



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 76-162
Negative no(s). 4900, 5167

SURVEY FORM

Historic name Lawnvale and Stone Accessory Building Common name AKA Lawn Vale
County/Town/City Prince William County Building
Street address or route number 4470 Sudley Road, Catharpin, VA 22069

USGS Quad Gainesville	Date or period Stone accessory Bldg. - early to mid-19th century; House - c1915.
Original owner Unknown	Architect/builder/craftsmen
Original use Residence	Source of name Unknown
Present owner Variety Childrens Hospital	Source of date Architectural evidence.
Present owner address c/o Joseph D. Bolton 10th Floor S.E., 1st Natl. Bank	Stories Stone bldg.: 1 story on high foundation; House: 2 stories
Present use Residence Miami, Fla 33131	Foundation and wall const'n-Stone bldg: Stone found. & walls; house: stone found. & frame walls.
Acreage 211.3 acres	Roof type Metal-covered gable roof.

State condition of structure and environs House, stone 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.)

The oldest building on this over 200-acre farm and former country estate is a small, one-story, stone outbuilding which rests on a high stone foundation and is located behind the large, early 1900's-built frame residence. The stone accessory building, thought to have been built as a servants quarters sometime in the early-to-mid-19th century, measures about 18'x24' and has a metal-covered, exposed-rafter, gable roof and an exterior stone end chimney. The stone, locally-quarried red sandstone, is laid up in rough courses of rubble, with the largest stones set in the corners. The walls are mortared with mud and sand-lime mortar, largely re-pointed with portland cement. Attached to the south end is a small, one-story cinder block addition measuring about 16'x21' and having a metal-covered gable roof. This former servants quarters has been remodeled into a guest cottage. Inside, there is a single room with a sleeping loft above. Surrounding the 6/6 replacement sliding sash windows is plain box trim. The front door is a modern replacement. The walls, 18" to 24" thick, are finished with plaster on the interior. The floors are hardwood.

The large frame house in front of the servants quarters is a double-pile, I-type residence five bays long. Clad in channeled, or German, siding painted white, it has an exposed-rafter metal-covered gable roof. Scalloped shingles appear in the gable ends, and in the central gable above the one-story pedimented and pillared front porch. The windows, 6/6 sliding sash are surrounded by plain box trim. The front door, a multiple-pane glass door, has sidelights. There is an interior brick chimney in the north end which serves a fireplace in the living room. There is a three-flight, two-landing, closed-string stair in the central hall. It has a moulded, square, oak newel; a moulded rail; and square balusters. There is under-stair paneling. This house may have been built, in part, on a stone foundation of an earlier house at Lawnvale which burned.

(Continued)

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

From the mid-1950's to the late 1970's, Lawn Vale, or Lawnvale, was the country retreat and Tennessee Walking horse breeding farm of the late E. Carl Hengen, whose corporation General Industries, Inc., is located in Springfield, VA. The Hengens had bought the c640-acre estate in 1956 from Francis R. Ristedt. In about 1975, the Hengens sold Lawnvale and Bushy Park, an adjoining estate which they also owned, the two together amounting to almost 1,000 acres, to Prince William County developer Charles W. Rector. Rector subdivided part of the farm into the residential development Lawnvale Estates, and recently sold the remaining 211 acres, including the main house, a substantial barn complex, and several tenant houses, to Variety Childrens Hospital Foundation.

In 1901, Lawnvale, though it is not known when the farm received that name, was owned by H.F. Lynn. Henry Lynn, a native of Loudoun County, was the first president of the National Bank of Manassas, which he helped to organize in 1895. Lynn at the time also owned Snow Hill a large estate adjoining Lawnvale's western boundary.

The large frame house at Lawnvale is a replacement of an earlier house which burned and was rebuilt in about 1915. The property is identified as Lynns' on a 1916 survey made of the adjoining farm Bushy Park. The farm was also owned by Robertsons and, later, Ristedts.

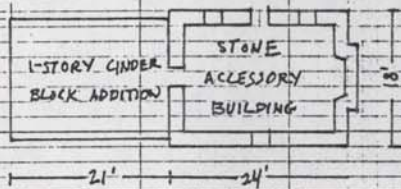
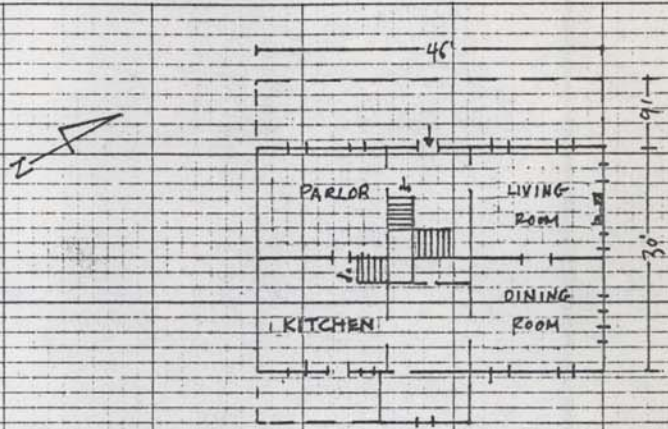
Sources and bibliography

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

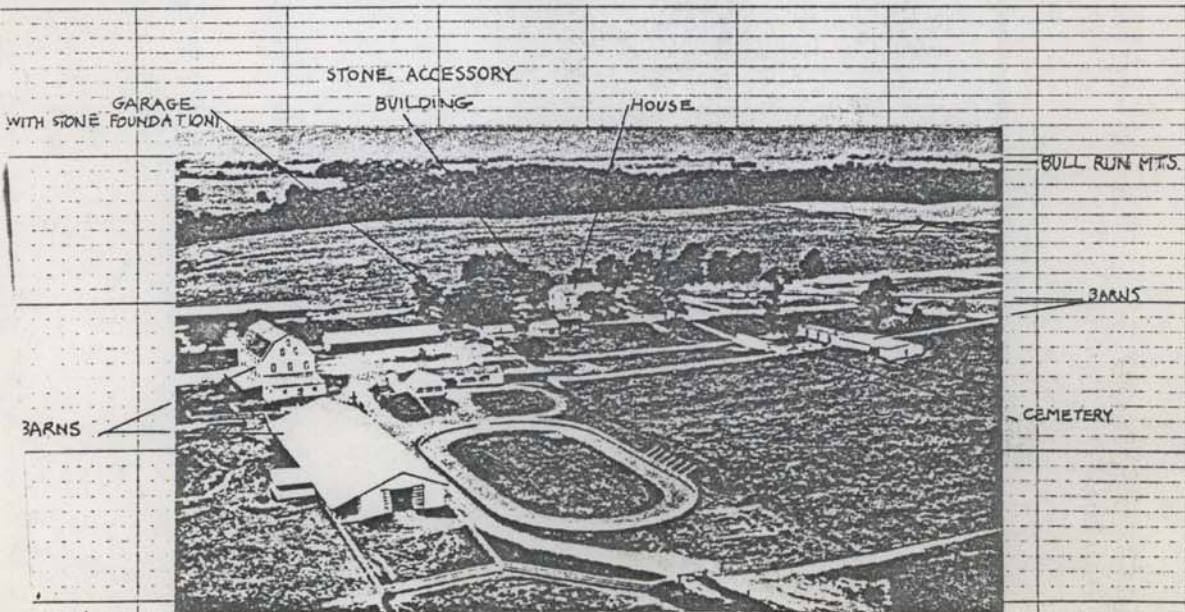
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed Mrs. E. Carl Hengen, former owner; E.R. Conner, III, Manassas Museum; Jack Alvey, Catharpin Post Office; Gary Goode, Lawnvale tenant.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



ARCHITECTURE (Cont.)

LAWNVALE AND STONE ACCESSORY BUILDING
(Cont.)

A stone foundation for a partly-submerged, one-car, gable-roofed, frame-built garage, located south of the main house, has a large stone fireplace in its north end. Measuring about 18'x24', this may have been the basement of a summer kitchen, or perhaps was another servants quarters.

The barn complex includes a large, early 20th century dairy and hay barn, clad with German siding and having a metal-covered gambrel roof; a one-story cinder block horse barn; a machine shed; and other farm buildings. There are also two or three 20th century tenant houses on the property. East of the house is a small family cemetery containing about nine marked graves (and possibly also some unmarked graves) of members of the Lynn family, whose ownership of the property dates back to the 1860's.

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GAINESVILLE QUAD.

LAWNVALE 76-162

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



