

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Pennsylvania
COUNTY: Washington
FOR NPS USE ONLY
ENTRY DATE

1. NAME

COMMON:
Manchester House

AND/OR HISTORIC:
Plantation Plenty

2. LOCATION

STREET AND NUMBER:
Route 231, one-half mile north of Route 844

CITY OR TOWN:
Independence Township

CONGRESSIONAL DISTRICT:
26th

STATE:
Pennsylvania

CODE:
42

COUNTY:
Washington

CODE:
125

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input checked="" type="checkbox"/> not <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:
E. G. Painter, Sr.

STREET AND NUMBER:
RD #1

CITY OR TOWN:
Avella

STATE:
Pennsylvania

CODE:
42

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Office of Recorder of Deeds, Washington County Courthouse

STREET AND NUMBER:
South Main Street

CITY OR TOWN:
Washington

STATE:
Pennsylvania

CODE:
42

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Early Architecture of Western Pennsylvania

DATE OF SURVEY: 1936 regional Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Carnegie Library of Pittsburgh

STREET AND NUMBER:
4400 Forbes Avenue

CITY OR TOWN:
Pittsburgh

STATE:
Pennsylvania

CODE:
42

SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER:
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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Manchester house is a five-bay, 2 1/2 story red brick house. It has a center entrance and a gambrel roof with two brick chimneys at each gable that are joined by gable curtains. The house is a masterpiece of design and craftsmanship. The Newport, Rhode Island, Georgian form has been translated to Western Pennsylvania. It is faithful down to the smallest detail to the character of buildings in Newport. The bricks are laid in a common bond. The stoop and foundation, which is visible on the front elevation because of the sloping site, are built from finely squared and dressed stone blocks. Dressed stone also is used in the splayed lintels above each window. The sashes, shutters, roof balustrades and the gracefully curved gable tie rod ends are all original to the construction of the house. The Georgian entrance portico and cornice reveal the builder's knowledge of contemporary academic architecture and his high standards of taste and craftsmanship.

The columns, entablature and pediment are accurately scaled to one another and proportionately relate to the size of the house. The rhythm of the dentils and modillions is reiterated on the cornice.

The interior is equally magnificent. The parlor is trimmed in native black cherry. The exquisite staircase also is of cherry. Neither the exterior nor interior has been altered. This beautiful brick mansion, complete with captain's walk, window shutters and classic doorway, connotes the quiet elegance brought to Western Pennsylvania by the New England builder.

The house is complemented by a variety of farm out-buildings, some of which antedate the house itself. The arrangement of these dependent buildings is unusual -- if not unique -- in Western Pennsylvania. They are ranged around three sides of the farmyard quadrangle east of the house. This quadrangle is surrounded by a fieldstone wall with cut stone coping. This wall serves as a livestock enclosure and also forms part of the exterior walls and foundations of several of the outbuildings. On the west side of the quadrangle where some of the buildings have their basement story recessed into a steep bank, the stone enclosure forms a retaining wall. The outbuildings include:

1. A frame, one-story stillhouse built before Isaac Manchester acquired the property in 1797. It was here that homemade rye whiskey was distilled. Circa 1915, a small acetylene-producing plant was installed in this building and the gas was used for interior illumination of the house.
2. A springhouse/carriage house built of stone and brick circa 1818. The springhouse in the basement story contains much of its original furnishings, including a large fireplace, stoneware crocks and jars, a large wooden cheese press and a dog-operated churn. A small attached shed (contd.)

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COUNTY Washington	
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(Continuation Sheet)

(Number all entries)

Manchester house description, contd.

houses the wheel on which a dog trotted, revolving the wheel to operate the butter churn mechanism insite the springhouse. Upstairs, with access from the hillside, is the carriage house, still containing a 19th Century carriage and sleigh. Also attached to the carriage house is a small reconstructed shed which shelters a grindstone for sharpening tools.

3. A granary, circa 1810-15, of unusual construction. It consists of four-by-four inch oak timbers set on end in palisade fashion. The cracks between them allowed ventilation to dry the grain. The granary is two stories high, with a chicken house in the basement story underneath.

4. A workshop, circa 1800, frame on a stone basement. It was here that much of the woodwork for the house was made. One room contains a wide assortment of early tools, another houses a large loom on which cloth was woven in the early days and in a third room is a lathe on which the stairway balusters for the house were turned. The lathe demonstrates the inventiveness of early woodworkers. One end of a rope is fastened to a wheel on the lathe and the other to sapling, nailed in place above the lathe. The rope is wound on the wheel, pulling the end of the sapling downward. When the rope is released, the sapling springs up, unwinding the rope on the wheel and turning the lathe. One end of the workshop building was designed for use as a wagon shed. The lower level of the building, opening into the farmyard quadrangle, originally housed a blacksmith shop, but the blacksmith equipment was removed in the 1920s.

5. A large bank barn, frame on stone, which family records indicate dates from 1803. The upper floor overhangs the lower floor on the quadrangle side, forming a shelter for livestock.

On the whole, the outbuildings are in good to excellent condition and -- except for new roofs and routine repairs -- are substantially unchanged from the time of their construction.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

1815; various dates for

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

outbuildings

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

Charles Morse Stotz stated that the most desirable method of preserving a building is through continued use of it by someone sensitive to its architectural merits, to insure proper maintenance and intelligent repair and restoration. Such is the case with the Isaac Manchester house. The house, which was built in 1815, has remained in the family since then. Except for installations of heating, electricity and plumbing and the exact restoration of exterior woodwork, the house has been almost unaltered since the date of its construction.

Manchester, en route to Kentucky from his native Newport, Rhode Island, in 1796, found the land in this region so attractive that he returned to Newport and brought his family to settle here. He purchased a 380-acre tract of land called "Plenty" from Samuel Teeter.

Teeter came to the region shortly after 1773 and took up land which was surveyed to him May 1, 1780. It was patented in 1785. He built Teeter's Fort, which consisted of his two-story log dwelling and another structure, presumably a blockhouse, both surrounded by a stockade.

There is no record that this fort ever was attacked by Indians. However, it is said that it was less defensible than the nearby Doddridge Fort, and so during the Indian uprising of 1782 it was abandoned.

The Manchester house is one of the finest Georgian houses extant in Western Pennsylvania. The form of the house resembles those in New England. However, the exquisite interior woodwork is in the Philadelphia Georgian style. Manchester imported a cabinetmaker from that city, John McGovern, to design and build the interiors.

The exterior facade displays many praiseworthy features: a magnificent Georgian entrance portico, an exquisite semi-circular fanlight, a highly decorative cornice and an elegant roof balustrade. The craftsmanship of the house itself -- the bricks, the squared and dressed foundation blocks, the shutters and graceful tie rod ends -- reveals the builder's high standards of taste and workmanship.

(contd.)

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(Continuation Sheet)

STATE Pennsylvania	
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(Number all entries)

Manchester house significance, contd.

Like the exterior, the interior has not been altered. The parlor is trimmed with native black cherry and there is an exquisite staircase of cherry wood.

The Manchester house deserves special praise. It is outstanding in design and construction, carefully executed and sensitively preserved. It stands out even today in its own district as an extremely unusual accomplishment. Because of its distinct architectural merit and fine state of preservation, it is one of America's most valuable 19th Century houses.

The house, its outbuildings and their contents are invaluable for the insight they provide into the daily life of a prosperous Western Pennsylvania farm of the early 19th Century.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Stotz, Charles Morse, Early Architecture of Western Pennsylvania.
 New York, 1936, pp. 7,20,25,30,31,43-46,144,145;
 pp. 78-83,158,163-illus.
 Forrest, Earle R., History of Washington County, Pa.
 Chicago, 1926, p. 236; Photo opp. p. 726.
 Mulkearn, Lois and Edwin V. Pugh. A Traveler's Guide to
 Historic Western Pennsylvania. Pittsburgh: University
 of Pittsburgh Press, 1954.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		40° 15' 17"	80° 27' 40"	
NE	° ' "	° ' "				
SE	° ' "	° ' "		17 545820	4455960	
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 James D. Van Trump, Landmarks Planning, Inc.
 ORGANIZATION: Washington County Overall Economic Development Program
 DATE: Summer 1972
 STREET AND NUMBER:
 1 S. College St.
 CITY OR TOWN: Washington
 STATE: Pennsylvania
 CODE: 42

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: William J. Wewer

Title: Executive Director, Pa. Historical & Museum Commission

Date: 4/10/75

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date: _____

ATTEST: _____

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

Isaac Mauchester House, Plantation I nty

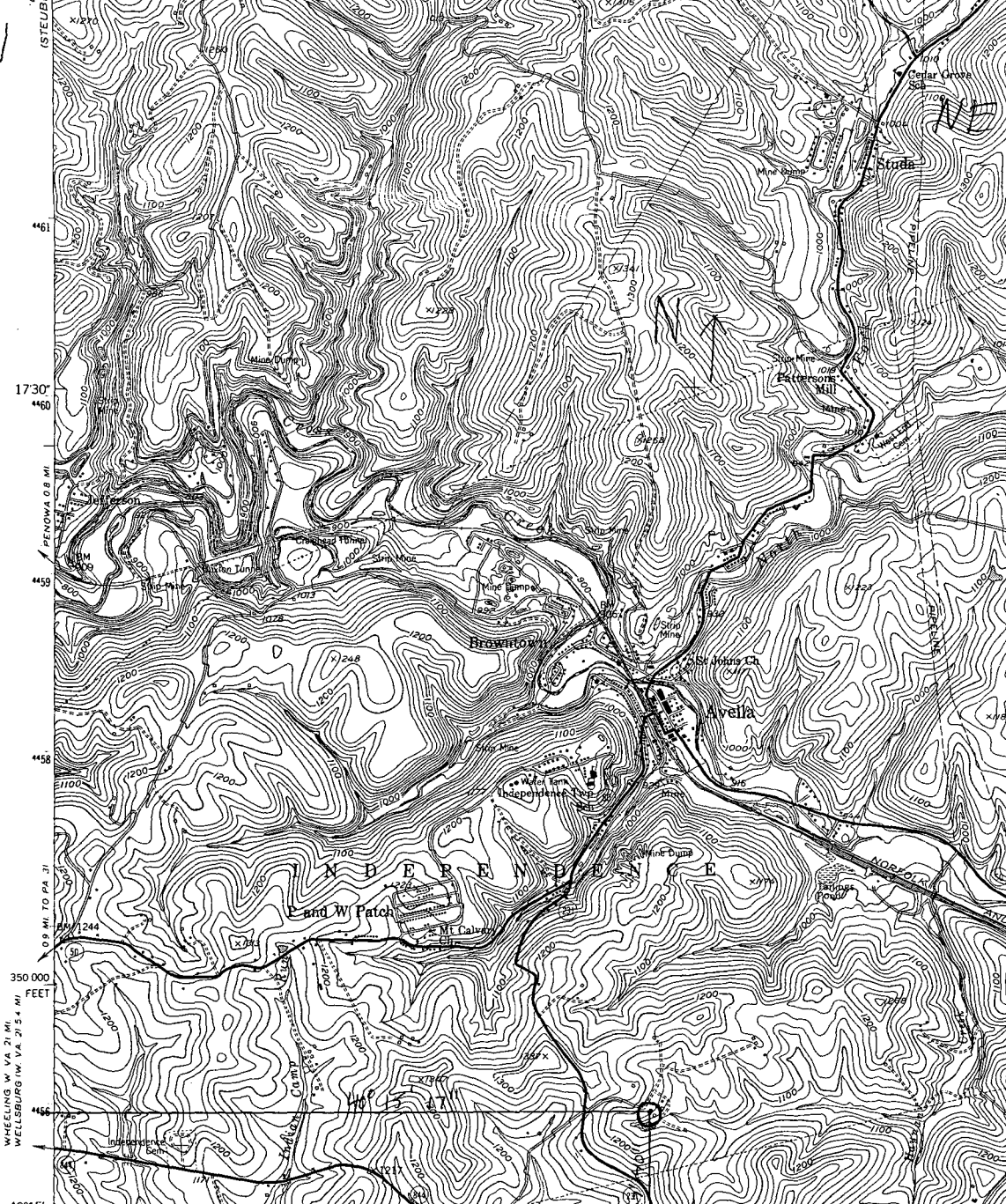
Latitude

40° 15' 17" 30° 27' 40"

NW

Avella, Pa.
SW/4 Burgettstown 15' Quadrangle
N4015-W8022-5/7-5
1954

Photorevised 1969
AMS 4964 IV SW-Series V 831

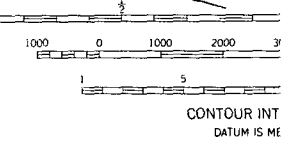


SW
(BETHANY)
800 FT. LINE

40°15' 80°30' 543 WEST MIDDLETON 3.2 MI 1 240 000 FEET 27°30' 547 (WEST MILE 4964) SE SCALE

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1952. Field check 1954
Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system,
south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue
Revisions shown in purple compiled by Geological Survey in
cooperation with State of Pennsylvania agencies, from aerial
photographs taken 1969. This information not field checked

4 1/2" 80 MILES
RECEIVED
JAN 3 1974
NATIONAL REGISTER
UTM GRID AND 1969 MAGNETIC DECLINATION AT CENTER OF SHEET



THIS MAP COMPLIES WITH NATIC FOR SALE BY U. S. GEOLOGICAL A FOLDER DESCRIBING TOPOGRAPHIC MAPS