



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 76-152
Negative no(s). 5183

SURVEY FORM

Historic name	Manadier Sanitarium	Common name	Gaines House
County/Town/City	Prince William County		
Street address or route number	14300 John Marshall Highway, Gainesville, Va.		
USGS Quad	Gainesville Quad	Date or period	c1875
Original owner	Gaines family?		
Original use	Residence	Architect/builder/craftsmen	Nathan, Trustees
Present owner	Maurice Atkin & Robert R./	Source of name	See below
Present owner address	c/o Maurice Atkin	Source of date	Architectural evidence
Nathan Assoc.,	1200 18th St., Wash., D.C.	Stories	2 1/2, 2 stories
Present use	Residence	20036	Foundation and wall const'n
Acres	c19 acres	Brick foundation, frame walls.	
Roof type Asphalt shingle and roll-covered gable roof.			

State condition of structure and environs House and environs in poor condition.

State potential threats to structure Development, neglect, lack of maintenance.
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.)

Located at the northeast corner of the intersection of John Marshall Highway (Rt. 55) and Catharpin Rd. (S.R. 676) just west of Gainesville, the Gaines House, or Manadier Sanitarium, as it was known for a short time, is a large, Victorian, T-shaped, rambling 2½ story frame house. There is probably no other house like it in Prince William County. The main house probably contains about 15 rooms; and there is a small 2-story building attached to the main house which contains three or more rooms. The house is in a very dilapidated state, and the owners have no intention of repairing it, hoping instead to eventually develop the c20-acre tract that the house sits on.

The steeply-pitched gable roof, plain, bracketed cornice, and half-timber, "stick-style" gable ends are some of the house's more striking architectural and stylistic features. In addition, the shingle-covered, gable-roofed dormers also exhibit the "stick-style" gable and treatment. A one-story, bracketed, open porch supported by chambered, moulded posts wraps around part of the front and west side of the house. Long, narrow, 2/2 sliding sash windows are flanked by louvered shutters and surrounded by box trim with moulded lintels. Four or five brick chimneys with corbelled caps project from the roof. The front facade features a 10-foot-wide bay window on the first floor and a "porthole" window on the second floor. The house is covered with channeled siding and has double cornerboards.

A small guest house, tenant house, or possibly a separate kitchen is located on the main house's northwest corner. Two stories, with a steeply-pitched roof, and stylistically similar to the main house, this outbuilding has an open, one-story, shed-roofed porch supported by square, chamfered posts on its north side and east end. The outbuilding's south side is connected to the open porch of the main house's west side. Two more (smaller) frame-constructed outbuildings apparently old and (continued next page)

Interior inspected? No.

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

This house was built in the late 19th century, probably as a residence for the Gaines family, upon whose property the community of Gainesville was established. The patriarch Thomas Gaines, a Welsh immigrant, owned large amounts of land in the area when the Manassas Gap Railroad, chartered in 1850, was constructed. Gaines allegedly gave the railroad a right-of-way through his property on condition that all passenger trains would stop at a designated place which would thereafter be called Gainesville.

The old Gaines homestead site was described in the 1941 WPA guide. At that time, all that remained of the Gaines home, which had been destroyed by fire, were an old chimney and some box-wood bushes. This house and the family cemetery where Thomas Gaines, who died in 1856, was buried were located off Linton Hall Road. In 1976, according to an article in a local newspaper, the foundation of the house could still be found.

The Gaines House which later became known (for a short time) as Manadier Sanitarium is just north of Gainesville, near the intersection of S.R. 55 and Catharpin Road. This house was allegedly built near a racetrack maintained by the Gaineses which in the 1880s was considered the second best racetrack in Virginia. The house probably descended to Miss Somerville Gaines, who in 1883 donated land for the Gainesville Methodist Church. The church (see separate survey form) was erected beside the Gaines family cemetery between 1883 and 1886. Miss Gaines conveyed the house and about 34 acres to Margaret H. M. Mayan sometime before 1908. In 1908, Mrs. Mayan donated the property to Manadier (or "Maynadier") Sanitarium, a charitable and

(continued next page)

Sources and bibliography

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

WPA, Writers Program, Prince William, The Story of Its People and Its Places (c1941), p. 168;
Graber, Janet, "Gainesville Was Named in 1850 After Gaines Family," Manassas Journal-Messenger,

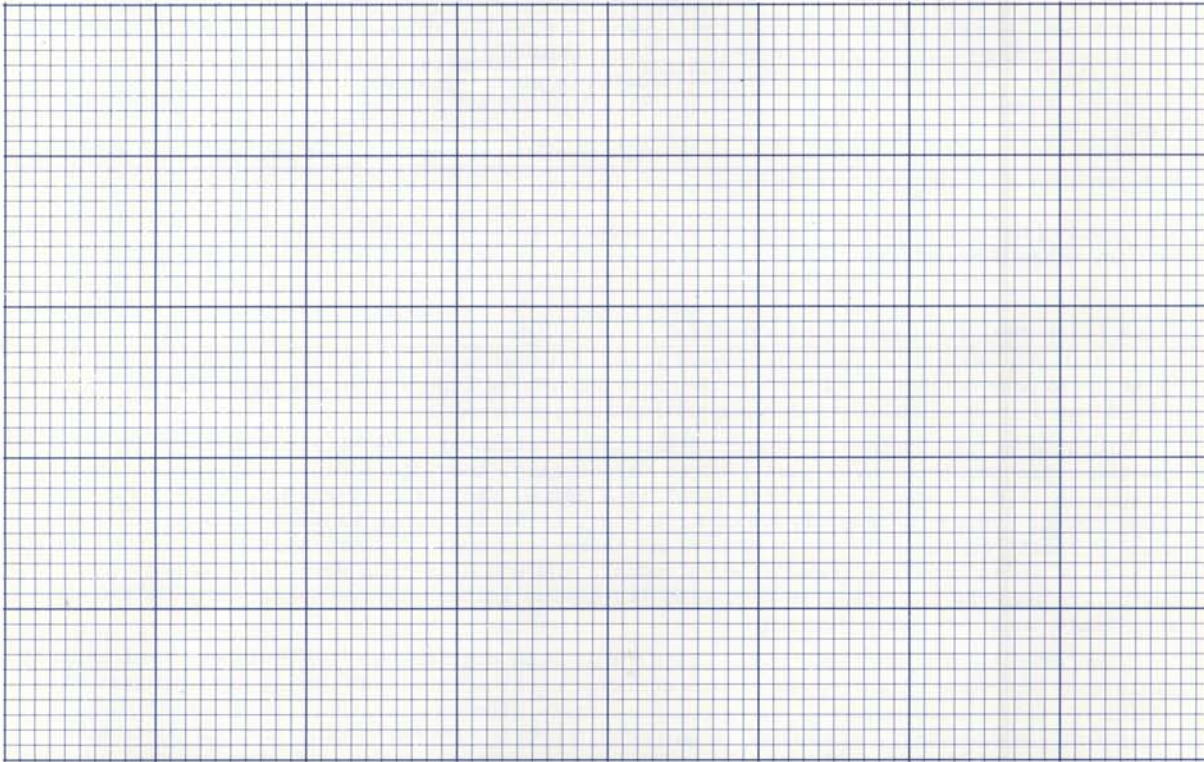
Primary sources (Manuscript documentary or graphic materials; give location.)

14 Jun 1976.

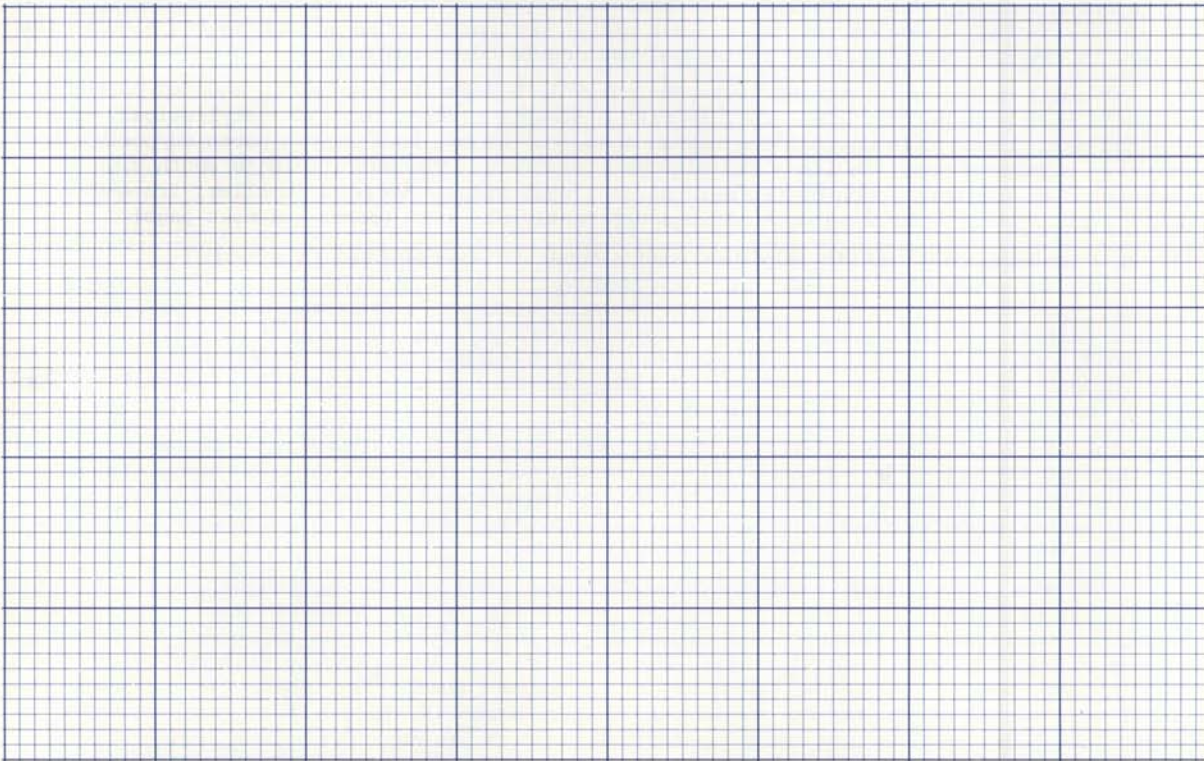
Prince William County Deed Books.

Names and addresses of persons interviewed Mr. Atkin, Trustee

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

Francis Jones, Architectural
Historian - Surveyor, NVDIC

Date

SEP

1976

CONTINUATION SHEET
MANADIER SANITARIUM

Historical Significance (continued)

benevolent association established to conduct a "sanitarium for white persons" on the land of Mrs. Mayan. The sanitarium was associated with Saint Paul's Episcopal Church in Haymarket. In 1908, the trustees of Manadier Sanitarium were William M. Jordan, C. E. Keyser, George G. Tyler, Macon Cave, and N. T. De Pauw. Rev. Cary Gamble, Rector of St. Paul's Episcopal Church, was ex-officio chairman. According to the arrangement, the title to the property would revert to the Protestant Episcopal Educational Society should Manadier Sanitarium fail to use it as a sanitarium. In any case, the property could never be used as a place for "gaming or gaming devices" or for the "manufacture or sale of intoxicating liquors."

Manadier Sanitarium existed only on paper. Eventually, the corporation failed, the ownership of the property was returned to Margaret Mayan, and in 1914 the property was sold to Wade C. Payne. Wade C. Payne was a Haymarket physician during the early-to-mid-20th century. During the 1950s, the property was owned by Paul and Edyth Richman, who willed it to Roger B. Richman and Paulette B. Richman. The present owners acquired the property, now totaling about 19 acres, in 1959.

Architectural Description (continued)

covered with german siding, sit on the yard behind the house. One of them, perhaps a play house or office, has a conciform roof; and the other, a shed, has gable roof. Other outbuildings include various sheds, a cinderblock barn with a gambrel roof and a 30' x 70' wooden barn. No real farming is being done on the property, and the agricultural buildings are in the same deteriorated state as the house.

The interior of this house was not inspected. Judging by the kitchen, however, it can be assumed that the mantels, perhaps one per room, are decorative, mail-order, oak mantels for gas or coal fireplaces. The floors are pine, the walls plaster. The trim is symmetrically-moulded with cornerblocks; the interior doors, 4-panel machine made doors.