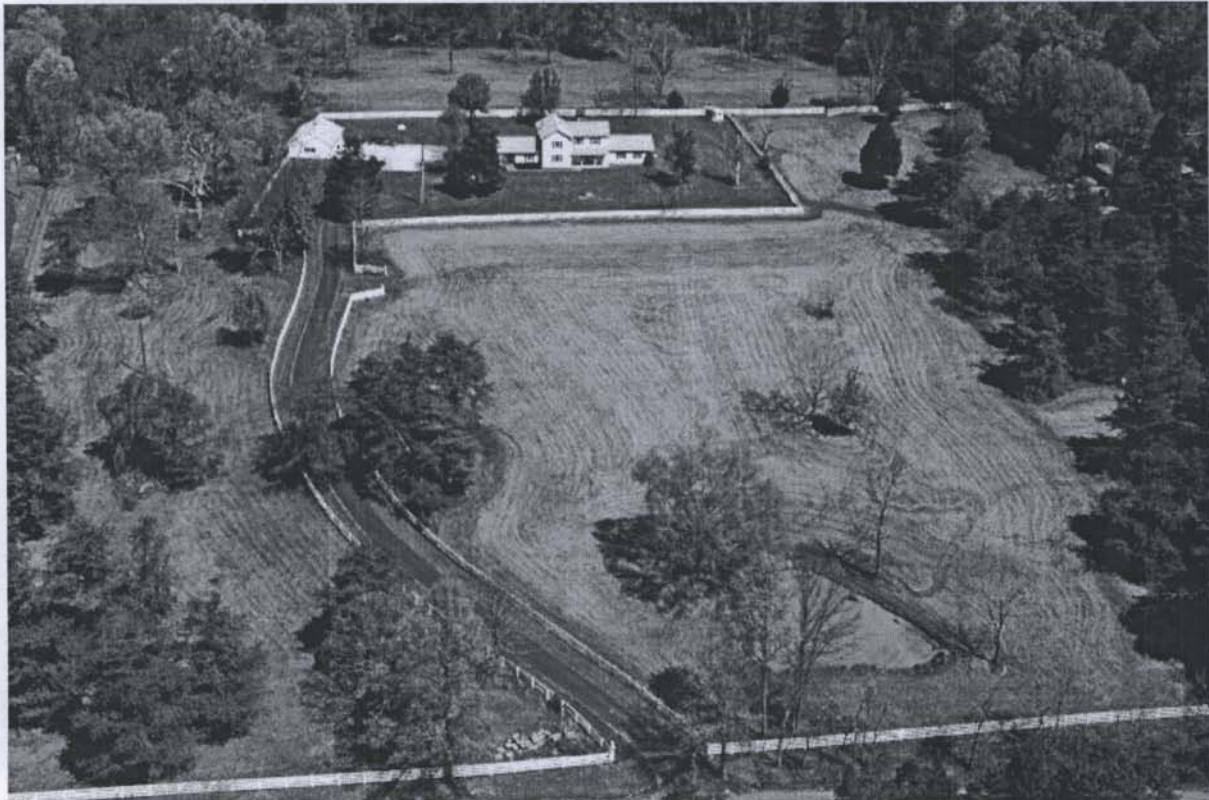


A History of *14020 Fitzwater Drive*

By Chris Gurciullo



As far back as the early 1800's the parcel of land home to the present day house at 14020 Fitzwater Drive was known as Belleview. The 600 acres had long been owned by the Ewell family. Captain Charles Ewell Jr., and his wife Sarah, were among the first to settle in Prince William County, in the period 1739 and 1747. The Ewells were a military family and many served in the Civil War with distinction. In 1822, Dr. Thomas Ewell received the land from his parents. He was a respected physician and scientist and published two books "Ewell's Family Medicine" and "The First American Chemistry Text for the Non-Scientist".

Over time, the land was partitioned off – one 319 acre portion became known as “Rock Smith Farm” in the 1880’s. For a time the land was merged together again – joining a property known as “Greenville”.

In 1881-83, the Manuel family purchased 317 acres of the original Ewell estate. In 1899, William Manuel gave a 38 acre portion of the property that was to become the present day 14020 Fitzwater drive to his son Richard Manuel. At that time the land contained only an old barn. In 1903, the Manuels built the present day house (consisting of the kitchen, dining room, and entire 2nd floor, out of hand cut rough hewn lumber on top of a field stone foundation.

Many years later the property had fallen into disrepair. For many decades it was owned by the McWhorter family and an early photo from an airplane, taken in 1937, shows how the land looked:



In 1962, a young Charles Rector bought the property and lived in the current house. His company “Rector Construction” developed the land into several residences and sold them off. Once the development was complete this house was sold with 34 acres and he moved on.

Today Rector Construction Company is a multi-million dollar construction company serving the Northern Virginia area.

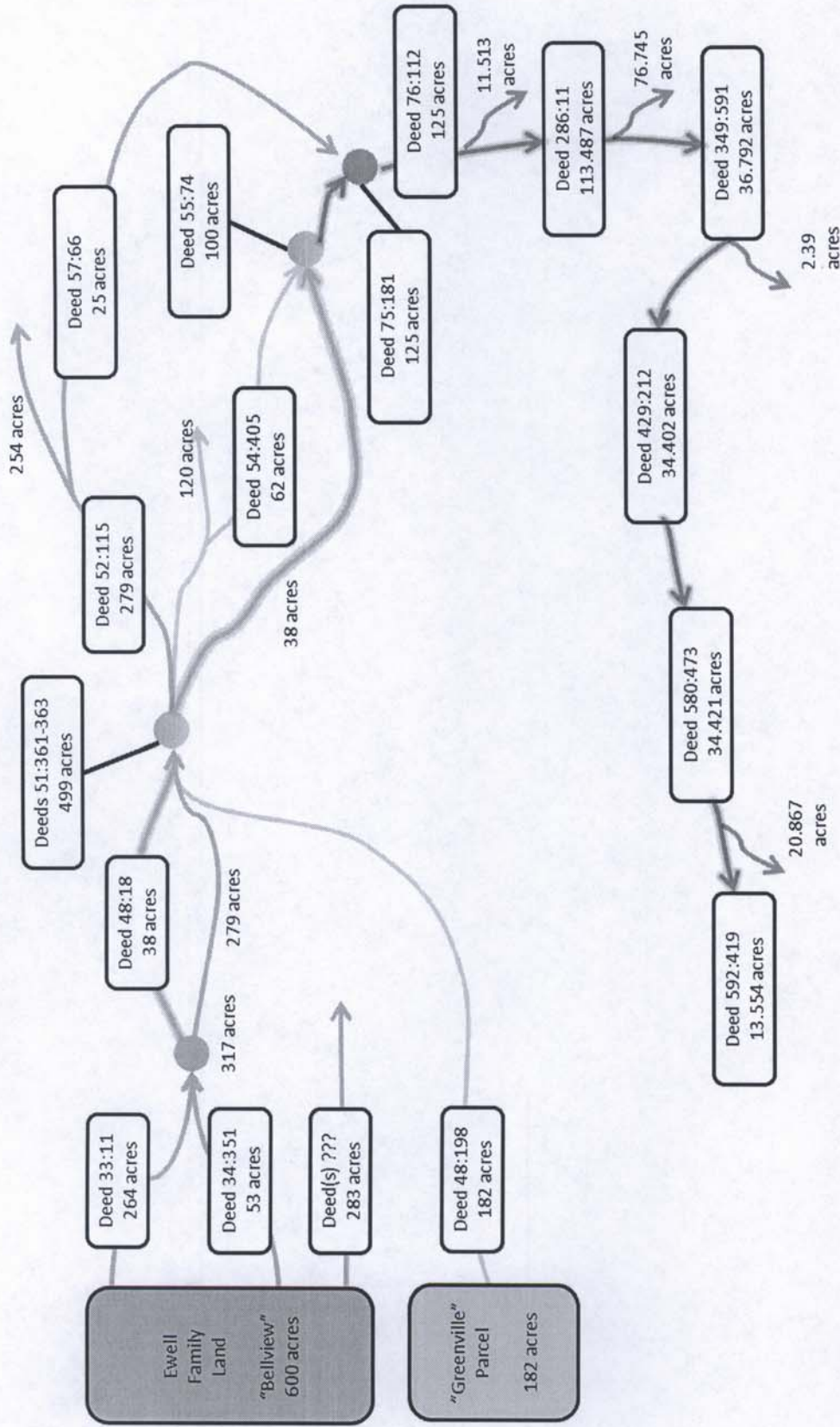
In 1971, the Mintz family bought the property (now in its current 13.54 acre form) and restored it to farming use – adding the present day fencing and purchasing their first tractor from McMichael's in Nokesville. They also built the present day barn out of old oak from a previous structure. The property changed hands several times in the 1980's – during which two additions were built (the present day living room and master suite). During this time, Prince William County renumbered the streets in the county – prior to this, the property had been known as 14204 Fitzwater. After the renumbering it became the present day 14020 Fitzwater.

Today, the forest has regrown along the back property line – beyond the existing barb-wire fencing you will find another, older, barb-wire fence that literally runs through several existing trees (the trees grew up and around the fencing). This marks the actual property line. In 2009, the current owner bought the property as a short sale and renovated the property extensively with his Dad. Coincidentally, he bought his first tractor from McMichael's. After finishing the renovations (and before learning his job was moving out-of-state) he spent many a dusty afternoon in the courthouse basement and local libraries thumbing through old deed books and articles researching the history of the house and surrounding area.





Deed History

Date	Seller	Buyer	Deed Book	Page#	Acres
9/21/2009	Gary Tansley & Julia Tansley	Chris Gurciullo	# 200909210091723		13.554
12/30/2003	Robert E. Saffer & Carolyn L. Saffer	Gary Tansley & Julia Tansley	# 200312300234613		13.554
5/1/1989	Carmello L. Intelisano & Barbara J. Intelisano	Robert E. Saffer & Carolyn L. Saffer	1659	511	13.554
10/1/1984	Giuseppe Russo & Josie Russo	Carmello L. Intelisano & Barbara J. Intelisano	1288	1630	13.554
12/30/1981	Carmello L. Intelisano & Barbara J. Intelisano	Giuseppe Russo & Josie Russo	1168	1678	13.554
11/15/1980	Myron J. Mintz & Nancy K. Mintz	Carmello L. Intelisano & Barbara J. Intelisano	1132	1789	13.554
6/30/1971	Manassas Investors	Myron J. Mintz & Nancy K. Mintz	592	419	13.554
4/13/1971	Robert E. Snider & Caroline A. Snider	Manassas Investors	580	473	34.421
6/16/1967	Charles W. Rector & Carol B. Rector	Robert E. Snider & Caroline A. Snider	429	212	34.402
4/6/1965	Rector Construction Company	Charles W. Rector	349	591	36.792
5/23/1962	Guy C. McWhorter, Annie C. McWhorter, Lillian G. Rowe, Virginia G. Edwards, Ludwell Edwards, Grant B. McWhorter, Elizabeth McWhorter	Rector Construction Company	286	11	113.487
9/1/1921	James I. Payne & Edith V. Payne	A.O. McWhorter	76	112	125
4/5/1920	George B. Robertson et al by H. Thorton Davies (commissioner)	James I. Payne	75	181	125
11/15/1907	W.T. Allen & Mary A. Allen	George B. Robertson	57	66	25
12/11/1905	Richard H. Manuel & Gertrude E. Manuel	George B. Robertson & Annie B. Robertson	55	74	100
12/11/1905	Joseph B. (or R.) Manuel & Annie M. Manuel (wife)	Richard H. Manuel & Gertrude E. Manuel	54	405	62
09/05/1903	W.F. Manuel (deceased)	W.T. Allen	52	115	279
04/18/1903	Joseph B. (or R.) Manuel & Annie and Richard H. Manuel & Gertrude E.	J. Jenkyn Davies and H. Thorton Davies (Lien Holders)	51	362-363	279,182,38
04/18/1903	Jennie Kichener & Charles Kichener	Joseph B. (or R.) Manuel and Richard H. Manuel	51	361	182
04/16/1900	J.C. Meredith	Jennie King (Kichener) (Widow of Thomas King)	48	198-199	182
12/16/1899	W.F. Manuel & Anna P. (wife)	Richard H. Manuel	48	18-19	38
6/6/1892	James L Bettis & Mary Ann Bettis	Lewis A Marsteller	43	18	N/A
12/18/1893	Benjamin S. Ewell	R Ewell Scott	43	2	~ 500
3/25/1890	Benjamin S. Ewell	James L Bettis	39	344	18
10/22/1887	Benjamin S. Ewell & L S Ewell Scott	Lewis A Marsteller	38	359	9.25
12/16/1883	Benjamin S. Ewell	Wm. H. Broom & John B. Fitzgerald	34	466	291
9/17/1883	Benjamin S. Ewell	John Robinson	34	420	66
9/17/1883			34	357	???
9/17/1883	Elizabeth S Ewell, William Stoddert, & Benjamin S. Ewell	Benjamin S. Ewell	34	356	360
9/17/1883	Berj. S. Ewell	W.F. Manuel	34	351-352	53
10/1/1883	Ewell	Ewell	34	336	???
9/17/1883	Elizabeth S Ewell, William Stoddert, & Benjamin S. Ewell	Benjamin S. Ewell	34	335	120
5/3/1881	Berj. S. Ewell, Elizabeth Ewell, & William Stoddert	W.F. Manuel	33	11	264
5/12/1859	Benjamin S. Ewell	Rebecca L Ewell	25	87-88	N/A
4/15/1850	Richard S. Ewell	William Stoddert	21	23-24	N/A
4/1/1823	Thomas Ewell	Charlotte Ewell (sister, b 1774, d 1826)	9	306-307	600
8/20/1811	James Ewell Heath	Alfred Ewell (moved to Ohio)	4	335-336	98

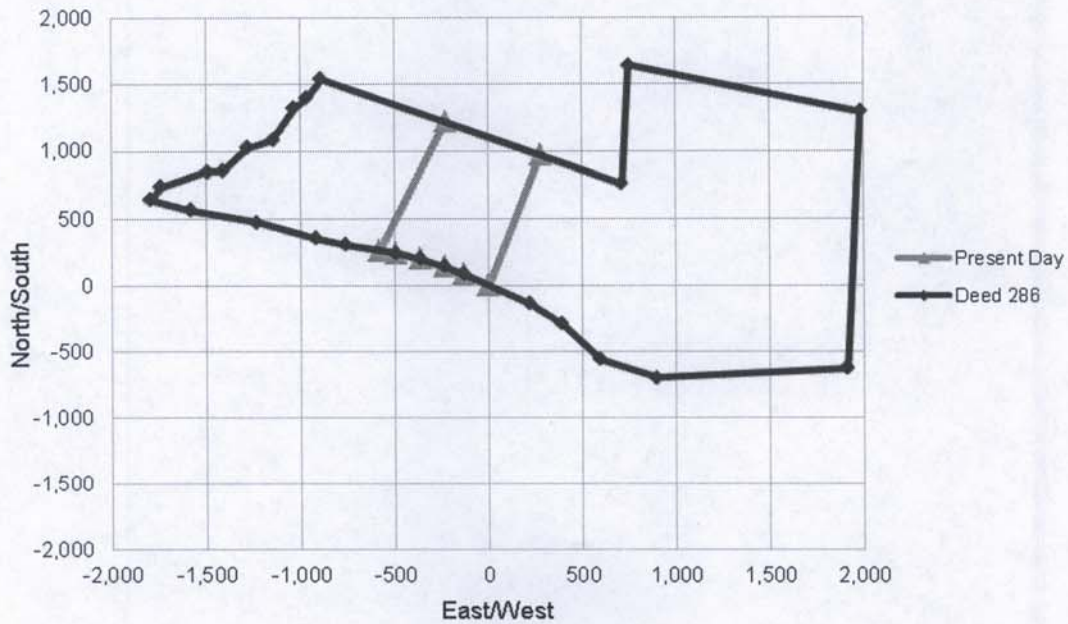
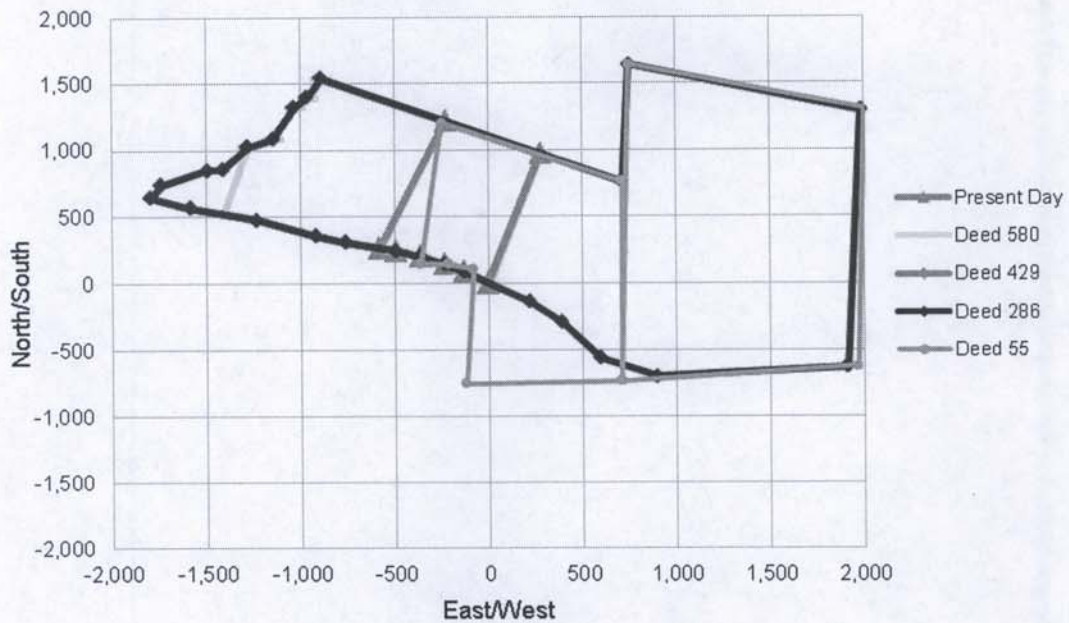
Land Purchases & Sales



Legend

-  Part of the original Ewell Family Estate
-  Part of the original Greenville Parcel
-  Combined Greenville / Ewell Land
-  Red highlight - land that eventually became 14020 Fitzwater

Parcel Boundaries



Note: these boundary maps were created by the author – translating the “metes and bounds” in the old deed books into latitude and longitude. An example of the boundary description in one of the old deed books is:

“Beginning at a stone where a double red oak recently stood, but which has now fallen down, and running thence with the center of the road S.84 45 E. 76.30 poles to a point in the road in line with a stone planted at an angle to the road [...] from the center of a marked walnut tree [...]”