

**Maryland Historical Trust**  
**Inventory of Historic Properties Form**  
**Maryland Route 30/Manchester Bypass Project**

**1. Name** (indicate preferred name)

historic

and/or common Binnert House**2. Location**street & number 2807 Manchester Road not for publicationcity, town Manchester X vicinity congressional district 6thstate Maryland county Carroll**3. Classification**

| Category             | Ownership                  | Status                      | Present Use             |                            |
|----------------------|----------------------------|-----------------------------|-------------------------|----------------------------|
| <u>  </u> district   | <u>  </u> public           | <u>X</u> occupied           | <u>  </u> agriculture   | <u>  </u> museum           |
| <u>X</u> building(s) | <u>X</u> private           | <u>  </u> unoccupied        | <u>  </u> commercial    | <u>  </u> park             |
| <u>  </u> structure  | <u>  </u> both             | <u>  </u> work in progress  | <u>  </u> educational   | <u>X</u> private residence |
| <u>  </u> site       | <b>Public Acquisition</b>  | <b>Accessible</b>           | <u>  </u> entertainment | <u>  </u> religious        |
| <u>  </u> object     | <u>  </u> in process       | <u>X</u> yes: restricted    | <u>  </u> government    | <u>  </u> scientific       |
|                      | <u>  </u> being considered | <u>  </u> yes: unrestricted | <u>  </u> industrial    | <u>  </u> transportation   |
|                      | <u>X</u> not applicable    | <u>  </u> no                | <u>  </u> military      | <u>  </u> other:           |

**4. Owner of Property** (give names and mailing addresses of all owners)name John W. Binnertstreet & number 2807 Manchester Road telephone no. \_\_\_\_\_city, town Manchester state and zip code Maryland 21102**5. Location of Legal Description**courthouse, registry of deeds, etc. Carroll County Tax Assessor liber Block 16street & number Winchester Exchange Bldg. - Main Street folio Lot 288city, town Westminster state Maryland**6. Representation in Existing Historical Surveys**title N/A

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

# 7. Description

Survey No. CARR 1504

**Condition**

excellent     deteriorated  
 good         ruins  
 fair          unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Binnert House is a two-and-a-half story foursquare located on the south side of Manchester Road. There is a frame outbuilding used as garage to the west of the main house.

*House (1920-1930)*

The Binnert House is 2-1/2 story, vinyl-sided foursquare, three bays by two bays with a metal hipped roof and gable dormers on all elevations. Fenestration is regular with one-over-one sash on all elevations. A screened porch is located on the west elevation while an open porch with wood posts on brick piers traverses the principal [north] facade. There is a central brick chimney and a one story frame outbuilding with hipped roof to the west of the main house.

**Contributing Resources: 2**

# 8. Significance

Survey No. CARR 1504

| Period                                    | Areas of Significance - Check and justify below  |   |   |   |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion       |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science        |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture      |
| <input type="checkbox"/> 1600-1699        | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/        |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian   |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater        |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other(specify) |

| Specific dates | Builder/Architect |
|----------------|-------------------|
| 1920-1930      |                   |

Applicable Criteria:  A  B  C  D  
 and/or  
 Applicable Exception:  A  B  C  D  E  F  G  
 Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

History of the Binnert House is not known. Alterations have compromised the house's architectural integrity and its architectural style is common throughout towns along MD Route 30 in Carroll County.

### NATIONAL REGISTER EVALUATION:

Constructed circa 1920-1930, the Binnert property is not eligible under Criterion A; no significant events historically or agriculturally have been determined to be associated with the property. The property is not eligible under Criterion B; no persons significant in local, state or national history have been determined to have been associated with the property. The property is not eligible under Criterion C; the property is not a significant example of its type, design or manner of construction. There are more significant and intact examples within the project area.

### MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
 Comments \_\_\_\_\_

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_  
 Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_



## Major Bibliographical References

- Dornbusch Charles H., and J.K. Heyl  
1965 *Pennsylvania German Barns*, Vol. 31 *Pennsylvania Folklore Society*, Allentown, PA.
- Getty, Joe  
1987 *Carroll's Heritage*, Essays on the Architecture of a Piedmont Maryland County. The County Commissioners of Carroll County and the Historical Society of Carroll County. Westminster, MD.
- Glassie, Henry  
1968 *Patterns in the Material Folk Culture of the Eastern United States*. University of Pennsylvania Press. Philadelphia.
- Lake , Griffing, and Stevenson  
1877 *An Illustrated Atlas of Carroll County, Maryland*. Lake, Griffing, and Stevenson. Philadelphia.
- Lee, Carol  
1982 *Legacy of the Land. 250 Years of Agriculture in Carroll County Maryland*. The Carroll County Commissioners. Westminster, Maryland.
- Lord, Arthur  
1975 "Pre-Revolutionary Agriculture of Lancaster County, Pennsylvania." *Journal of the Lancaster County Historical Society*, Vol. 79, No. 1.
- Martenet, Simon J.  
1861 *Martenet's Map of Carroll County, Maryland*. Simon J. Martenet. Baltimore.
- Noble, Allen G.  
1984 *Wood, Brick and Stone: The North American Settlement Landscapes - Volumes One and Two*. University of Massachusetts Press. Amherst.
- Pillsbury, Richard  
1977 "Patterns in the Folk and Vernacular House Forms of the Pennsylvania Cultural Region." *Pioneer America*, Vol. 9.
- Rand Mc Nally  
1916 *Manchester, Election District No.6, Carroll Co., Md*.
- Tracey, Dr. Arthur G.  
1937 "Land Grants of Carroll County -- Some Things We Learn from Them." *The Times*, May 28th, 1937.
- Willich, ---  
1821 *1821 Domestic Encyclopedia*. Bitting Collection. Philadelphia.

**Maryland Historic Preservation Plan Historic Contexts:**

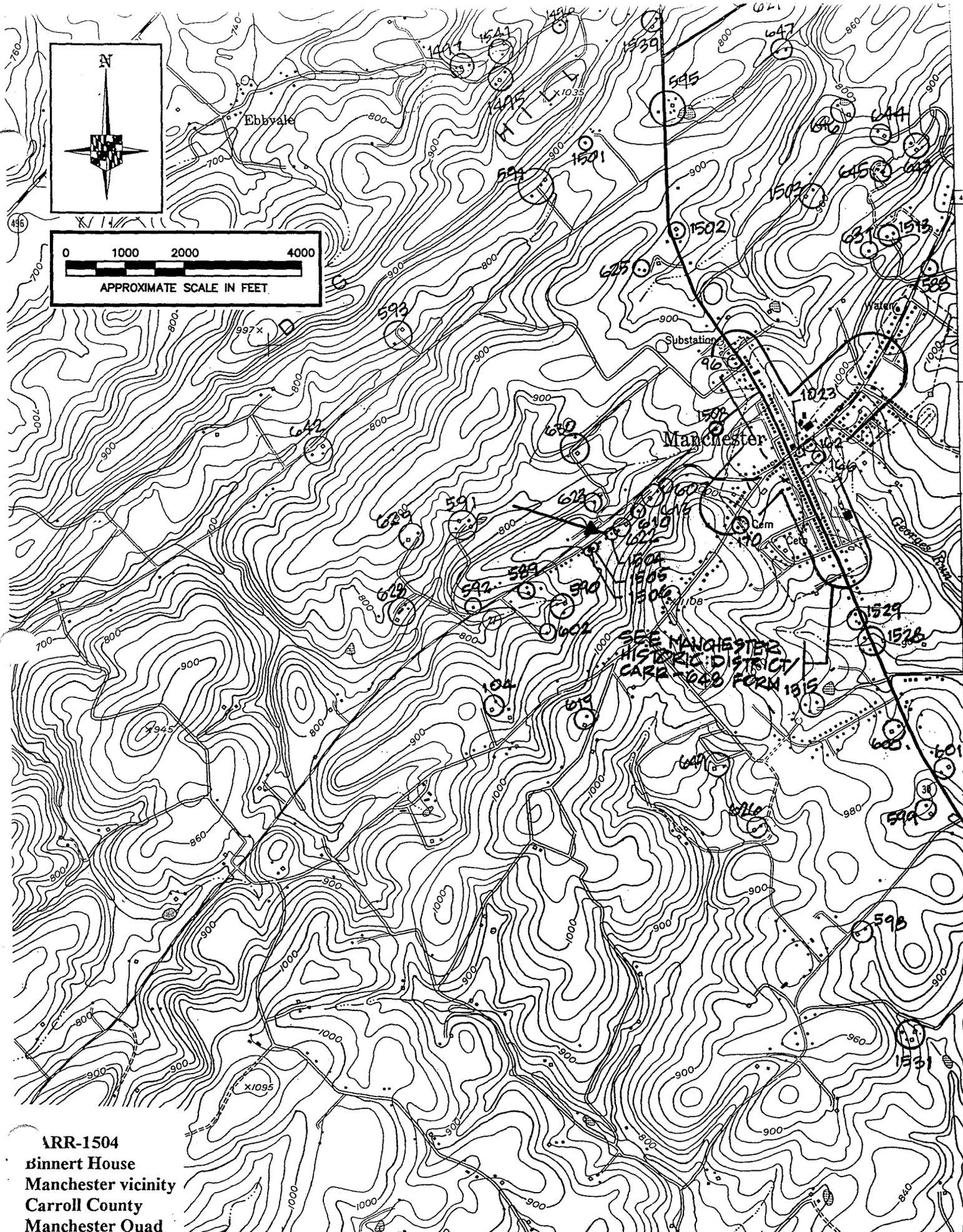
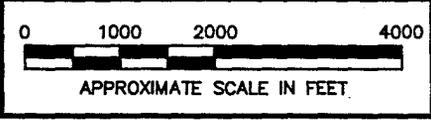
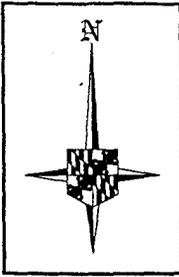
*Geographic Organization:* Piedmont

*Chronological/Development Periods:* Industrial/Urban Dominance - AD 1870-1930

*Historic Period Themes:* Architecture

*Resource Types:* House





ARR-1504  
 Binnert House  
 Manchester vicinity  
 Carroll County  
 Manchester Quad

ST. MICHAEL 5.2 MI.



1. CARROLL 1504
2. Carroll County
3. Madeleine Scheerer
4. June, 1996
5. Maryland SHPO
6. BIMENT Farm - main  
2807 Manchester Rd.  
West Elevation
7. 3/3



1. Carr: 1504
2. Carroll County
3. Madeleine Scheerer
4. June, 1996
5. Maryland SHPO
6. **BIRNIE FARM** - main  
2807 Manchester Rd.  
North Elevation
7. 213



1. CARR: 1504

2. Carroll County

3. Madeleine Scheerer

4. June, 1996

5. Maryland SHPO

6. ~~BIMERT~~ HOUSE - garage

2807 Manchester Rd.

NE Elevation

7. 1/3