CARR-357

256 EAST MAIN STREET, WESTMINSTER

MANNING HOUSE

The Civil War Era "Manning House" is a near-perfect example of a slightly urbanized "Pennsylvania Farmhouse," a style, in Waterman's phrase "like the people, foursquare and bluff." Certain features, in particular the entrance door decoration, serve to remove this building from its rural background, and make it a house worthy of being built by a leading family in a century-old town. When built, it would have been at the height of provincial fashion, down to the paint of its wall (beige) and its exterior tin (deep brown). The house has recently (1973) been handsomely converted, on the ground floor, to a dentist's office.

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0703574504

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC: Manning House

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 256 East Main Street (MD 32)

CONGRESSIONAL DISTRICT: 6

CITY, TOWN: Westminster ___ VICINITY OF

COUNTY: Carroll

STATE: Maryland

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER

4 OWNER OF PROPERTY

NAME: Paul L. Keener

Telephone #: 876-1130

STREET & NUMBER: 256 East Main Street

CITY, TOWN: Westminster ___ VICINITY OF

STATE, zip code: Maryland 21157

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Carroll County Office Building

Liber #: 543

Folio #: 473

STREET & NUMBER: Center Street

CITY, TOWN: Westminster

STATE: Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: None

DATE:

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS:

CITY, TOWN:

STATE:

CARR-357

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Large and square, number 256 East Main Street rests on the southeast corner of Main Street (Md. Route 32) and Church Street, Westminster, with an air of prominence. Although the house gives the impression that it could have been built at any time between the Civil War and World War I, there is ample evidence to support the suggestion that it dates from c. 1860, making it a late example of a double pile Mid-Atlantic farmhouse, but with very update trim.

Solidly resting on its roughly coursed fieldstone foundation, the house is two full stories tall and on its North (entrance) front, 5 bays wide. This front is laid in stretcher bond (rather surprisingly, since the other facades all possess some header courses). The mortar used at the house is notable for the large amount of coarse sand present. Presumably, the original facade had its only entrance at the center bay, there is still a main door in that position - a double door, recessed about a foot, half-wood, half-glass (with rounded arched panes). The door is topped by a dentilled wooden cornice surrounded by elaborate pendented brackets.

Windows are regularly placed two over two double-hung sash with 3 course flat gauged arches and simple wood enframement. The wood sills, and all trim, are painted a rich chocolate brown. The first bay east of the door has recently been converted to a door heading to the apartment which now fills the eastern half of the ground floor. A deeply carved cornice, complete with dentils, modillions, and scroll brackets projects about a foot from the roof line.

The gable end facades (the east and west fronts) are mirrors of each other; laid in 8 course common bond (with the same pebbly mortar) with 3 regularly spaced windows per floor. The windows are treated the same as those on the north facade, except that they have 1/1 panes. Three 6/1 smaller windows light the attic apartment. A flat-capped brick chimney is located just north of the roof's peak, about half a foot from the west wall. A large flat-capped chimney rises about 2 feet from the south facade flush with the east wall. Molded iron-grated foundation windows are in the north section of each facade.

The 2 story 5 bay rear (south) facade is altered, as one expects, although it has likely always been less formal. A centrally placed 2-tier tin shed-roofed porch divides the facade into sections. The unporched sections contain 1 window per floor, opposite and identical to the east and west bays of the main facade.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES c. 1860 BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Manning House is a landmark in Westminster. It is not as large as its neighbors (the Wampler Mansion or the Fletcher house), nor does it possess eye-catching details (such as the mouse-tooth cornice of Wampler, and Nos. 270, 272, and 276, or the Rococo brackets of Fletcher). It is, however, imposing for its sturdiness and its stance. Thomas Tilestone Waterman, in a romantic moment, commented that "the architectural character of the Pennsylvania farmhouse is generally, like the people, foursquare and bluff. The story heights are low, the buildings deep, and the roof pitch moderate...." (Dwellings, p. 159). Although the Manning House is not, strictly speaking, a farmhouse (certain features such as the glassy double doors would be inconceivable in anything but a town-context), it is a Pennsylvania type house, and it is substantial (especially in certain details, such as the newel post and the main facade's cornices).

A member of the Wampler family (Abraham) had a tavern on the land (lot 34 of the original town); the Westminster Carrolltonian for January 12, 1838, contains an advertisement stating that Wampler "offers for sale 2 lots in Westminster fronting on the Main Street... and Church Street on the West, on which is erected on a 2 story weather-boarded TAVERN HOUSE....with stabling behind." The ad wasn't an overnight success - the place wasn't sold until 1843, for $1575. The place was later sold to Richard Manning, for $1000 on July 4, 1854, (Deed 17/42). The lowered price could indicate a degree of disrepair and, when we see $5000 was paid in 1867 for the lot "with the improvements/erected at this time" it might be fair to assume that Manning built the present structures c. 1860, a date that would make the features of the house provincially fashionable. (This effort of being in vogue might explain the later high price - it changed hands 4 more times in the 19th century and never brought more than $2847.) The present owner took title on June 1, 1973, deed 543/473.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

The northern half of lot 34 as shown on the plat of the original City of Westminster recorded among the land records of Frederick County in Book L, Page 472.

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

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE
Christopher Weeks, Consultant

DATE
September, 1976

ORGANIZATION
Westminster Historical Sites Survey

STREET & NUMBER
c/o City Hall - Public Works Department

TELEPHONE

CITY OR TOWN
Westminster

STATE
Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Symmetrically placed steps lead onto the porch from its east and west ends. The porch is raised 3 feet off the ground by foot-square brick piers. There is evidence (such as the center hall) that each floor had a centrally placed door, which is still present in the second story (half-wood, half-glass with a 2 light transom). This door has a modern door to the west and an (original?) window to the east. An identical door is the west bay of the first story porched section; east of it is a window that may have been a door, and a door that may have been a window. (The present door has an arch over it on line with the arches of the 2 east windows, and the present window has no arch.)

Davis and Downing would probably be pleased with the color scheme of the building, a scheme that could have been original; it would have been at the height of fashion, and hastily made scrapings reveal a paler value of the same tone. The brick is painted a beige color, the trim (doors, windows, porch and cornices) is, as noted, a warm chocolate, and the windows are flanked by coffee-colored louvered shutters.

The interior room arrangement has been drastically altered; the present owner (handsomely) converted the entire western section of the ground floor to a dentist's office; across the wide central hall, is an apartment. The second story contains two reconverted apartments (one on either side of the hall). The interior doors are composed of 4 recessed panels with simple enframements that contrast sharply with the heavy tunnel balusters of their stairs and, especially, with the ornate newel post.

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56 E. Main St. Westminster

. Jacade 9/74

. Wechy

Carr 357
256 E. Main St. Westminster
W. facade
97/76 C. Weeks

Westminster

CATER 357

S. facade

9/76 C. Weeks