



COMMONWEALTH of VIRGINIA
COUNTY OF PRINCE WILLIAM

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Mary Jo Detweiler
Director

28 August 1985

Thadeus Hartman
7552 Remington Road
Manassas, VA 22110

Dear Mr. Hartman:

Here is the information I found in the survey file prepared by Frances Jones (the architectural historian who worked for the Commission a few years ago).

From her research and what little else I was able to find, the house was built after the Civil War, probably about 1875, by one of the heirs of Thomas B. Gaines. Gaines himself lived in a large house in the vicinity which burned sometime before 1941.

From the tax lists and land records here at the library I determined that Thomas B. Gaines owned this land as early as 1850. In that year he is shown as owning 155 $\frac{1}{2}$ acres next to "Abbeville" plantation (his home was on this parcel), and another 77 acres at "Gaines' Cross Roads" a mile or two to the west(?)

The 77 acres was purchased from W.B. Tyler and wife about 1846. The 155 $\frac{1}{2}$ acres was bought from Henry Davis of Fairfax County, 8 Sept. 1835 ("Land Record" p. 125). I have the metes and bounds on the larger tract but have not had time to trace it. The smaller tract is recorded in Deed Book 19, p. 76, apparently, but have only seen the index entry.

Actually, the metes and bounds I do have are for only a portion of the 155 $\frac{1}{2}$ acres, a 47 acre tract which Henry Washington of Prince William Co. and Milley his wife sold to Hugh Smith of Alexandria, 4 Oct. 1815 (Deed Book 7, p. 93): Bounded by the lands of Joseph Elliss, Charles Tyler, --- Blackburn, and Hugh Smith, and the Mill Road. In several of the deeds they only refer to a previous deed in which the plat is recorded...and the necessary deed book is now lost.

Hugh Smith and wife Elizabeth sold Henry Davis their interest in the ^{above} land on 21 June 1833, as part of the settlement of a chancery suit in Prince William County. (The records of that court suit are also missing.) (Deed Book 13; p. 281) All I can tell from the tax lists is that Henry Davis received 155 $\frac{1}{2}$ acres by commissioner's deed in 1833 (Deed Book 13, p. 265), but the boundaries are not described.

As you can see, the early history of the property is not cleared up yet. There does not seem to have been a building on it during the period 1834-1839. Between 1839 and 1842 Thomas B. Gaines built a small house on one of his tracts (perhaps not this one), but his mansion "Gainesville" appears to have been built between 1846 and 1849, ~~again~~, not on the parcel in question, #40).

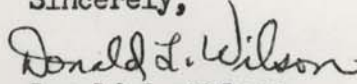
Please excuse the rambling nature of this letter, as I hurry to get it in the mail to you.

The important facts about the property in question appear to be contained in Frances Jones' report: Especially the unusual style of the house, and its associations with the Gaines family (founders of Gainesville) and the Manadier Sanitarium. According to Mrs. Katherine (Pattie) Conner of Catharpin, this house was the residence of her family's doctor about the time she was born.

People I have talked to today about the house think its style and charm, as well as its history, make it worth an effort in preserving it.

Best wishes on your appearance before the Planning Commission.

Sincerely,



Donald L. Wilson
Virginiana Librarian