

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: J.R. Lee Manning House Inventory Number: PG 83-16

Address: 421 Bryan Point Road, Accokeek, Prince George's County, Maryland

Owner: Charles & Irleene Hess, Trustees, P.O. Box 250, Accokeek, MD 20607

Tax Parcel Number: Lot 35 Tax Map Number: PG 151 D4

Project MD 210: I-95/495 to MD 228 Agency State Highway Administration (SHA)

Site visit by SHA Staff: no yes Name: Jill Dowling Date: 06/01/1997

Eligibility recommended Eligibility **not** recommended

Criteria A B C D Considerations: A B C D E F G None

Is property located within a historic district? no yes Name of District: _____

Is district listed?: no yes

Documentation on the property/district is presented in: Historic Structures Identification Study for MD 210: I-95/495 to MD 228

Description of Property and Eligibility Determination *(Use continuation sheet if necessary and attach map and photo)*

The J.R. Lee Manning Farmhouse (Oakwood Farm) consists of two core structures from ca. 1820 and ca. 1870, which J.R. Lee Manning united in modifications he made after he acquired the property in 1897. The resultant structures conveys its association to its turn of the century transformation through two over one windows, gable lunettes, a façade-width front porch with cross gable hipped roof and turned posts, and its general form. Despite alterations including vinyl siding and replacement of the tin shingle roof, the house reflects a progression of vernacular architectural modifications that relate to the evolution of the study area.

Manning was a prominent local figure who served as State Tobacco inspector, County Commissioner, and operated a general store at Farmington. His father, John Manning, owned a 176-acre farm nearby throughout the nineteenth century, which Manning inherited and expanded with the purchase of the subject property and an additional 14 acres.

Research indicates that this structure relates to the lives of persons significant in the past (Criterion B). Historic

Prepared by: Jill Dowling

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Consideration <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
<u>[Signature]</u>	<u>4/14/1997</u>
Reviewer, Office of Preservation Services	Date
<u>[Signature]</u>	<u>3/23/01</u>
Reviewer, NR Program	Date <u>[Signature]</u>

contexts relating to tobacco farming and inspection indicate that Manning's agricultural heritage in the study area as well as his own position as State Tobacco inspector impart significance on this site, indicating that the property is potentially eligible under Criteria B. The building itself, while not a good example of any formal style, is distinguished for its vernacular evolution and potentially its craftsmanship, making it eligible under Criterion C. Although archeology was not addressed in this study, there is no indication that the property is likely to yield information important in history or pre-history (Criterion D).

Capsule Summary

Inventory No. PG: 83-16
Property Name: J.R. Lee Manning House
Address: 421 Bryan Point Road
City: Accokeek
Date of Construction: ca. 1820 and ca. 1870

Description (Summary):

The J.r. Lee Manning Farmhouse (Oakwood Farm) consists of two core structures which J.r. Lee Manning united in modifications after 1897. The resultant building conveys the transformation through two-over-one windows, gable lunettes, and full-width porch.

Significance (Summary):

The two core structures were constructed in the 1820s & 1870s. It meets Criterion B for its association with Manning, a State tobacco inspector and local merchant. The resource also meets Criterion C for its vernacular evolution and craftsmanship.

Acreage: 14

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #83-16 Building Date: 1870's, 1897

Building Name: J. R. Lee Manning Farmhouse

Location: 421 Bryan Point Road, Accokeek

Private/Residence/Occupied/Good/Inaccessible

Description

The J. R. Lee Manning House is a two-story, gable roof frame dwelling, rectangular in plan, with a center front cross gable. The five bay south (main) facade has central entrance through a four panel door with a transom and a wide wood surround. A five bay hipped roof entrance porch shelters the first story. The roof supports are chamfered wood posts, and there is a small centered pediment with a raking cornice, infilled with fishscale shingles. The cross gable on the south facade is asymmetrical, surmounting the third and fourth bays. The five bay north (rear) facade has a central rear entrance through a four panel door, sheltered by a one-story shed roof two-by-one-bay enclosed porch. A meat house north of the house is of hand-hewn logs.

Significance

The J. R. Lee Manning house is significant for its vernacular architecture and for its association with J. R. Lee Manning, a former County Commissioner and State Tobacco Inspector. Manning acquired the fourteen acres and the house in 1897, adding it to the 176 acre farm which he had inherited from his father, John Manning. The house at the time of Manning's purchase was composed of a ca. 1820-40 one-story east wing and a two-story, ca. 1870's west wing. Manning added a second story to the east wing, giving the house a symmetrical center hall - four parlor plan. He also added a center front cross gable with fishscale shingles and (probably) the facade-wide entrance porch with centered triangular pediment, giving the house a unified appearance. Manning operated a general store at Farmington, on Piscataway Creek. He was elected to two terms as County Commissioner and was appointed State Tobacco inspector. The property was held by his wife and daughters after his death in 1926, and finally was sold out of the family in 1949.

Acreage: 2.07 acres

Magi No.

DOE yes no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic J.R. Lee Manning Farmhouse (Oakwood Farm)

and/or common

2. Location

street & number 421 Bryan Point Road not for publicationcity, town Accokeek vicinity of congressional district 4

state Maryland county Prince George's

3. Classification

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

4. Owner of Property (give names and mailing addresses of all owners)

name Mark and Diane Boyer

street & number P.O. Box 7101 12th Avenue telephone no.:

city, town Fairbanks, state and zip code Alaska 99701

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 4779

street & number Main Street folio 781

city, town Upper Marlboro, state MD. 20772

6. Representation in Existing Historical Surveys

title n/a

date federal state county local

depository for survey records Historic Preservation Commission, Room 4010, CAB

city, town Upper Marlboro, state MD. 20772

7. Description

Survey No. P.G. 83-16

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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

The R. Lee Manning House is a two-story, gable roof frame dwelling, rectangular in plan, with a center front cross gable. It is located near and oriented toward Bryan Point Road in Accokeek.

The five bay south (main) facade has central entrance through a four panel door with a transom and a wide wood surround. The 2/2 double hung sash windows have narrow wood architrave surrounds. A five bay hipped roof entrance porch shelters the first story. The roof supports are chamfered wood posts. There is a plain frieze and a small centered pediment with a raking cornice, infilled with fishscale shingles. The cross gable on the south facade is asymmetrical, surmounting the third and fourth bays. Its surface is covered by wood shingles. The cornice was altered when the building was covered with aluminum siding. It is now a narrow boxed metal cornice.

The west gable end is unfenestrated except for a lunette window at attic level. There is an exterior brick store chimney centered facade. The two bay east gable end has a lunette window centered at attic level. There is a cement-capped well just northeast of the structure's northeast corner.

The five bay north (rear) facade has a central rear entrance through a four panel door. Door and windows have wide plain wood surrounds. The brick foundation is visible on this facade. The roof is partially covered with tin shingle, the rest covered with tarred roof felting. A one-story shed roof two-by-one-bay enclosed porch projects from the northeast corner of the facade. The porch has an east side entrance and a band of 1/1 aluminum frame windows.

The interior of the R. Lee Manning House has a symmetrical plan consisting of a central hall with front and rear entrances, flanked by two rooms to the east and two to the west. Discontinuous and varied interior molding and a difference in floor level on the second story indicate that the building has had additions or alterations over its history. There have been recent additions of paneling, wall to wall carpeting and ceiling tile on the first floor. The stair has a large heavy turned newel post and turned balusters. There is a turned and chamfered newel surmounted by an ornamental knob at the top of the stair. Interior moldings range from wide plain door and window surrounds in the northeast kitchen to banded molding in the west side rooms and on the second story. There is a trap door in the low second story ceiling leading to a loft.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Local History

Specific dates 1870's, 1897 **Builder/Architect** James Jones, J.R. Lee Manning

check: 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.

The J. R. Lee Manning house is significant for its vernacular architecture and for its association with J. R. Lee Manning, a former County Commissioner and State Tobacco Inspector.

J. R. Lee Manning (1865-1926) acquired fourteen acres upon which the house was situated in 1897,¹ adding it to the 176 acre farm in the area which he had inherited from his father, John Manning.² The fourteen acres was originally a part of Oakwood Farm, a property owned by John H. Claggett earlier in the 19th century. The house at the time of Manning's purchase was composed of a ca. 1820-40 one-story east wing and a two-story, ca. 1870's west wing,³ the west wing built by former owner, James Jones. Manning added a second story to the east wing, giving the house a symmetrical center hall - four parlor plan.⁴ He added a center front cross gable with fishscale shingles and probably the facade-wide entrance porch with centered triangular pediment, giving the house a unified appearance. He probably added the lunette windows in the upper gable ends.

Manning operated a general store at Farmington, on Piscataway Creek. He was elected to two terms as County Commissioner and was appointed State Tobacco inspector.⁵ The property was held by his wife and daughters after his death in 1926, and finally was sold out of the family in 1949.⁶ One hundred and sixty-three acres of the farm was subdivided in 1950, the Manning house set on Lots 30 and 31.

Notes

¹ Land Records of Prince George's County, JWB #39:160.

² Wills, Administration Files, #1610 and #1609.

³ Memorandum, April 17, 1984, from John Walton, coordinator, History Division, M-NCPPC, to Alan Virta, Chairman, Prince George's County Historic Preservation Commission. Available in P.G. #83-16 file, Historic Preservation Commission Offices; and will of Catherine Claggett, January 21, 1884, WAJ JT 1:371.

9. Major Bibliographical References

Survey No. P.G. # 83-16

See Notes, #8.

10. Geographical Data

Acreage of nominated property 2.07 acres

Tax Map 151 D-4, Lot 30, Section 1

Quadrangle name Mt. Vernon F

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Marina King, Architectural Historian

organization Historic Preservation Commission date September 1986

street & number 14741 Gov. Oden Bowie Dr., Rm. 4010 telephone 952-3520

city or town Upper Marlboro, state MD. 20772

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. PG-83-16

Description (continued)

Section 7 Page 2

The house has a large rear yard with several mature hardwood trees. Just north of the house is a one-by-one-bay gable roof meat house with a standing seam metal roof. The building is of hand hewn logs chinked with plaster. It is partially covered with horizontal wood siding and has wide corner boards. There is a door of vertical boards centered on the south side. Also north of the house is a one-by-one-bay gable roof frame shed with board and batten siding and a seriously deteriorated roof. Northeast of the house is a large one story gable roof three-by-two-bay barn that has been converted to a garage. The roof is covered with corrugated metal, the building sided with horizontal siding; and there is a shed roof east side addition.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

Survey No. PG 83-16

Section 8 Page 2

- 4 Interview with Adelaide Manning Ferrel, August 1986.
- 5 Ibid.
- 6 Land Records, 345:485 and 1154:68.

Chain of Title

J. R. Lee Manning House
P.G. #83-16

4779:781
21 June 1977
Deed
Mark and Diane Boyer purchase Lots 30 and 32 from Mrs. Clois Butler. Lot 30 conveyed February 15, 1955, 1828:121. Lot 32 conveyed February 14, 1955, 1828:123.

1828:121
15 Feb 1955
Deed
Frank and Clois Butler buy Lots 30 and 32 from Lena R. Hackney (formerly Lena Carrick) and James C. Hackney.

1256:330
30 Aug 1950
Deed
Lena Carrick buys Lot 30 from Mr. and Mrs. Francis W. Hill, Jr.

Plat 17:39
1950
Francis W. Hill, Jr. subdivides 68.07 acre tract into lots, including Lot 30 (2.07 acres).

1154:68
6 Sept 1949
Deed
Mr. and Mrs. Frances W. Hill, Jr. buy 163 acre farm from Ms. Eleanor Manning.

345:489
30 Oct 1930
Deed
Eleanor and Julia Manning (173 acres) from Rosalie Manning. "The home place of the late R. Lee Manning ..."

345:485
3 Oct 1930
Deed
Rosalie Manning from her mother, Mrs. Julia Manning, the deed to the "home place of the late J. R. Lee Manning."

Ad #3960
27 Jul 1926
GPH 1
Will of J. R. Lee Manning (died 1926) lists a 195-acre farm in Prince George's County.

JWB 39:160
1897
Deed
J. R. Lee Manning, 14-acre tract from Mrs. Ceanna Jones. The tract "lying and being between the farm now owned by said Manning and the public road."

22 Sept 1896
Ad. #1609
Ad. #1610
Wills
J. R. Lee Manning inherits tract of land called "Bowling's" (176 acres), from parents, Lizzie and John Manning.

- 2 -

JWB 27:432 Margaret J. Jones buys two lots totaling 14 acres from
19 Dec 1893 Thomas Underwood and his wife Anna (Mrs. Jones' daughter).
Deed

JWB 1:43 Thomas Underwood buys 2-acre lot for \$300 from his brother-
15 June 1882 in-law, James S. Jones and Ceanna Jones, his wife. "That
Deed parcel of land with all the improvements lying north of the
road leading from Accokeek Church to the Cross Roads, a
detached portion of the farm called by the name of
Oakwood".

HB 11:191 James Jones, a 2-acre lot from Mrs. Catherine J. Clagett.
26 Nov 1875
Deed

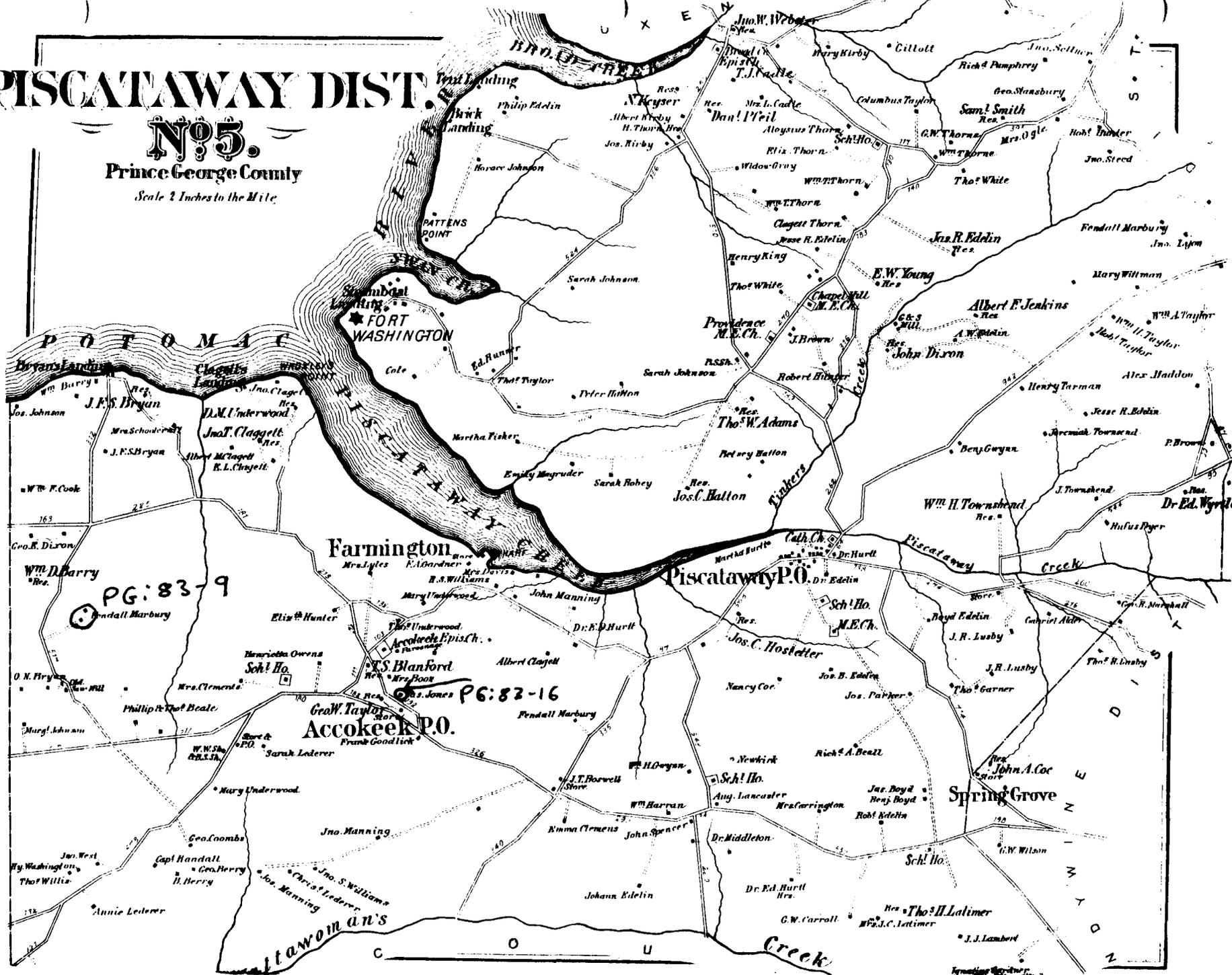
HB 10:506 Mrs. Catherine J. Clagett, two farms for \$225.00 from her
5 July 1875 sister, Harriet Beans. The tracts were "Hard Bargan Farm"
Deed on the Potomac River, and "Oak Wood Farm," "adjoining ...
on the south the lands of John Manning ... containing 175
acres."

PISCATAWAY DIST.

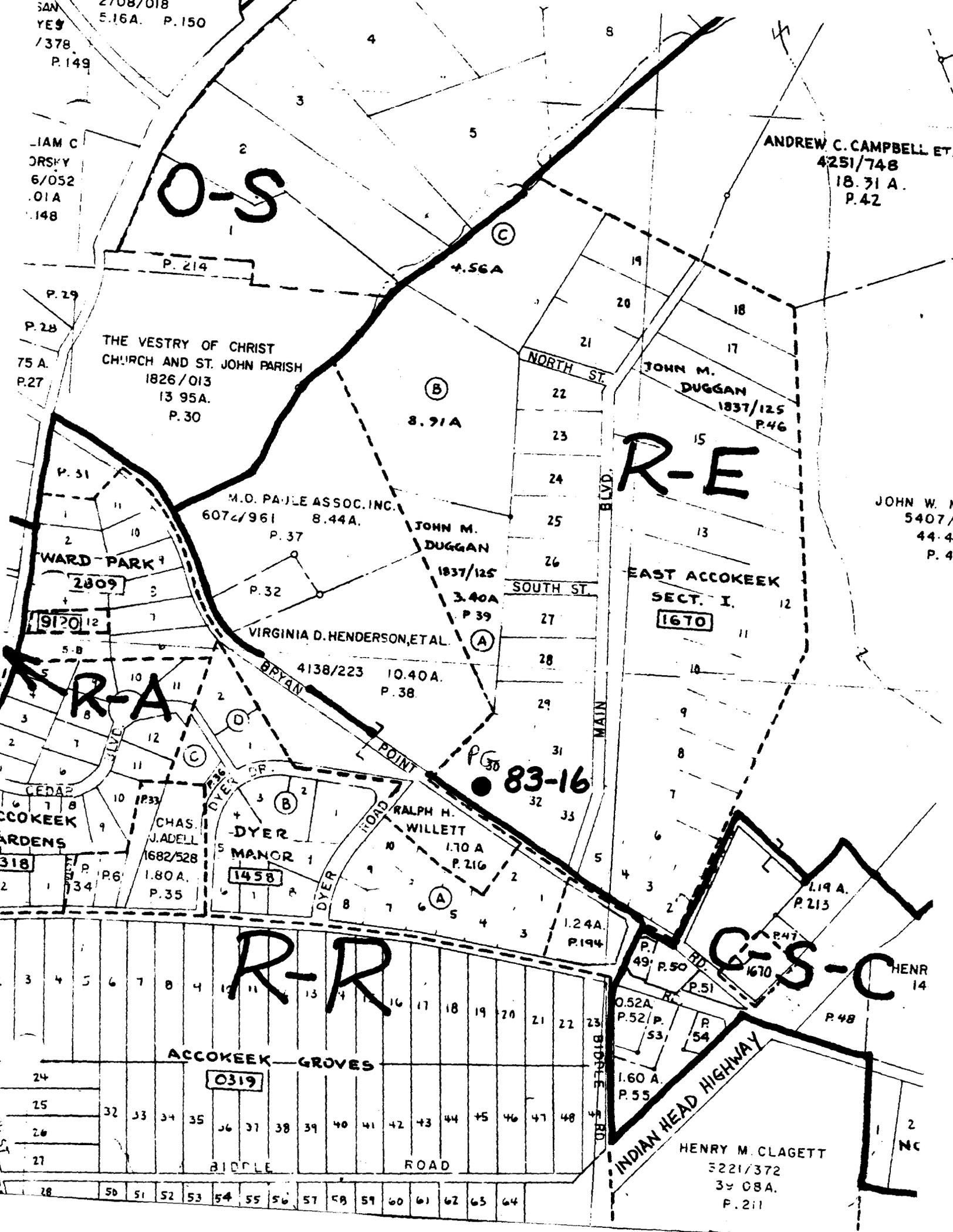
No. 5.

Prince George County

Scale 2 Inches to the Mile



PG: 83-16



O-S

R-E

R-A

R-R

G-S-C

THE VESTRY OF CHRIST
CHURCH AND ST. JOHN PARISH
1826/013
13 95A.
P. 30

M.D. PAULE ASSOC. INC.
6072/961 8.44A.
P. 37

JOHN M. DUGGAN
1837/125
3.40A
P. 39

VIRGINIA D. HENDERSON, ETAL.
4138/223 10.40A.
P. 38

CHAS. J. ADELL
1682/528
1.80A.
P. 35

DYER MANOR
1458

RALPH H. WILLETT
1.70 A
P. 216

EAST ACCOKEEK
SECT. I.
1670

HENRY M. CLAGETT
5221/372
39 08A.
P. 211

ANDREW C. CAMPBELL ET
4251/748
18.31 A.
P. 42

JOHN W. M
5407/
44.4
P. 4

83-16

2708/018
E.16A. P.150
/378
P.149

LIAM C
DRSKY
6/052
.01A
.148

P. 29
P. 28
75 A.
P. 27

WARD PARK
2809
1920

ACCOKEEK
GARDENS
318

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
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ACCOKEEK GROVES

0319

BIDDLE ROAD

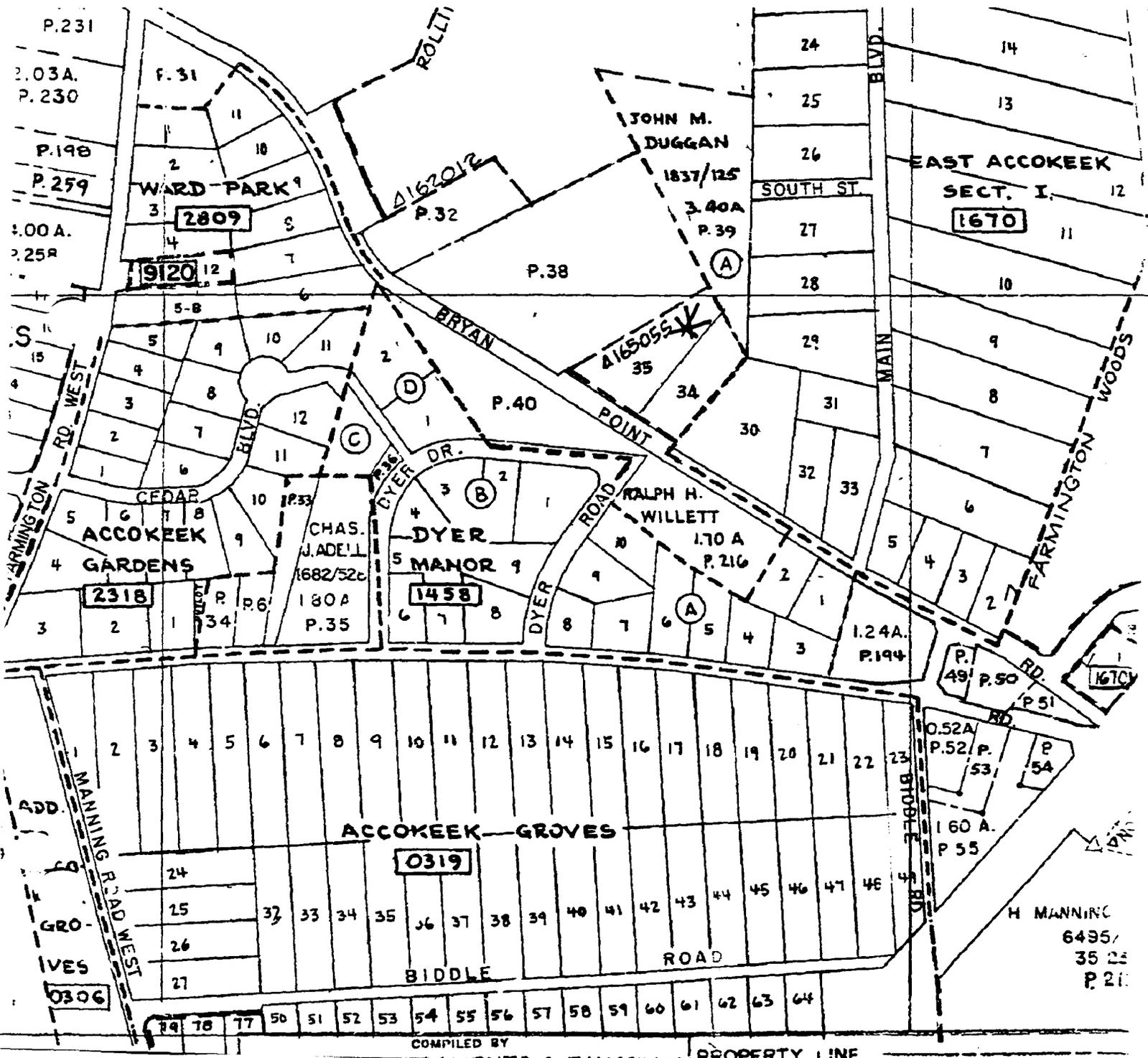
INDIAN HEAD HIGHWAY

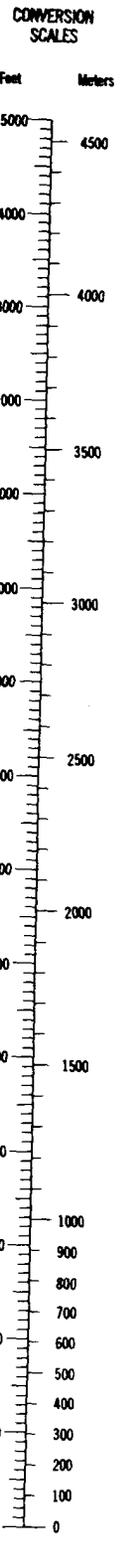
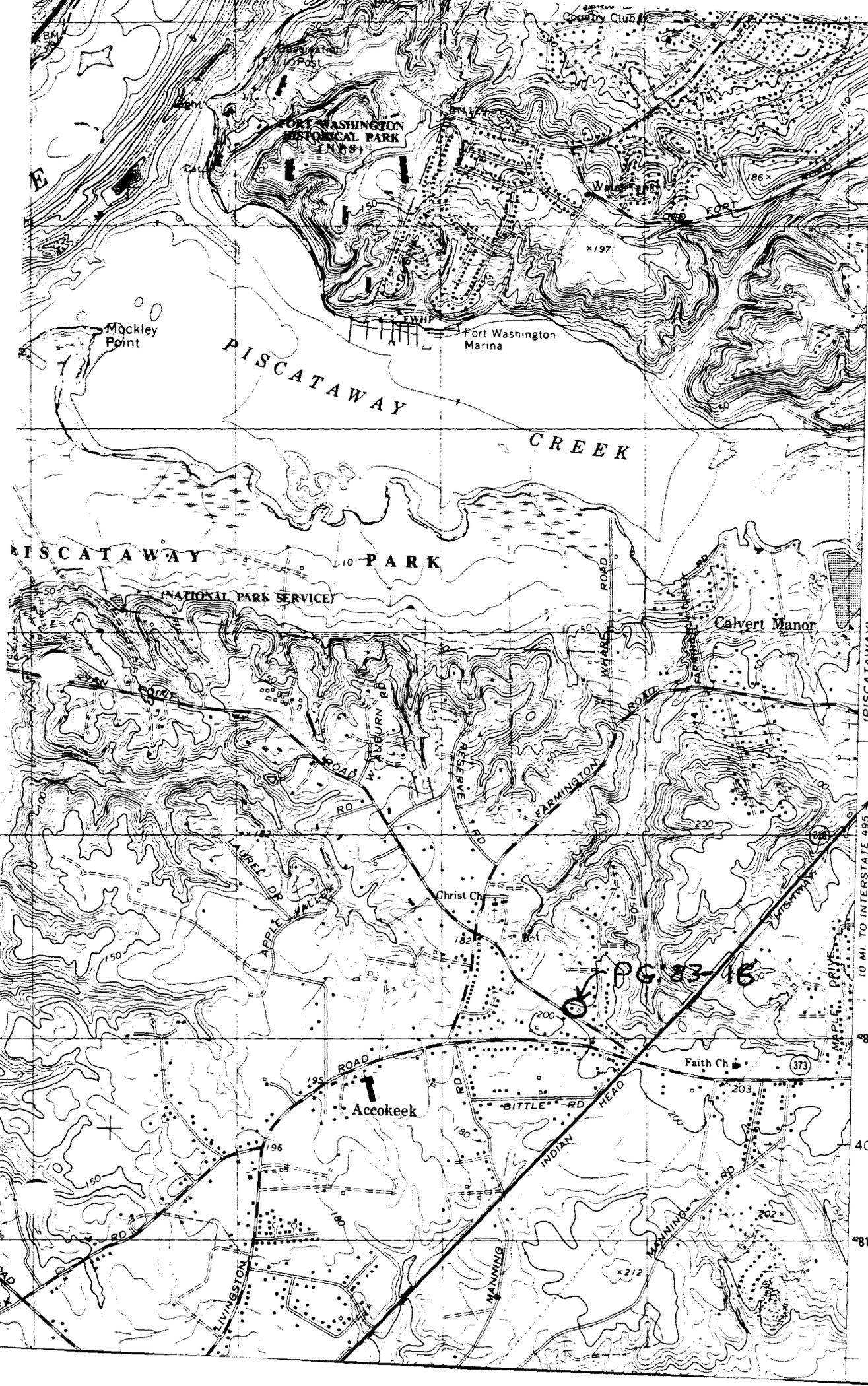
NORTH ST.
SOUTH ST.
MAIN BLVD.

BRYAN ROAD
POINT

DYER ROAD

BIDDLE RD





Feet	Meter
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters multiply by .3048
 To convert meters to feet multiply by 3.280





P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
North elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
East elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
West elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G.#83-16

J.R. Lee Manning House
Prince George's County, MD
Marina King
February 1986
Meat house, north
Neg: Md. Hist. Trust, Annapolis, MD



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
South elevation
Neg: Md. Hist. Trust, Annapolis, MD.