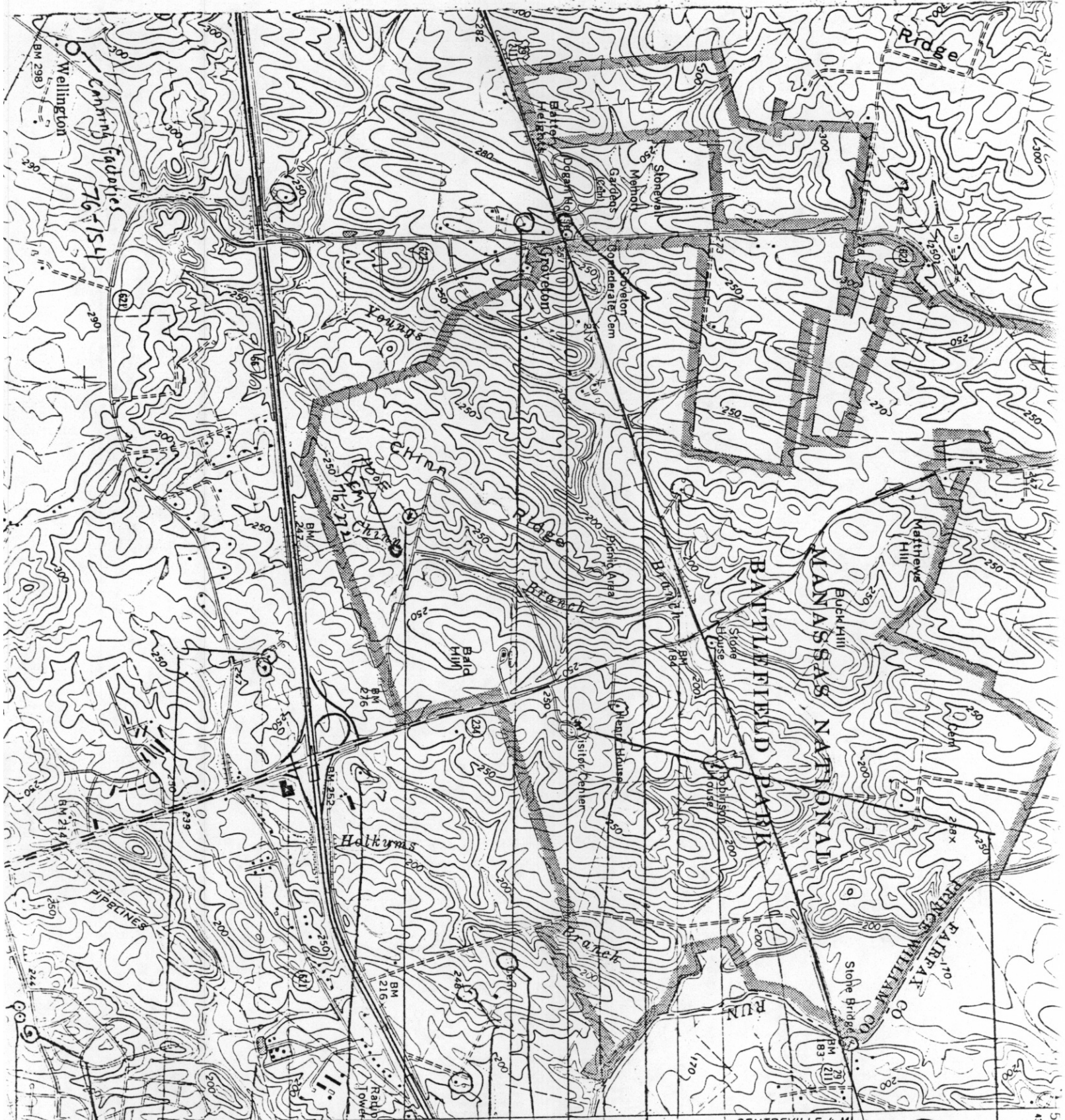
Historical Significance (continued)

house. Subsequent owners include James and Bettie Meredith (pre-1956), Richard L. Echinger (1956-1959), and Harry Kaplan and Louis Milobsky (1959-1962). Carroll Wright, Jr. the present owner, acquired the property in 1962.

Because of its historical significance, since about 1974, this house has been the subject of some controversy (see Manassas Journal-Messenger, 28 Oct 1974). The property is located along S.R. 234 in an area south of the Manassas National Battlefield Park. The S.R. 234 corridor here has had considerable commercial development in recent years. The property has been zoned for commercial purposes, and in 1974, the owner offered to donate the house to the National Park Service for removal to a site on the Battlefield Park. It was planned that the house would be used as an interpretive center to show the effects of the War on local citizens. Since then, however, the Battlefield Park philosophy has changed, and it is no longer considering the acquisition because to do so would promote an inaccurate interpretation of the history of the battles at Manassas.

The property was being offered for sale in April 1979, but has been withdrawn from the market since then. The house, however, has been rented.

This parcel is apparently included in Rep. Herbert E. Harris' bill to expand the Manassas National Battlefield Park by 1,715 acres. The parcel is apparently not in Sen. John W. Warner's proposed bill to add 700 acres to the park. (See Washington Post, 8 Sep. 1979.)



401 MNBPK.
 VISITOR CENTER
 76-217
FANESVILLE
GUARD.

Bull Run Bridge
 29-84

Robinson House
 76-217

Stone House
 76-28

James Brown House (Kawthorpe)

House at Stone Wall Hill
 680005 76-167

Henry Jones
 Dogan House
 76-208

76-5

Dolan Family Cem. 76-218
 (MANASSAS)
 6561 IV SW

Groveton School 76-141
 Fortis House Site 76-215

Rich House 76-305

Aldrich House 76-216

Chinn House Site
 155-2 176-209

Conrad House 76-158

Bradshaw 76-216

WILLOW GREEN
 DISTILLERY
 76-157

4291
 LUHMEYER HOUSE
 76-207

Ben Lowerd Stone
 Accessory Bldg. 76-35

76-157

Ben Leonard

3.5 MI. TO U.S. 29 & 27
 1 MI. TO INTERSTATE 495

Centreville 4 M.
 WASHINGTON, D.C. 28 M.

76-157

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