

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

7/30/80

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Ben Lomond

AND/OR COMMON

same

2 LOCATION

STREET & NUMBER

10914 Sudley Manor Drive

NOT FOR PUBLICATION

CITY, TOWN

Manassas

X VICINITY OF

Eighth {Herbert E. Harris}

CONGRESSIONAL DISTRICT

STATE

Virginia

CODE

51

COUNTY

Prince William

CODE

153

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Storage

4 OWNER OF PROPERTY

NAME

Manassas Associates (Trustees) c/o Weaves Brothers

STREET & NUMBER

5530 Wisconsin Avenue

CITY, TOWN

Chevy Chase

VICINITY OF

STATE

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Prince William County Courthouse

STREET & NUMBER

CITY, TOWN

Manassas

STATE

Virginia

6 REPRESENTATION IN EXISTING SURVEYS (2) (See Continuation Sheet #1)

TITLE

(1) Historic American Buildings Survey Inventory

DATE

1958

X FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D.C.

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
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	Slave Quarters
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		<input type="checkbox"/> MOVED DATE <u>moved 12/79</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Ben Lomond, a two-story, gable-roofed 1837 farmhouse is located at 10914 Sudley Manor Drive in Prince William County. The house is built of irregular-coursed red sandstone rubble. A distinctive feature of the masonry is the use of quoining on the house's south corners and the use of larger stones as lintels with smaller keystones above the first-story windows.

One-story pedimented porches shelter the main (north) and rear (south) entries. The 20th-century south porch replaces "an informal portico-veranda" that stretched "across the front of its two stories."¹ A 1½-story porch covered by a shed roof constitutes a 20th-century addition to the east elevation. The west elevation contains a gable-roofed stone bulkhead and a later one-story wood-frame kitchen wing. The main entry retains its original paneled double doors set below a simple four-pane transom. Fenestration consists of 9/6 hung-sash windows within simple architraves. Asphalt shingles cover the gable roof of the main house. Standing-seam sheet metal covers the entrance porches, the east porch, and western kitchen wing. The caps of the two stone interior end chimneys have been reworked.

The house has a central-hall plan with a lateral stair on the northwestern wall. The open-well stair has a turned newel, rounded handrail and square balusters. An elliptical arch serves as an entrance to the stair hall. The remaining first-floor principal openings have symmetrical molded architraves with turned corner blocks. The windows are deeply inset in paneled window jambs. Second-floor openings are treated less elaborately. The dining room is the most embellished room in the house. It retains its original paneled wainscoting and original Federal-style mantel. Federal mantels are also found in the living room and in the eastern chamber on the second floor.

Numerous outbuildings survive. Of these the frame two-story tenant's house, brick pumphouse, and a bunkhouse date to the early 1900s. The meat house, dairy, and slave quarters are constructed of stonework similar to the main house and are believed to be contemporary with it. The slave quarters were moved from their original site in 1979 to a location immediately west of the main house.

Traces of brick-bordered walks lead from the front and back of the main house of the outbuildings. Large yews run along the front of the house. A low stone wall divides the front grounds from a service road that parallels Sudley Manor Drive.

¹John S. Widdicombe, Prince William, The Story of Its People and Its Places. (Works Progress Administration, 1941, 1961), pp. 123-124.

RCC

BOUNDARY JUSTIFICATION

The nominated property of 4.5 acres is drawn to include only the Ben Lomond house and outbuildings. The original 1,642-acre Chinn estate was subdivided in this century. The most recent subdivision of a former 814-acre farm tract has resulted in several large residential and commercial developments adjacent to the immediate house site. The recent encroachment of a church parking lot forced the relocation of the slave quarters to a new site west of the main house.

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 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 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 BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE

Named for the mountain overlooking Loch Lomond in central Scotland, Ben Lomond in Prince William County is one of only two remaining Carter family houses in an area which is becoming increasingly urbanized but which once exhibited such fine country residences as Portisi, Pittsylvania, Hazel Plain, Mountain View, Elmwood, Sudley, and Woodland. Built in 1837 by Benjamin Tasker Chinn, the grandson of Councillor Robert Carter, the venerable stone mansion house contains notable interior woodwork, including three Federal-style mantels, fluted and reeded moldings, a molded round arch in the stair hall, dining room wainscoting, and paneled window jambs throughout. Also interesting are the three small stone outbuildings associated with the house. Constructed like the manor house of locally quarried red sandstone rubble, one of these is thought to have served either as slave quarters to Ben Lomond or as the honeymoon cottage and residence of Benjamin Tasker Chinn before the completion of the main house. The other two outbuildings were probably a dairy and a meat house. Besides its associations with one of Virginia's most prominent families, Ben Lomond is also noted for its services as a hospital during the Civil War. Written on the wall opposite the stairs on the first floor of the house are the last wills and testaments of soldiers who were hospitalized at Ben Lomond during the First and Second Battle of Bull Run. With its once-rural surroundings succumbing to intense development, Ben Lomond remains an important reminder of the area's past.

Ben Lomond is situated on land originally granted to Robert "King" Carter as part of his 6,730-acre Lower Bull Run Tract. In 1724 Carter patented this tract in the name of his son, Councillor Robert Carter, who divided it among his children, Sarah, Priscilla, and George. When Sarah received the 730-acre Ben Lomond plantation, it extended into Fairfax County. Not until the early 19th century did it acquire its present name. Sarah married Dr. John Yates Chinn and lived at Edgehill in Richmond County. Their son Benjamin Tasker Chinn (1807-1886) inherited Ben Lomond, enlarged the property to 1,642 acres, and built the imposing manor house in 1837. Chinn's wife was Edmonia Carter (1813-1895), descendant of Landon Carter of Sabine Hall.

In 1870 the Chinn family traded Ben Lomond to William H. Campbell for land in Washington, D.C. worth \$20,000. A subsequent owner, John F. Rixey, established a major dairying operation on the farm at the end of the 19th century. F. W. Bruch took over the 1,911-acre farm in 1915 and built a large barn on the property in 1926. In 1927 Bruch sold Ben Lomond to Fannie B. and George B. Harris. Charles C. and Mary N. Lynn bought the farm from the Harrises in 1928. During the Great Depression Salomon and Sofia (de) Costa purchased the 1,120-acre farm from the Lynns. The (de) Costas sold it to Thomas J. and Marguerite Carey in 1947.

In 1951 Robert L. Garner purchased Ben Lomond from the Careys and restored the house. In 1966 Mr. Garner sold the 814-acre farm to the Weaver Brothers Corporation, developers of Sudley, the present subdivision surrounding Ben Lomond.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Ratcliffe, R. J. This Was Prince William, 1978.
 Richmond, VA. Virginia Historic Landmarks Commission Archives. Ben Lomond file.
 Widdicombe, John S. Prince William, The Story of Its People and Its Places.
 Works Progress Administration, 1941 (1961).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4½ acres

QUADRANGLE NAME Gainesville, Va.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 18 | 28 | 23 | 40 | 42 | 96 | 08 | 0
 ZONE EASTING NORTHING

B | | | | | | |
 ZONE EASTING NORTHING

C | | | | | | |

D | | | | | | |

E | | | | | | |

F | | | | | | |

G | | | | | | |

H | | | | | | |

VERBAL BOUNDARY DESCRIPTION Beginning at a point 1900' N of State Route 1530 (Lomond Drive), 2650' NE of State Route 234, 3000' NE of intersection of said routes; thence extending 350' S; thence extending 400' SE; thence extending 250' NW along contour line; thence turning N 150'; thence extending 650' ENE to point of origin.

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

Virginia Historic Landmarks Commission Staff

ORGANIZATION

Virginia Historic Landmarks Commission

DATE

April 1980

STREET & NUMBER

221 Governor Street

TELEPHONE

(804) 786-3144

CITY OR TOWN

Richmond

STATE

Virginia 23219

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

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

Tucker Hill, Executive Director
Virginia Historic Landmarks Commission

DATE MAY 20 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

ATTEST:

CHIEF OF REGISTRATION

**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

ITEM NUMBER 3 & 4 PAGE 1

3. Classification

Ben Lomond manor house, two small stone accessory buildings, caretaker's house, woodworking shop, and pump house, all located on c6 acre manor parcel, are owned by Manassas Associates (Trustees). Acquisition of Ben Lomond manor property is being considered by Prince William County, though serious negotiations have apparently not begun. Prince William County owns small stone accessory building, "Slave Quarters," and recently funded its move to a small parcel donated by owners of manor parcel.

4. Owner of Property

Name Prince William County
& Courthouse Complex
Address Manassas, VA 22110

FHR-8-300A
(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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Ben Lomond, Prince William County, Virginia

CONTINUATION SHEET #1

ITEM NUMBER 6

PAGE 1

6. REPRESENTATION IN EXISTING SURVEYS

- (2). Virginia Historic Landmarks Commission Survey
1968, 1978, 1979 State
Virginia Historic Landmarks Commission
221 Governor Street
Richmond, Virginia 23219

**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

ITEM NUMBER 6 & 7 PAGE 1

6. Representation in Existing Surveys

Title: 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 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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CONTINUATION SHEET

ITEM NUMBER 9

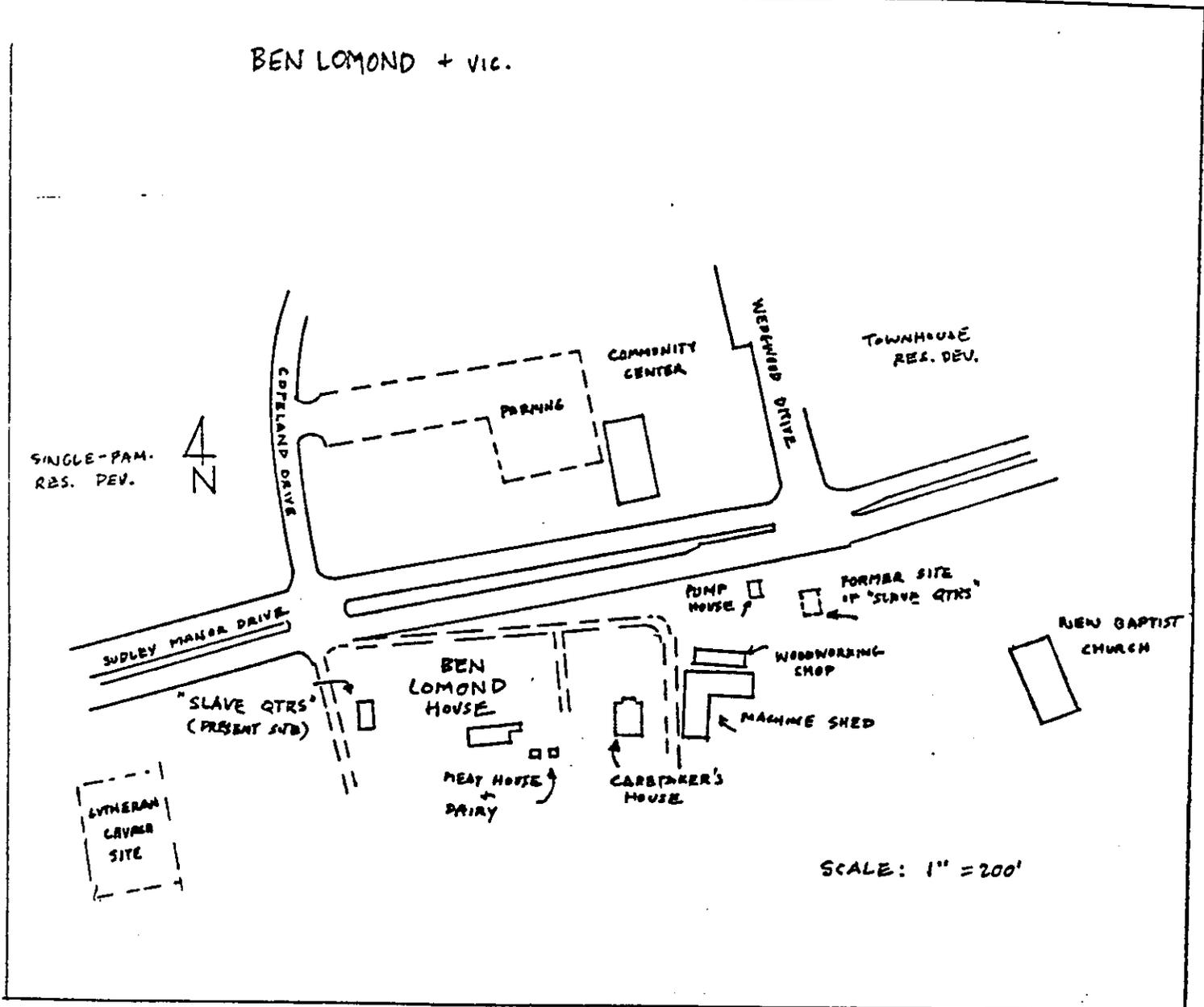
PAGE 1

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).

BEN LOMOND + VIC.



· SKETCH MAP: BEN LOMOND By Frances Jones
Scale 1" = 200'
· 1980

