

# Virginia Historic Landmarks Commission

Historic Name – Manadier Sanitarium

County – Prince William

Street Address – 14300 John Marshall Highway, Gainesville, VA

Date or Period – c1875

Original Owner – Gaines Family Residence

Source of Document – Prince William County Library – R. E. L. I. C.

## ARCHITECTURAL DESCRIPTION

Located at the northeast corner of the intersection of John Marshall Highway (Rt.55) and Catharpin Road. (S.R. 676) just west of Gainesville, the Gaines House, or Manadier Sanitarium, as it was known for a short time, is large, Victorian, T-Shaped, rambling 1 ½ 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 about 20 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 façade 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 counter boards.

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 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 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 corner blocks; the interior doors, 4-panel machine made doors.

## HISTORICAL SIGNIFICANCE

This house was built in the late 19<sup>th</sup> 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 boxwood 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. The house was allegedly built near a racetrack maintained by the Gaines' which in 1880s was considered the second best racetrack in Virginia. The house probably descended to Miss Sommerville Gaines, who in 1883 donated land for the Gainesville Methodist Church. The church 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 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 was William M. Jordan, C. E. Keyser, George G. Tyler, Macon Cave, and N. T. DePauw. Rev. Cary Gamble, Rector of Saint Paul's Episcopal Church, was ex-officio chairman. According to the arrangement, the title to the property would revert to the Protestant Episcopal 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-20<sup>th</sup> century. During the 1950s the property was owned by Paul and Edyth Richmond, who willed it to Roger B. Richmond and Paulette B. Richmond. The present owners acquired the property, now totaling about 19 acres, in 1959.

Ron Turner