

DEC 18 2015

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# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Plantation Plenty (Boundary Increase and Additional Documentation)

Other names/site number: Manchester, Isaac and Phebe Farm;  
Manchester, Asa and Martha Jane Farm

Name of related multiple property listing:

"Historic Agricultural Resources of Pennsylvania, ca.1700-1960"

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 52 Manchester Lane

City or town: Independence Township State: PA County: Washington

Not For Publication:  N/A

Vicinity:  N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria:

X A     B X C     D

	12/4/2015
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>Pennsylvania Historical &amp; Museum Commission</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	
In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain:)

*per Edson H. Beall*  
Signature of the Keeper

*2.2.16*  
Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:   
Public – Local   
Public – State   
Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)   
District   
Site   
Structure   
Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>9</u>	<u>5</u>	buildings
<u>2</u>	<u>          </u>	sites
<u>1</u>	<u>6</u>	structures
<u>          </u>	<u>          </u>	objects
<u>12</u>	<u>11</u>	Total

Number of contributing resources previously listed in the National Register 6

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
AGRICULTURE/SUBSISTENCE: animal facility  
AGRICULTURE/SUBSISTENCE: processing  
AGRICULTURE/SUBSISTENCE: storage  
AGRICULTURE/SUBSISTENCE: agricultural outbuilding  
AGRICULTURE/SUBSISTENCE: agricultural field

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
AGRICULTURE/SUBSISTENCE: animal facility  
AGRICULTURE/SUBSISTENCE: processing  
AGRICULTURE/SUBSISTENCE: storage  
AGRICULTURE/SUBSISTENCE: agricultural outbuilding  
AGRICULTURE/SUBSISTENCE: agricultural field

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Georgian

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Sandstone, BRICK, WOOD, Shingle

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

Plantation Plenty, in Independence Township, Washington County, Pennsylvania, is a farm of 402 acres, a unified landscape first established at the end of the eighteenth century. The acreage was cleared and developed into working fields at an aggressive rate, and the core buildings were largely developed by the 1820s. The original farmstead contains an unusually well-integrated, machine-like complex, that reflects farm production in the way the buildings and adjoining exterior spaces relate to one another, with the oldest buildings organized around stone walls defining a court-style barnyard. All seven aspects of integrity are well represented here as very few changes have been made to the building materials, interior features, or the aggregate design. Because it remained among the county's most productive farms for two centuries, there was some evolution over time, both before and after the end of the Period of Significance, but care was taken not to remove or alter the design characteristics of the earlier eras. After being purchased by the Manchesters (1797-1798), the farm was operated by three generations of the same family until the 1960s. The Period of Significance begins with the 1773 land patent and extends to 1964 when a fourth generation took ownership. What sets this farm apart is that a). almost all the acreage reflects the historic agricultural activities and remains associated with the farm and b). most of the well-developed nineteenth century complex at the core remains intact, down to the smallest details, including several unusual innovations. The architecturally distinguished Isaac Manchester House, the property's centerpiece, was listed in 1975 in a nomination that specifically names five other buildings but gives no explicit boundaries. The present nomination provides additional information about those six buildings, notably the agricultural features (including those inside the house), and it adds 23 other resources organized in three farmsteads, plus the 402 acres of surrounding land. The total landscape also includes many uncounted resources that are essential to the design and to the story of productive farming here. The facilities that remain in place reflect the farm's recognized role as a leader in this county and in the greater region across time.

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## Narrative Description

### *Introduction*

Plantation Plenty is the farm of Isaac and Phebe Manchester and their descendants.<sup>1</sup> Settled in 1773, purchased by the Manchesters in 1797-1798, well-developed by the 1820s, and consistently a regional leader in agriculture across two centuries, it contains significant evidence of historic farm design and agricultural productivity. The 23 counted resources included in the present nomination are buildings, structures, and one site organized in three historic farmsteads that are distinct but in view of one another. While the built resources are arranged in clearly functional relationships, with well-defined exterior work spaces outside each building, the uncounted resources also include land features beyond the farmsteads and extending out to the proposed boundaries. Each of the farmsteads is in the setting of open fields, a large, central wet meadow, woodlots, and other uncounted landscape features comprising the majority of the acreage. These uncounted features, differing greatly in size and scale, are as important to the property's agricultural significance as the counted ones. They include land resources that varied by topography and/or use, such as different types of fields, waterways and other water features that served the farm in various ways, places where stands of trees served differing purposes, and other land uses that reflect historic farming practices as the property evolved across two centuries. Both the land patterns and the built components of the farm were developed through a long series of adjustments made to improve the design and productivity during the same two centuries.

### *Resource Count*

The present nomination adds nearly 400 acres of land and many uncounted landscape features in addition to the counted resources (figure # 1 and photos #1-3, 5, 18-19, 25-26, 34-46) to an already listed core area. The 402-acre property contains a total of 29 resources, six of which (the Isaac Manchester House, the main barn, the spring house, the distillery, the granary, and the workshop) are already listed in the National Register [1975, NR#75001673]. The narrative that follows includes additional information about those resources, but specifically addresses the 23 resources not previously assessed (or mentioned) when the Manchester farmstead was listed. The 23 resources being added at this time include nine (9) contributing buildings, two (2) contributing structures, and one (1) contributing site, as well as five (5) non-contributing buildings and six (6) non-contributing structures, as described below. Although the fields, fence lines, woodlots, water features, and other landscape elements are not counted, they are of at least equal importance in conveying the actual agricultural activities of a farm well known as a leader and model. As resources, they represent strong production numbers in census records and other documents (Criterion A), and are essential in supporting the farm layout aspect of this property's Criterion C significance.

### *The Already-Listed Isaac Manchester House and Original Farmstead as Centerpiece*

The aesthetic centerpiece of the entire property is the Isaac Manchester House (photos #4-24, 26-34, 46-56), part of the "Original Farmstead" (or "Main Farmstead") near the center of the 402-acre tract. The 1975 nomination describes and discusses the house and five of the oldest outbuildings neighboring it, mentioning them by name. The area occupied by previously listed resources, all constructed in the time of Isaac Manchester who died in 1851, consists of at least two acres.<sup>2</sup> The 1975 nomination is not explicit in stating what the boundaries are or exactly how many acres are included, and it does not discuss the other buildings on the farm, even those falling between the

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<sup>1</sup> Naming this farm for an individual or couple in the Manchester family is difficult. It has remained in the same family from 1797 to the present. In that time, it passed through only five or six generations of Manchester family members. The ownership passed from Isaac and Phebe to their youngest son, Asa, and his wife Martha Jane McClane Manchester. From them, it passed to Asa and Martha Jane's children particularly four unmarried daughters. Alice Manchester, the youngest of Asa's daughters, appears to have played a major role in preserving this farm until her death in 1960. From her, it passed to two nephews, particularly Eugene G. Painter who started to work on the farm in 1923, came to own it in 1965, and lived there until 2001. Like his aunt, Alice Manchester, Eugene Painter did a great deal to preserve this farm across nearly a century. It was sold to a cousin, another descendant of Isaac Manchester more recently. It has, however, been widely recognized by the name Plantation Plenty for a long time, taking the word "Plenty" from the original land patent.

<sup>2</sup> Although the acreage is discussed explicitly, the area of the names buildings also corresponds very closely to the boundaries of a 5-acre area reserved (not sold) when the coal rights were sold in 1918.

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named ones (all the unmentioned buildings in the Original Farmstead area were in place by the time the 1975 nomination was prepared, as were most of the current buildings across the entire property). Additionally, as complements to the listed resources, the land and the contributing resources being added at this time are relevant to and reflective of the property's significance. In addition to significance in the Area of Agriculture, the resources (both those already listed and the contributing resources being added) also strongly reflect Architectural significance through functional design adopted to accommodate and improve agricultural activities and ultimately productivity.

*Counted Resources and the Three Farmsteads in Summary*

The built resources are clustered in the three farmsteads, although some that are counted as part of a given farmstead are found as much as 400-500 feet from the rest of the cluster. The six (6) resources already listed<sup>3</sup> are part of the "Original Farmstead" which contains a total of 11 counted resources (plus the six buildings already listed), mostly organized around a large, sunken, courtyard-style barnyard (photos #3-6, 8-9, 13, 15, 18, 26-28, 34, 46-47, 56). The second farmstead, known as the "Perrin Farmstead," dates from ca.1861 when the current house first appears on maps (figure #2, photos #41-41). The Perrin House is now in a state of collapse and is the only counted resource here. The third farmstead, known as the "Tenant Farmer Farmstead," was added in 1918 to provide a home for a tenant who was also the farm manager, retained by the Manchester family (figure #3, photos #42-45). The farm's most recent (post 1972) non-contributing resources are clustered around it.

*Open Land and Uncounted Resources Described in Terms of their Importance in Generating the Built Resources*

More than just a collection of buildings, the property's agricultural story is clearly apparent in the field patterns and functional relationships that generated the built resources. In most areas, the land and buildings retain an unusually high degree of integrity of the characteristics that connect the land functionally to the buildings, from the core area of the original farmstead out to the property's present boundaries. The contributing built resources not only retain integrity in exterior form, but they also include built-in design features and other interior components such as machinery, tools and furnishings, and intact relationships to adjoining outdoor spaces. Most are also unusually well documented in the family archives at the house. They reflect the uses of the fields and other land around them. Beyond the core areas of the three farmsteads, the field patterns, large wet meadow, and rotated pastures, as well as streams, some tree lines, and some fence lines remain essentially intact and often reflect specific activities (though the land uses have also changed over time and most of the land is now in hay or pasture). The characteristics of importance in assessing the integrity of all areas of the farm for this nomination are those that point to how they were used in agriculture up to 1964. Newer buildings were added near the Original Farmstead and Tenant Farmer Farmstead between 1965 and 2012, but they do not interfere with the coherence of the resource as a whole.<sup>4</sup>

*The Topography of the Resource as a Whole*

Plantation Plenty consists of 402 acres, most of which occupy a large, generally bowl-shaped land form (photos #1-3, 35, 41-43, 56), the upper watershed of several minor branches of Haynan Creek. The bowl-shaped form is wider and less deep than many other farms around it, more like a giant salad bowl or dish than the others. At its center, it has more gentle terrain, which is still rippled by the streams flowing through it. The waterways create an unusually large wet meadow, shaped like an immense letter "Y," with gently sloped and expansive hilltop areas between the branches of the "Y." The hilltops are well-drained but level enough for grazing cattle, suitable for raising hay, and dry enough and stable enough to serve as rickyard acreage for very large haystacks. These rippled central areas are divided by a center line of trees, a remnant of a time when the property operated as two farms (the title to the other half being transferred twice to a business associate and/or a relative), as explained further in Section 8. The central acreage is surrounded by slightly steeper land that was organized into large rectangular crop fields and sheep pastures. The rectangular crop fields are in the area southwest of the original farmstead, between it and the main roads. They slope up from the original farmstead and from the sheep barn. The crops were likely raised on the sloped land near the sheep barn and not far from the main barn, because they would have been rotated as pasture for sheep (areas where sheep were "folded"), as a way to clean up stubble and weeds and distribute manure between crop plantings. As part of managing the sheep, land that is very well drained was selected, on sloped hillsides that are the natural habitat of sheep. This land was sloped in such a way as to be in view of the house and original

<sup>3</sup> All are contributing, in nature, to that nomination. However, the word "contributing" was not used at that time.

<sup>4</sup> As discussed elsewhere, the property's significance and integrity, as assessed by historians and architectural historians in county and region contexts, appears in print in sources from 1823, 1873, 1882, 1912, 1939, 1992 etc.

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farmstead in order to watch the sheep and guard against predation. On the southeast side of the tree line, the land is steep again, forming the other side of bowl-shaped form. Here, the topography is a little more rugged. This was initially the woodlot for a sawmill operation, and it later became pasture as the farms flocks grew in the 1860s-1870s to approximately the sheep farming capacity of the acreage. In the 1860s, a second house was built with all its windows facing toward the natural sheep pasture areas on this side of the main barn and tree line.

This is the kind of bowl-shaped topography discussed in historical sources<sup>5</sup> on how boundaries were initially selected for the first land patents in this immediate area and throughout the Appalachian Region, across several states. The topography continues to provide the unified feeling of one uninterrupted agricultural system including more-steeply sloped land surrounding gently sloped central acreage that adjoins the buildings. Most of the boundaries follow ridges and are visually marked by very old tree lines and woodlots that give a sense of the limits of the farm as seen in long views across open fields (photos #1-3, 18, 34-35, 41-42, 47, 56). The views and land patterns are not only aesthetic, but offer a clear picture of the functional organization of a sheep, grain, and cattle farm, laid out to maximize the use of both land and buildings. The land patterns retain features reflecting the mix of animals pastured in various areas on the farm as well as the crops the fields produced. Certain fields were suitable for pasturing cattle or raising hay, while others (e.g., near the sheep barn) had enough slope to be more appropriate for sheep pasture in rotation with grain (see foreground of photos #1-3, and areas in distance at right in photos #34-35 56). The most level land at the center is marked by gentle valleys that follow the converging lines of the smaller streams (photo #41-42). At the core of the property, the alluvial plains of these streams come together to form the large "Y-shaped" wet-meadow (photos #26-26, 35, 56). The meadow would have been the farm's original hay source and one of the most important features driving the initial layout and scale of the farm in the earliest decades after settlement. The oldest buildings remain clustered near it. A large open upland area around the meadow, though rolling, has some nearly level expanses of land suitable to serve as pasture for a sizable herd of cattle by local nineteenth century standards (photos #41-42). The gently sloped land within the core area but above the meadow includes a very large barnyard at the lower side of the barn (photo #27, 34, 56), as well as space outside the upper side of the barn for the expansive rickyard (open yard for large haystacks) (photos #19, 25, and, in distance on right, in photo #26). These areas are surrounded by steeper land (the sides of the bowl). The steeper "bowl-side" areas southwest of the original farmstead remains organized into large rectangular fields, in view of the house, historically rotated as crop fields and sheep pastures (photos #1-3). Some of the fence lines appear to date from at least the mid-nineteenth century, although the lines are now all modern electric fences, in some cases modified to allow curves that were needed when contour plowing was introduced. Rt. 841 passes east-west by along the farm's southern boundary, and Rt.231 passes north-south by along the western edge.

#### *The Center Tree Line and the Two Historic Halves of the Farm*

A northwest-to-southeast fence line marked by a line of trees, roughly parallel to some segments of Rt. 231, divides the 402-acre tract into two nearly equal areas that operated as separate farms in some generations (see figure #1 and photo #41). The tree line cuts through some of most gently sloped cattle grazing land at the farm's center, leaving most of this land in the southwestern half of the larger property, between the tree line and the original farmstead's main barn. The area southwest of the tree line, 166 acres, is the front half of the farm, abutting the two major roads from which views open up across the entire tract. The land in the northeastern half, almost as visible from the roads and core buildings, forms the backdrop. It is more rugged and less regular and has historically been the back half of the farm. Although it was separately owned (initially by other family members and/or business associates) for two periods of 50-55 years each, it is clearly part of the larger landscape, accessed only by crossing through the southwestern acreage. Most of it remains part of a unified land form in views seen upon entering the property and from various points in the original farmstead. The ca.1861 house on this acreage (Perrin House, now collapsing; photo #40) was built by the Manchester family and was designed to maximize views back toward the original farmstead to watch the fields in between in order to keep an eye on sheep and other livestock (photo #41 and photo log description).

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<sup>5</sup> See Joseph Doddridge, *Notes on the Settlement and Indian Wars*, 1824, reprinted 1876 and 1912, pages 84-85 (page numbers from the 1912 edition), and the discussion on the relevance of this source in the Section 8 Statement of Significance.

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*The Three Farmsteads and Their Parts*

The buildings are arranged in three farmsteads (see “**Counted Resources**” section below for complete lists of contributing and non-contributing resources of each farmstead). **(1.)** The Original Farmstead (already listed) (photos #3-39, 46-56), always the main farmstead location from the beginning, is near the center of the southwestern half of the larger tract, overlooking the meadow (see figures #1-2, photos #26, 29, 34-35, 56). Situated slightly northeast of the center of the southwestern half of the larger farm, this location places the main barn (already listed) closer to the tree line and thus also adjoining the gentle cattle pasture land that straddles the line at the geographic center of the 402-acre tract (see figure #1). This farmstead is dominated by the Isaac Manchester House and the buildings near it that are clustered around a courtyard-style sunken barnyard between the house and the Main Barn (see figure #2). The barnyard contains nearly an acre (when the building footprints of seven outbuildings are included) and is defined not only by buildings, but by ashlar retaining walls (photos #9-10, 13, 27) and dry-laid fieldstone fences (photos #5-6, 29, 34). This is the part of the farm that has been listed in the National Register since 1975 (although the nomination only explicitly names six of this farmstead’s oldest resources — the house and five of the outbuildings). At the northeast side of this farmstead, other generally less permanent buildings were added between 1965 and the 1970s, as discussed below. At the outer edges of this farmstead are three closely related historic resources that were not named in the previous nomination: to the southeast, a large 1818 sheep barn (contributing) (photos #34-39, 53, 56), and near it, a burial crypt (contributing) first used in 1805, and to the northwest, a hilltop field barn (contributing) built in 1920. **(2.)** The second farmstead, the Perrin Farmstead, centered on a ca.1861 house (the Perrin House, contributing, now partly in ruins), appears at the northeastern edge of the larger farm (figures 1-2 and photos #40-41). The Perrin House has windows mainly on one side, looking back across the bowl-shaped land form of the overall 402-acre tract. One or two small frame buildings (a stable and a springhouse) once stood next to it, but they have been reduced to unrecognizable ruins, further blocked by thick vegetation, and are not counted in the resource count. **(3.)** The third farmstead, the Tenant Farmer Farmstead, added ca.1918 for a farm manager/tenant, straddles the line between the two halves of the farm, at the northwest end of the tree line (figures #1 & 4, photos #42-45). It is nestled in an area almost out of the view of most of the older historic buildings. Two outbuildings (a small contributing barn and a contributing combined chicken coop/privy) are contemporary with the tenant farmer house (contributing) (photos #44-45). A modern milking parlor barn (non-contributing) was added near this farmstead in the 1970s. Next to the milking parlor barn, a large loafing shed (non-contributing) was added in 2008, and more recently, a calf barn (non-contributing) has been erected next to it (photo #42).

*Farmstead # 1: Manchester Farmstead*

The Original Farmstead (or Manchester Farmstead) is organized with the Isaac Manchester House (already listed) (built 1800-1815, with the interior finished in the 1820s) as its focal point (photos #3-8, 15, 18, 26, 46-56), although the layout gives similar emphasis to the main barn and the sunken barnyard with buildings organized on three sides around it (photos #3-6, 8-9, 13, 15, 18-19, 26-27, 34, 56). While the present nomination covers the landscape and all the remaining visible buildings and structures in all three farmsteads and across the 402 acres, the 1975 nomination focuses mainly on the house and five nearby buildings. The boundary of the already listed area is apparently intended to comprise 2-5 acres of land to encompass the key historic buildings near the house. This suggests an area smaller than the Original Farmstead, although the acreage and boundaries are not stated explicitly. While the house is described in some detail and remains unchanged since then, not all of the buildings were included and the descriptions tend to be short. The 1975 nomination explicitly discusses five agricultural buildings that abut the barnyard, skipping over some buildings and other resources that were apparently not regarded as important. The descriptions lack key details, such as the framing, style, and other characteristics of the farm’s main barn (the 1803 bank barn) (already listed). The descriptive material presented in the prior nomination does not explain the way the landscape features and the buildings functioned in relation to one another, or in relation to the larger landscape of the property in the processes of agricultural production. A few minor items should be corrected because they relate to the larger design of the farm. For instance, the 1975 nomination says the walls of the house are common bond. In fact, two adjoining walls are Flemish bond, and two are common bond (photos #6-7, 46). Although the house looks strikingly consistent and symmetrical from a distance, Flemish bond was used on the two elevations that form the south corner (front wall and one side wall), which were the two walls of the house seen first and most intimately by visitors coming up the original driveway past the distillery and springhouse (photos #5-7). Therefore, the brick pattern is as much an indication of the design of landscape-related relationships within the ensemble as it is of the architectural or aesthetic design of a single building.

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In addition to the main house, the other buildings already listed in the 1975 nomination include the 1773 distillery building (photos #6, 8-9, 26), the 1815 combined springhouse/carriage house (photos #4, 6, 8-14), the 1810 granary building, the 1800 tool shed (called a workshop in the prior nomination), and the 1803 banked barn. The 1975 nomination leaves out other resources located between these buildings. The other built or counted resources in the barnyard area include a contributing ca.1940 gable-roofed concrete block milk house, a contributing ca.1920 silo, and a contributing concrete block hog (/calf) pen. In the rickyard area, above the barn, a large, non-contributing, gable-roofed wood frame building was added as a workshop (a place to repair equipment) in 1965 (photo #25), and next to it are two non-contributing corn cribs (a rectangular 1973 drive-through corncrib with unfinished wood studs and wire in place of side walls, and a 1975 round wire corn crib) (photos #19, 25-26). In the garden area in front of the house is the stone left in place from an early date to indicate the location of one corner of the prior log house also known as Teeter's Fort; it is counted as a contributing site. Behind the house is a long, one-story, contributing, gable-roofed frame wood shed, built ca.1900, that also served as a coal storage area and gardener's shed (photos #7, 15 & 46). Uphill from it is a contributing gable-roofed, two-car brick garage added about 1925. On a hilltop above the garage is a modest-sized contributing field barn built in 1920. Part of the field barn's purpose, as discussed in family records, was to collect water for use at the house. Several hundred feet below the barnyard are two other contributing resources: the 1818 sheep barn (photos #29, 34-39, 47, 52-53, 56), designed to be in view of the house, and near it is the 1805 burial crypt. All of these went without mention in the 1975 nomination.

#### *Farmstead # 2: The Perrin Farmstead*

The Perrin Farmstead (figure #3) is believed to have been developed about 1861, after the Manchesters purchased back this half of the original tract. The property apparently contained a residence at an earlier date as well as a sawmill, but no trace of these is known to remain. The Perrin House (contributing) was placed on a ridge at the edge of the larger farm, with all its windows looking back at the original farmstead (photos #40-41). This suggests that it was designed to allow the residents to watch livestock (such as sheep) at times when they were vulnerable to predation, apparently because they could not be seen from the original farmstead because the view was blocked by the main barn and other buildings. Thus, even in a collapsing state, in a thicket overgrown with woods and brush, it is visually and functionally related and contributes to the unified appearance of the landscape. The house was built as a five-bay, two story brick residence with a center stairway and a very simple floor plan, all crowned by a relatively simple hipped roof clad in slate. About a third of it has collapsed in recent years. This farmstead once included a shed or stable and a springhouse of some kind, but only a few fragments of these buildings remain in a thickly overgrown area behind the house.

#### *Farmstead # 3: The Tenant Farmstead*

The Tenant Farmstead (figure #4 and photos #42-45) was added beginning in 1918 to provide a residence for a farm manager when the main house was occupied by the four spinster sisters who had inherited it in 1896. It was designed to be visually out-of-the-way so as not to conflict with the Original Farmstead. The tenant farmer house (photos #42-44) is a contributing frame bungalow with a gambrel roof, altered siding, recent replacement windows, and several small additions, including porches constructed with modern materials. Next to this house is a small contributing gable-roofed frame building built as a combined chicken coop and privy (center building in photo# 44). Next to it is a small contributing frame barn or stable, one-and-a-half stories tall, with a gable roof (left edge of photos #44 and 45). It has an upper level hay loft that is not quite a full story in height. These three buildings were built in 1918 and both outbuildings remain relatively intact despite their declining condition. Although the house has been altered in various ways, and although minor alterations have been made to the two 1918 outbuildings, the ensemble of three buildings still retains enough integrity to reflect its time of construction, purposes, and relative importance as a secondary farmstead for a tenant farmer. Just northwest of the 1918 buildings is a non-contributing pole barn (mainly a roof canopy with minimal sides) built in 1985 to shelter tractors. Just below the tenant farmer house is a large non-contributing 1972 gable-roofed milking parlor barn constructed of glazed tile and similar modern materials (photos #42-43). It has two non-contributing concrete silos appended to it, and next to it, on the uphill side, are two freestanding non-contributing metal grain hoppers. South of the milking parlor barn, a large non-contributing loafing shed was built in 2008 (see photo #42). This building has a gable roof and is supported on square wood columns over a concrete pad that serves as the floor. It was built to shelter cows without confining them (eliminating contact with walls where bacteria can accumulate), and its design also helps in managing manure

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(making it easier to move the manure to special areas for composting for future use as fertilizer). Next to it, a smaller non-contributing shed of a similar design was built in 2012 to shelter calves.

***Agricultural Landscape (Uncounted Resources)***

*Topography, Layout, and Functions of Water Features, Meadow, Fields, Woods, etc.*

For the purposes of this nomination, the Plantation Plenty property is primarily an agricultural landscape containing buildings and structures, all of which are functionally related to the land and to one another. The fields and buildings are laid out to serve agricultural purposes, including views to watch pastures from various vantage points. The property is very attractive overall, suggesting that some aesthetic factors were taken into consideration as the farm was laid out and evolved. The buildings are arranged in most cases around room-like exterior spaces that reflect the farm functions as much as the adjoining enclosed spaces do (i.e., as much as those found “under roof,” though the built resources may seem more tangible evidence). For instance, the barn is oriented to the large sunken barnyard (photos #5, 9, 26-27, 34, 47, 56) on the lower or southwest side and to a rickyard area (photos #19, 25-26) on the upper (northeast) side. The rickyard is large enough to hold more hay in large exterior stacks (or “ricks”) than what would have fit in the interior hay mows (both the interior and exterior storage areas for hay were used at the time, as mentioned in the 1874 report from the Visiting Committee). The barnyard is a continuation of the stable space. These spaces, in turn, relate to much larger exterior areas, such as the meadow, open areas that were ideal for pasturing cattle, and various fields where hay was raised or to which the manure was redistributed as fertilizer.

*The Natural Land Form and Stream Patterns as the Land Was Claimed*

The land began as a giant bowl-shaped wooded area, the uppermost portion of the watershed of several minor western branches of a small stream, Haynan Creek, which feeds into Cross Creek. In flowing into Haynan Creek and then Cross Creek, the streams form a spiral. Cross Creek itself lies in a deep, generally east-to-west-flowing valley north of the farm. The streams on this farm begin with about eight springs distributed at different locations around the 402-acre tract. They flow together to the southeast and east. Beyond the farm boundary, they join Haynan Creek, a north-flowing tributary of the larger stream (Cross Creek). Completing a counterclockwise half-circle sweep down to the valley, Haynan Creek meets the main branch of Cross Creek northeast of the farm. Cross Creek flows west a little over a mile north of the property boundary, ultimately meeting the Ohio River nine miles west/northwest of here. The farm started as part of a larger farm settlement in this watershed. Within the nominated boundary, the largest waterway flows southeast from the area around the Isaac Manchester house and then east to the eastern property line. Several smaller branches join this main branch at various points near the line. Two minor branches flow northeast, one from the property’s southwest corner and another from the central part of the southern boundary. Another branch flows southeast (almost due south) from just east of the center of the property. In the nineteenth century, it formed the basis of the second farmstead (the Perrin farmstead), where there is evidence of a springhouse which has long since been abandoned near the now-collapsing Perrin House.

*Streams and Topography Incorporated into the Layout from the Beginning*

There is adequate evidence that these streams, and the bowl-shaped land-form they create, were taken into consideration in laying out the first farmstead buildings and in the subsequent evolution of the landscape. The streams are shown on the 1824 facsimile of the 1786 survey of the property (see figure 14).<sup>6</sup> The house site selected by the property’s first owner about 1773 was an area approximately centered in the southwestern half of the larger tract between two springs. The less important of the two springs nearest the house currently feeds a modern pond, about one acre in area (see photo #4), created in the 1940s (previously a crop fields). The other spring, located a short distance northeast of the pond, is sheltered within the springhouse that Isaac Manchester built in 1800-1815 (see photos #6, 8-13). Just below the 1800-1815 springhouse is the distillery, an older building that resembles a springhouse in form, constructed a quarter century before the springhouse, reportedly in 1773 by Samuel Teeter.

While the older, partially banked building (distillery) is clearly related to a stream emanating from the spring, Isaac Manchester took advantage of the abrupt slope of the terrain above this in building the fully banked springhouse overlooking the distillery (photos #6, 8-9, 26), capturing the spring at its source. A nearly level area northwest of

<sup>6</sup> The 1824 facsimile was issued in December 1824 by Gabriel Hiester, then surveyor General of Pennsylvania. It shows an area slightly over 388 acres. The family archives also contain an 1814 survey with almost the same boundary, with an annotation stating that the total area was then calculated (whether correctly or not) at 379 acres.

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these buildings was originally the site of the eighteenth century fort (a facility sited for strategic views) (photos #4-8), and then in 1800-1818, the current main house was built just behind the location of the log house part of the fort. Upon completion of the house, the log fort building in front of it was removed. Both locations were undoubtedly selected because this was the farm's most important source of fresh water for domestic and farm production use.

Other landscape characteristics arising from the pattern of the streams drive the layout of the surrounding fields and original farmstead buildings as well as the location of the second (now abandoned) farmstead on the property, at the Perrin House (photo #40). For instance, the barn was placed in close proximity to the wet meadow, between the branches of the "Y," which follows two streams that converge just below the barnyard (photo #56). Fresh water from springs and streams is available to the most important pasture areas as a result of the way the fences were configured, and drainage appears to be one of the main characteristics of the rickyard (photos #19, 25-26) (where it was critical to keep the hay dry). In turn, the site of the rickyard apparently played a role in how the main barn was oriented (photos #19, 26, 29, 34, 56).

*Woodlots at Ridges and Boundaries: Upper Edges of Bowl-Shaped Form Carved by Waterways*

The original boundaries are part of the farm's design, and most of these areas are marked by tree lines and woodlots. The bowl-shaped area of the original land tract remains relatively intact and observable in its relationship to the boundary lines, some of which are the original lines of the 1773 land patent. The 1773 lines were set roughly following ridges that are still apparent at the south, west, and north sides of the property. At the east, as well as north and south, the boundaries are in wooded areas. The land may have never been cleared all the way to the property lines on any of these three sides. However, the woodlots to the north and south are not deep. The wooded area along the northern boundary is more a linear stand of trees left in place as a backdrop for the property on that side. Just out of view to the north (continuing just beyond the boundary), the trees occupy a steep slope that drops to a stream flowing west-to-east beyond the property line. Nearly all the boundaries are at ridges that are apparent as either hilltop tree lines or open hilltops, as seen in views across the land and from the center buildings. At the southeast corner, however, the property ends in a deep valley (or "hollow").

*Center Tree Line/Fence Marks Where Hillier Part of the Farm was Struck-Off for Two Periods*

As mentioned above, a line of trees passes through the center of the 402-acre tract, aligned with a fence that roughly divides the farm into a southwestern half and a northeastern half (see figure #1 and photo #40, also the trees between the two barns in photo #3).<sup>7</sup> The original farmstead lies not far from the center tree line, though also nearly centered in the 166-acre southwestern half of the farm. Much of the land northeast of the line is more marked by hills and shows fewer signs of long-term, permanent development. Used in different ways at different times, this half of the farm (northeast of the center tree line) was struck off and was held as a separate tract first by a business partner of Isaac Manchester. The business partner had a sawmill apparently in the hollow along Haynan Creek, making use of the thick woods that grew on the steeper terrain in this half of the acreage. Approximately 200 acres of this tract passed through several other owners and was then was bought back in 1860 by Asa Manchester. The acreage was then passed for a generation, beginning in 1896, to Mary Manchester Perrin, one of Asa Manchester's daughters. It was reacquired about 1940 by several of Asa Manchester's other daughters, the unmarried sisters who had inherited the original farmstead in 1896. This reunited the two halves of the historic larger tract. The northeastern half of the farm reverted to woods at some point by the 1960s, but most of it has been cleared again recently. As the area became wooded and then cleared again, the changes in use left the land less structured by fence lines or by cultivated field surfaces than might have been the case had it been continuously farmed. Despite the less developed character of the Perrin half of the property, the entire 402-acre bowl-shaped tract remains one large, inter-related, coherent land form, with fields and views related visually and functionally to the layout, orientation, and agricultural uses of the buildings that are situated within it.

*Fields around the Original Farmstead*

The original farmstead is a little east of the center of the farm's southwest acreage, the area of approximately 166 acres that lies southwest of the center tree line, and the main barn is at this farmstead's easternmost corner, resulting in it being relatively close to the center tree line, and thus close to the geographic center of the entire 402-acre tract

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<sup>7</sup> This line of trees (including the corresponding fence line) is hereinafter referred to as the "center tree line."

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(see figure #1). This core area contains the rickyard, hay fields, and some large open areas of gently sloped terrain that is ideal for pasturing cattle.

The fields on the west side of the farmstead were organized along northwest-to-southeast diagonal lines at lanes and fences, running parallel and perpendicular to lines adopted in the construction of the earliest extant buildings in the original farmstead. The diagonal lines are also parallel to some of the segments of the western boundary now followed by the ridge road (Rt.231) that passes by the farm on the west (see figure #1). The angle of the buildings is also the angle of a substantial portion of the original driveway which approaches the house from the southeast passing by the large sheep barn (see photos #5-7). The sheep barn was built on the same angle as the farmstead buildings. Located directly southeast of the house, about 450 feet south of the main barnyard, it is the southernmost building on the farm.

The lane comes up toward the Isaac Manchester House from the sheep barn in such a configuration that the distillery and springhouse appear to form a row with the main house at the end (photo #6). (This way of accessing the farmstead, moving in this direction, was once the main entry sequence, but the lane which is still there, is now blocked at the main road and near the house, and it is thus no longer used by casual visitors as a point of entry when arriving by vehicle; though no longer experienced as an entry sequence, the lane remains in place and in use by farm vehicles.) The two sides of the house seen in this view (the façade, which fronts on the lane, and the side elevation perpendicular to the lane) were the two treated with Flemish bond (photo #7). As one encounters the buildings, with the house at a distance, following the old lane, the lane crosses a small stone bridge (an uncounted resource, consisting of a hidden culvert under a path flanked by stone fences) which is still in place at the south corner of the distillery (photos #5-6). At this point, the barn is in view across the rectangular barnyard to the right and the view is centered directly on its forebay side (photos #5-6). The lower end of the barnyard is not blocked by buildings and has only a low stone fence with gates, making the barn and other buildings visible from most of the lane as one approaches the house (photo #5). The stone bridge provided a way to mark the axial, straight-on view toward the forebay elevation. The vantage points from the bridge and through the gaps between buildings at fences and gates present a series of what appear to be intentionally controlled views of the barn and other buildings.

From a distance, the diagonal orientation of the buildings has a dynamic relationship with the center tree line (figure #1, photos #1-3). The tree line and fence follow part of a survey line down the middle of the property that is over 3,660 feet in length. Although the line of trees is somewhat tilted with respect to north, the diagonal line followed by the buildings is not parallel to it. From Rt. 231, the relationship between the angle of the buildings and the tree line appears to be more like a 45 degree angle. When seen from the public road upon entry, this increases the sense that the buildings are nestled in the central portion of the bowl-shaped open area with a geometric logic of their own distinguishing them from the more wooded area that serves as a backdrop beyond the line. This view suggests that the larger tract was so large that much of the hillier back half of the farm remained wooded throughout much of the farm's history, as a visual backdrop. Within the cleared area, there was plenty of room for a highly organized diagonal geometry with large, rectangular, gently-sloped fields and a substantial outer fringe of open area, several large irregular triangles of land, mainly cattle pastures, between the rectangular fields and woods.

Immediately around the older buildings and the original farm land, the fields are more rigidly rectangular, especially to the west. Those closest to the house (e.g., across the lane from it) appear as perfect rectangles in aerial views taken through the 1930s (see figure #22), approximately twice as long as they are wide (as well as at least one to the north that is essentially a very large square). By contrast, at the outer edges of the property to the east, south, northeast, and northwest, the remaining fields, tracts of meadow land, and land used as cattle pasture or for other purposes are less regular in form. These larger open areas, surrounding the original farmstead on three sides, appear to have always been irregular triangles along with some other irregular shapes of various sizes.

The fence lines defining the fields immediately adjoining the Isaac Manchester House began to change in a few subtle ways as the twentieth century unfolded, especially as contour plowing was introduced at some point between 1939 and 1958 (figures #22-24).<sup>8</sup> Since then, gradual modifications made to the lines follow and accommodate the

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<sup>8</sup> The assessment of how and when contour lines affected the farm field patterns is based on having viewed and compared the historic aerial views that may be accessed online at: <http://www.pennpilot.psu.edu/about.html> (essentially the ones found herein)

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contour (figures #25-27 [recent aerials]). While the majority of the lines of the rectangular patterns are still visible in the landscape today, several short segments have been moved to create curves at corners, adapting the shapes of the fields to correspond with the path taken in the process of plowing with the contours.

The field patterns appear to have always been less and less formal as one moves away from the original farmstead and away from what is now Rt. 231. This is partly the result of the rises, drops, hilltops, valleys, and other slopes that appear in the terrain. The acreage north of the Isaac Manchester house is a hilltop field, the center and summit of which is marked by a small field barn (contributing) (visible in distance behind corn crib in photo #26). The field barn was built in 1920 in tandem with a cistern as part of an expanded water system. This field has appears consistently as a large square area in historic aerial views (see figures #22-24), oriented on the angle of the farmstead. Its exact shape has evolved somewhat over the years as the line of trees defining its north corner became rounded over time. Below the farmstead, the terrain drops off first to the south (photos #34, 56, 2) and then ultimately to the east toward Haynan Creek. West of the farmstead, it rises slowly then more abruptly toward Rt. 231 (photos #1-3, 19). East of the farmstead, it is level and then interrupted by a swale that parallels the center tree line (the line between the two halves of the farm) (photo #41). While the acreage in the southwestern half of the farm is marked by several streams with gentle, almost imperceptible ridges and swales between them, most of the acreage across the center tree line in the northeastern half of the farm drains into one stream or drops off at the edges to other watersheds that extend beyond the property (photo #2).

Southwest of the Isaac Manchester House are the rectangular fields where sheep were pastured (or folded) in view of the house and where crops were raised in rotation (figure #22-26, photo #2). Each contains approximately 10-16 acres. The first two are arranged parallel to each other, with their long side parallel to the lane and Rt. 231. Of these two, the field adjoining Rt.231 and thus furthest from the barnyard area and entrance lane is the steeper in grade. It rises to the west with increasing steepness until it touches a segment of the north-south road, Rt. 231, the road passing by the house to the west. The road follows a segment of the original boundary of the 1780s land grant in this area (figures #1,14-15), parallel to the old lane, and the orientation of the lane and geometry of the buildings and fields may have been based on that line. The field closer to the lane apparently always had a swale at the center surrounded by the rectangular fence line. It now contains the ca.1940 pond (photos #3-4). South of these two fields, a third rectangular field of about 16 acres, abutting the two described above, is oriented with its long axis on a right angle to them (figure #23-27).

Northeast of this third rectangular field, and beyond the sheep barn, is a triangular field. It occupies the area remaining between the old lane, the southeast line of the barnyard, and the northeastern tree line. The triangular field comprises about 8-10 acres. Being downhill from the barnyard, with the stream that comes down from the springhouse and distillery at its center, the triangular area slopes to the south and east. Near the center of this triangle, is the large "Y"-shaped natural water meadow following the alluvial plain of the streams (figures 25-27 [modern aerials], photos #29, 34-35, 56). The primary source of hay on the farm in its earliest years, this natural feature predated the farm, apparently a larger than usual wetland clearing when the first settlers arrived, a highly valued feature in eighteenth century agriculture because of the larger quantity of hay the moist soils could yield per acre without much human effort. The meadow appears to have been a major factor in how the site was selected for the barn, including the barnyard and rickyard as well as the remaining elements of the original farmstead. The drier adjoining parts of the triangle have probably been dedicated pasture land from the time the area was cleared.

The agricultural production, storage, and animal housing facilities that remain from the nineteenth century are all organized around and with respect to the barnyard (figures #1, 2, photos #1, 3-6, 8-9, 18, 26-27, 34, 47, 53, 56). The main barn, tool shed, distillery, granary, and other early agricultural buildings define this quadrangle as an area comprising over half an acre. Excluding the buildings, the open area of the barnyard (i.e., the open area between the buildings) is approximately 110 feet by 120 feet, or a third of an acre (figure #1). On the upper or northeast side of the bank barn, there is an area of about seven to ten acres that is nearly level. It begins at the southwest with the rectilinear geometry of the barn, but then becomes more of a triangle as it drops off to the east at a swale and then meets the center tree line of the farm. This area appears to have been important for farm production as the dry,

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as figures 22-24, plus more recent ones).

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hilltop area provided outdoor storage space needed for hay ricks<sup>9</sup> since the hay mows and lofts of the barn are limited in size in proportion to the number of animal spaces in the stable.<sup>10</sup> Part of the nearly level expanse was taken in the 1960s and 1970s for the construction of a large machinery workshop (a repair garage for the tractors, farm vehicles, and other machines) and two corn cribs immediately east of the tool shed and barn (photos #25-26).

The stone walls that define the barnyard and the surrounding terraced areas vary in noteworthy ways, both in construction technique and character. On two sides of the barnyard, the walls are stone fences made by stacking fieldstone gathered to make the fields easier to plow. The stone bridge next to the distillery (not one of the counted resources) is defined by sections of these stone fences (walls) to each side, constructed of dry-laid stone in thin layers (photos #5-6, 29, 34).<sup>11</sup> Almost every stone used was wide in both horizontal dimensions and only a couple of inches thick (tall). The visible stones, especially at the caps of the walls, are about 10-18 inches wide and 18-40 inches long. These thin units were laid one upon another to make freestanding walls, gently curved in plan, at both sides of the lane. While substantial in their overall construction, the walls are composed of thin stone slabs that are consistently only a few inches tall. When the Visiting Committee toured the farm in 1874, Col. Manchester said that they had been built of field stone, "some 500 perch of stone gathered off the fields."<sup>12</sup> Retaining walls and stone fences of the same kind of construction emanate out from this bridge in several directions. A section of a stone fence just past the bridge (on the left side going up to the northwest toward the house) is missing as a result of a tree growing at the edge of it, which knocked it over as the tree attained full size (the tree is still in place with some of the fallen stones surrounding it). The stone fence around the southeast side of the barnyard is similar in construction. The retaining walls at the northwest and northeast sides of the barnyard, on the other hand, were constructed by masons of large ashlar blocks, very regular in size in most places (photos #9, 13, 27-28, 47, 53, 56). The top of the ashlar retaining wall has a cut stone cap that is peaked in profile (a low-pitched pentagonal form in cross section to allow water to shed in two directions from a ridge, similar to a gable roof). The retaining wall supporting the dooryard garden area (see further description below), on the other hand, is large ashlar blocks (photos #4, 7-8) that are more varied in size and more random in their coursing, with a flat top course but no apparent cap.

The areas around the house, above the barnyard retaining wall, reflect a landscape that was always much more formal and aesthetic in character than the neighboring yards and fields oriented to the barn. A sharp line separating the domestic and animal domains is provided by the retaining wall, approximately ten feet high, on the northwest side of the barnyard (photo #9, 13, 27-28). It not only forms the side of the barnyard, but also separates the realm of the animals from the realm of the owners (photos #4, 5, 9, 15, 27, 47, 53, 56). The area above the retaining wall (behind the house and wood shed), is level and well kept (photos #15, 47, 56); it currently contains a large garden. Similar in size and scale to the rectangular barnyard, it was occupied by an orchard from at least the 1870s<sup>13</sup> through the 1960s. Its southeastern edge is defined by the retaining wall (which rises approximately a foot above grade on this side) and the buildings banked into it. This arrangement places a large level lawn behind the house (although the view of it is generally blocked by the wood shed, and although the area was originally an orchard and was recently repurposed as a garden). This former orchard area is defined by the tool shed, granary, and springhouse/carriage house, which together screen off the nearby barnyard. However, views to the barnyard are

<sup>9</sup> I.e., large piles of hay stored outdoors.

<sup>10</sup> Col. Asa Manchester made passing mention of storing hay both inside the barn and in outdoor hay stacks (also called ricks, when of a large size) when showing his farm to the Agricultural Society's Visiting Committee in 1874. See: *Report of the Farm Visiting Committee of the Washington County, Pennsylvania Agricultural Society, for the year 1874*, page 3.

<sup>11</sup> The Visiting Committee said the stone barnyard wall (which includes the bridge next to the distillery) was "equal to any of the bridges on the National road." While this statement is clearly a hyperbole, comparing a barnyard wall to the stonework on the nation's first highway (one of few places in rural nineteenth century Washington County where the consistency and craftsmanship of contemporary stone work is most likely to exceed that at Plantation Plenty), the comparison is worth considering as a subjective statement on aesthetics. The bridges along the National Road may have been the only comparison available to the local leaders of the agricultural association (who were then busy running farms of their own at the time) to the aesthetic effect and picturesque qualities of the rambling walls of slightly varying style at the Manchester barnyard. See: *Report of the Farm Visiting Committee of the Washington County, Pennsylvania Agricultural Society, for the year 1874*.

<sup>12</sup> See: *Report of the Farm Visiting Committee of the Washington County, Pennsylvania Agricultural Society, for the year 1874*.

<sup>13</sup> The orchard is mentioned in the 1874 Visiting Committee's report and it is shown in this area in Caldwell's *Atlas of Washington County* (1876). It was one of the problem areas of the farm at the time of the Visiting Committee's visit in 1874, having experienced a crippling blight that year.

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provided at the gaps between the buildings (photos #47, 53, 56). Such views were critical when valuable stock had to be watched from time to time to guard against predators or for other reasons.<sup>14</sup> The banked arrangement kept crop and grain activities at the higher level, while animals, manure, butchering, and other less sanitary aspects of the farm were ten feet lower in elevation, somewhat in view. The same principle is at work for the rickyard, which lies northeast of the main barn, similarly defined by a perpendicular piece of the retaining wall. The wall also channeled excessive water, barnyard odors, and cold air away from the domestic, orchard, and garden areas.

The domestic need to have water near the house and also to keep carriages nearby adds logic to the relationship of the house and the combined function of the building closest to it, the springhouse which doubled as the carriage house. Conversely, however, the crop-related barn activities were carried over into the center of the backyard area of the house any time corn or grain was carried to the granary or hoisted into its upper level. Its site may reflect a concern for guarding the grain, the main commodity of value produced by the farm in its earliest years.<sup>15</sup>

### Counted Resources

#### *Fort Site*

The **contributing** site of Teeter's Fort, built ca.1773-1780, is in front of the house, where the remaining evidence of the dooryard garden is now more apparent (photos #4, 8). One corner of the fort site is marked by a corner pier that was left in place when the fort was demolished, apparently in the 1820s. In front of the house, extending from where Teeter's Fort was located to the southwest, a large area for a dooryard garden had been developed by the early twentieth century, supported by a stone retaining wall along the southeast side (continuing on a right angle along part of the southwest side) (photos #4, 8). Although minimal evidence remains of the plantings, the domestic and garden activities were placed around the house in a way that was similar to the highly structured, rectilinear design of the barnyard area. A picket fence that surrounded the dooryard garden and house was recently removed due to deterioration, but examples of its key elements were retained to allow for its reconstruction in the future. The picket fence is visible in historic images (see figure 19) and figures prominently in some historic documentation of the farmstead.<sup>16</sup> At the time, picket fences (also called "palings," made of at least two horizontal rails to which closely spaced vertical boards with sharp, pointed tops were fastened) were used around dooryard gardens and ornamental plantings in the immediate surroundings of the house as a way to keep animals out.

Portions of the fort site have been disturbed over the years in plowing the dooryard garden and erecting the retaining wall. However, the stockade is described as if it extended around the current house location, through areas (such as the former orchard) where little plowing has been done and where the disturbance over time may have been less destructive. There is a slight rectangular impression in the surface of the ground within the garden area, possibly the footprint of the fort's log house.

#### *Built Resources in the Original (or Main) Farmstead*

The Isaac and Phebe Manchester House, an **already-listed** building built 1800-1818 (with interior finishes finished in the 1820s), is a symmetrical, five-bay, two story farmhouse (photos #3-8, 15, 18, 26, 45-55). It faces southwest, is two rooms deep, and has bridged chimneys at each end. In plan, it is 32 by 45 feet and rectangular in form. At the roof line, the upper stacks of the chimneys are connected by wooden balustrades across the front and back, in the form of a railing of Chippendale-style Chinese work, creating a captain's walk between the gable curtains. The chimneys and gable curtains have dressed stone coping, and just below the floor level of the captain's walk, two "S"-shaped iron straps extend across the brick surface of each gable end (where the gable curtain meets each chimney) connecting to reinforcement bars that tie the attic bricks to the framework. On the inside face of one of the gable curtains, facing toward the captain's walk, there is a date-stone with I.M. (Isaac Manchester's initials) and the date "1815" (photo #55). Beneath a dressed stone water table, the basement walls of the house are stone,

<sup>14</sup> Animal husbandry involved keeping males and females separate through most of the year and keeping an eye on them during the limited periods when mating was allowed. Controlling and timing pregnancy was especially important in fine wool sheep, as was also the case in dairy farming. See footnote #96, in Section 8, below.

<sup>15</sup> Some of the earliest Pennsylvania German houses in southeastern Pennsylvania had a place to store grain in the attic for this reason; see the Hans Herr House, built 1719, West Lampeter Twp., Lancaster County, PA [NR 1970].

<sup>16</sup> See the images of the property in Charles Morse Stotz, *The Early Architecture of Western Pennsylvania*. Pittsburgh: University of Pittsburgh Press, 1995 reprint of 1936 edition.

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partially exposed across the front and back, and the ground drops away enough toward the southeast to expose the basement level of the southeast end wall at full height, allowing for a direct entrance to the basement kitchen at the corner closest to the spring house (photos #4-8). The windows are 6/6 double-hung wood sash in the façade and side elevations from the water table to the attic. The rear elevation has openings that are 2/3 as wide and have 4/4 wood sash (photo #46). All the second story openings are shorter than those of the first story, a variation made possible by using half-height panes in the top row of each upper sash. This clever and highly unusual device is a variation on illusionary “foreshortening” effect of graduated window heights in later nineteenth century buildings (or graduated siding, which was common in early nineteenth century frame buildings in Washington County). The use of Flemish bond on the two adjoining walls that form the building’s south corner (to be visible along the lane) is mentioned elsewhere. The remaining details of the house are described adequately in the 1975 nomination.

The wood shed (photo #5, wood frame shorter building on right, and on left in photo #46), a **contributing** building, which was built ca.1900, lies directly behind the house. In plan it is rectangular, 12 by 24 feet. It has a side-gable roof and is constructed of a wood frame with vertical siding. It has a door on the southwest wall near the south corner, and there are two small, side-hinged, door-like hatches west of the door in the same wall that serve as windows when open. All three of these openings have “invisible doors” made of, or finished with, vertical wood siding to match the rest of the wall. A similar door is found near the north end of the northeast wall, with hinged hatches in the vertical siding to serve as windows nearer to the center of the wall. The building was built in the early 1900s to house coal and wood for the interior fireplaces and to serve in the summer as a gardener’s shed. Some wood from Teeter’s Fort was reportedly used in constructing its floor.<sup>17</sup>

The garage (photo #18, at far right, #27 at far left), a **contributing** building from the farm’s 1920s reorganization, is located along the driveway, uphill from the north corner of the house, almost in line with the wood shed. Built in 1925 and designed for two cars, it is constructed of brushed red brick laid in six-course common bond on a stone foundation of very large ashlar blocks. The building is rectangular in form, 21 by 23 feet, with a front gable roof. The stone for the foundation was specially quarried at Patterson’s Mills, across the Cross Creek Valley from the farm, in order to use a foundation material that would match that of the house. A doorway in the southwest wall of the garage, near the south corner, provides a “man” door entrance on the side toward house. It has a five-panel (horizontal panel) door leaf and is accessed by four risers of dressed stone steps with no railing, similar in design to those that lead to the main entrance of the house. At the gable ends of the garage, the bargeboards are ornamentally cut in a Colonial Revival style design where they meet the boxed soffit on the eaves sides, a detail found on the gable ends of numerous buildings in the barnyard area. The southeast gable end has a double hung wood sash attic window.

The brick springhouse (photos #4, 8-14, 47, 51-52), an **already-listed** building, was built in ca.1815, while the house was under construction.<sup>18</sup> Rectangular in plan, at 27 by 22 feet, it is large for a springhouse. The location and the way it met the terrain resulted in the upper level being suitable for use as a carriage house. A brief description of the spring house appears in the 1975 nomination.

The interior of the lower level of the springhouse was designed for a range of farm functions relating to the availability of cool, fresh water. It was one of the most important working spaces on the farm in the nineteenth century when butter and cheese were among the family’s main cash products. The lower level has a fireplace (photo #11), a large sunken trough (photo #12), and built-in equipment with long levers used to control a press whose purpose was to squeeze the water out of the cheese (photo #12).<sup>19</sup> The press operated by way of a large rock that formerly occupied part of the floor area in the upper level carriage house. The levers lifted the rock, allowing the

<sup>17</sup> See: Boyd Crumrine, *History of Washington County*, 1882, pg. 827.

<sup>18</sup> An architectural history of the house by a family member suggests that some part of the stone lower level of the springhouse was built by Samuel Teeter before 1797, and that Isaac Manchester added the brick carriage house over top of it. See: Jane Manchester Wheeler, *New England Influences in Pennsylvania: Plantation Plenty, an 18th Century Homestead*, typescript of unpublished term paper for Ball State University, 1980, Manchester family archives.

<sup>19</sup> The 1874 Visiting Committee report identifies and describes the cheese press. It says that it was an innovative design that provided 3,000 pounds of pressure mainly through use of long levers. See: *Report of the Farm Visiting Committee of the Washington County, Pennsylvania Agricultural Society, for the year 1874*.

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cheese to be placed under wood blocks. Once the cheese was in place, the wood blocks transferred the weight down from the stone above. An opening in the northern corner of the lower level of the building leads to a second chamber, an underground room with a vaulted ceiling that served as a storage area like a root cellar, but designed for milk storage. The space was lit by an unglazed oculus in the ceiling. Other items associated with the farm are still in the spring house, such as stoneware pottery and the churn connected to an exterior wheel that provided dog power (see below). The upper level of the springhouse not only housed carriages but served as the main place for storing harnesses, saddles, and other horse-related accoutrements. A wood rail with pegs and nails surrounds the space, installed as a way to hang the harnesses and other equipment around the open space of the carriage house area.

The springhouse has two wood-frame lean-to sheds appended to it. The appendage at the lower level is a shed-roofed enclosure, 11 feet by 8 feet, that only has partial walls and a board door. It contains a tilted horizontal wood disk with a box-like or “stall-like” wood enclosure hovering just above it, designed to confine a dog or sheep (photos #8-10). The animal would run on the disk, turning an axle that moved a lever that passed through a window jamb to operate the butter churn on the other side of the jamb (photo #11). The window may have been used to tantalize the dog, reportedly by opening the sash and holding meat near the animal’s nose. The partial walls and door of this shed, which are made of vertical siding boards, do not extend to the ground and they also rise only to eye-level, leaving an open area of a few inches below the roof and a similar gap at the bottom.

The other enclosure is a gable-roofed shed, 7 feet by 8 feet, located at the upper level between the carriage doors and the top of the retaining wall. It was built to house sharpening stones (photos #13-14). Framed with heavy timber on a one-course foundation of ashlar blocks and sided with vertical siding boards, it partially blocks a window into the carriage house. It also has two windows of its own, a 6-pane single sash in the southeast wood wall (the wall continues up from the retaining wall), from which the window overlooks the barnyard, and a second 6-pane single-sash window in its northeast gable end (the windows appear to have been placed for light rather than views).

In line with the springhouse (but a short distance below it) is the eighteenth century distillery building reportedly built by Capt. Samuel Gibson Teeter, the property’s first owner, at some point between 1773 and 1797 (photos #8-9 at right, photo # 6, photo # 26 at far left). An **already-listed** building that is a simple rectangle in plan, it is 23 by 28 feet. The lower level is stone, large blocks of ashlar mixed with some fieldstone and smaller rubble. It is banked into the lower part of a fall line in the terrain near the southern corner of the barnyard, leaving the southeast side of the lower level exposed. However, the entrance to the lower level is by way of a stairwell cut in from the barnyard side in the northeast side of the building rather than in the southeast wall at the low point. The upper level is frame with a side-gable roof.

The framework of the distillery building is of an unusual construction, an early variation on braced timber framing known as cantilevered plate framing (the same type of framing also used in building the tool shed).<sup>20</sup> The building was later clad in horizontal “German” siding.<sup>21</sup> A brief description of the distillery is included in the 1975 nomination.

The granary (middle building on right in photos #4-5, 8, middle building on left in photos #9, 15, 26, photos #16-17, 46, 56), a rectangular **already-listed** building approximately 16 by 20 feet, is one of the most unusual buildings in the farmstead. From the house side (upper level) of the retaining wall, it appears to be a two-story frame building. However, from the barnyard side, one can see the lowest level, a basement room recessed into the retaining wall with two double sash 6/6 windows flanking a door that opens just above the lower grade. This lower level door is accessed by a three-riser set of concrete steps. This level (basement) has always been used as a chicken coop. A brief description of the granary, in the upper levels, is included in the 1975 nomination.

<sup>20</sup> This type of framing is described in Jack Sobon’s guide to timber framing posted online at the web site of the Timber Frame Guild (“Part II, Tying Joints: Tie at Plate,” *Historic American Timber Joinery, A Graphic Guide*). See: <http://www.tfguild.org/joinery/part2.pdf>.

<sup>21</sup> According to Eugene G. Painter, his father put the horizontal siding on this building in the 1920s (in-person communication at the property, 15 June 2011).

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The tool shed (photos #5, 15, 18-25, 27, 47, 56) is a barn-like, side-gabled, timber-framed **already-listed** building constructed in 1800. It is 45 feet long and 26 feet deep. Like the distillery, it was framed using a cantilevered upper plate on the eaves sides of the framework. Because the upper plate is not in line with the sill plate, the opportunities for diagonal braces are limited ("up" braces are not possible because the upper plate is not in line with the sill plate and posts; it is, in fact, outside the wall), and the building is structurally reinforced instead by the use of wide, nailed-on vertical wall planks. The planks are nailed to the upper plate with nails going in one direction and to the lower plate with nails going in the opposite direction. Located at the northern corner of the sunken barnyard, it is banked into the land in an area that was apparently originally a steep slope. This is one of the most important buildings on the farm because it contains a large collection of the tools (photos #20-21) used to build the other buildings and remnants of several kinds of built-in equipment (photos #22-24). It contains an intact built-in loom dating from about 1810 (photo #22), as well as an intact built-in springpole lathe (photo #23), possibly the only one remaining from this era in the region, and a small dovecote (photos #19, 24). A brief description of the tool shed is included in the 1975 nomination.

The ca.1965 **non-contributing** machinery-workshop building (photo #25 on left, #26 at far right) was added when Eugene Painter received clear title to the property. It is rectangular in plan, 51 feet by 40 feet. It is a gable-roof building with a somewhat low-pitched roof over half of the floor plate and a lower-pitched shed-roofed addition extending over the other half (the building appears to have been built at about 20 feet wide and then doubled in plan by adding the lower-pitched shed-roofed addition). In the eaves-side elevation of the gabled half of the building, there are three irregularly spaced window openings and a door. Two side-by-side pairs of 1/1 wood sashes are found in each of two (out of a total of three) window openings on this side. Two sets of similar sash pairs are found in one gable end. The opposite gable end has two large roll-up garage doors of slightly different heights. The addition appears to have two levels that are stepped down from the gabled portion to take advantage of the dropping grade. The entire eaves-side elevation at the lower level consists of sliding garage doors. The upper level, which contains an apartment for one of the farm workers, also has barn-door-like openings that have 1/1 sash windows cut into the doors. The building has German siding on two sides and vinyl siding on two other sides. At the base of the walls, the foundation is visible for a course or two. It is constructed of a combination of concrete block and a veneer of sandstone turned so that the bedding planes are vertical.

The 1803 banked barn (photos # 1, 3, 5, 9, 18-19, 26-34, 47, 56), **already-listed**, a major building on the farm, is 71 feet long and 41 feet deep, front-to-back. Structurally, it consists of a stable level whose walls are one-third masonry and two-thirds frame, with a wood superstructure. The stable level has a stone wall on the northeast side, where it is almost completely banked up to a higher grade, and a wall on the northwest side that is partly constructed of ca.1925 concrete block, where the grade line is a foot or two above the stable floor. The rest of the northwest wall and all of the other two side walls are heavy timber framing and vertical barn siding. Horizontal boards are attached as a finish on the interior side of the framing in some areas. The barn's unusual interior layout is discussed in the Section 8 Statement of Significance as is the unusual form of the design, as well as the framing. It has the exterior appearance of a Sweitzer barn, but it was built with an unusually narrow and tall space in the forebay, and it was framed and laid out in a way that does not make use of the main advantage of the Sweitzer form; instead of using cantilevered "log" joists passing over and supported on the stable wall, it has lighter-weight joists mortised into a wall plate above the stable doors, requiring the use of posts at the outer side of the forebay. The joists are too light in profile to allowed heavy-duty use of the forebay space. A brief description of the barn appears in the 1975 nomination.

The milk house (small building at center in photos #5, 9, 27), a **contributing** building, is small, rectangular, one story, and built of concrete block, approximately 10 by 15 feet in plan. It was constructed next to the bank barn in 1939-1940, after electricity came to the farm, to house a cooler used for large milk cans that were picked up by a company that bought milk in bulk from the farm, taking it to a central facility for processing and subsequent distribution. The building is constructed of standard concrete block except the gable ends which are brick and the windows which are glass block. At the top of the front gable end is a louvered wood ventilator. The roof is standing seam metal. The front door to the building is missing, but the wood jamb remains. The barge boards at the gable ends are ornamentally cut in a Colonial Revival style motif as found on several other buildings around the barnyard.

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At the edge of the retaining wall, between the granary and the tool shed, is a shed-roofed animal pen added in 1940, a **contributing** building (photo #27, also #5, 9, and concrete block wall in foreground on right in photo #34). It is referred to as a calf pen in some documents but is now used for pigs. It consists of an enclosure of concrete block walls, about four feet high, that surrounds three sides of an area, 26 x 17 feet. Within this enclosure is a smaller (approximately 6 x 9 feet) shed-roofed animal shelter that backs up to the older stone retaining wall (the older stone retaining wall may be supporting the shed-roofed shelter, at least in part). About half of the concrete block units in the perimeter wall are turned sideways, exposing the open cells to maximize ventilation in the area. The shed-roofed part has a wood-sided half-gable on each end, exposed rafter ends on the eaves side, and a corrugated metal roof supported on a lath of horizontal wood nailers. There is a door-like opening on two sides and a window-like opening on the third side of the covered area. One of the two door-like openings leads into the pen from the exterior; this opening has a wood jamb and a piece of metal mesh that serves as a door.

At the side of the banked barn, a concrete silo (photos #5, 9, 18-19), a **contributing** structure, was added in 1940 to replace an earlier wooden stave silo. The silo is about 8 feet in diameter. It rises as a uniform form to the height of the ridge of the bank barn's roof, or about 40 feet above the lower barnyard grade, and just above this level, it is covered by the typical semi-spherical metal cap. Cylindrical in shape, except for a rib (as typically found in silos) built into one side of the cylinder to serve as the chute, the walls appear to have been assembled as precast concrete staves. Around the perimeter are the horizontal metal tension rods typically found in stave silos. They occur above one another at intervals of about 12 inches at the base, gradually shifting to 24 inch intervals, and then an interval of about 36-40 inches near the top. The bottom ten feet of the silo has a rectilinear enclosure connecting it to the barn, constructed of hollow clay tile walls (units of clay with a horizontal open cell and a textured surface to look vaguely like vermiculated stone). The color of the clay is a deep red-brown with the mottled irregularity of burned clay. This kind of clay tile was commonly used in southwestern Pennsylvania for the construction of basements between the 1890s and the 1920s, before concrete block arrived to replace it. The connector has a poured concrete slab roof about three inches thick. Next to the silo and connector is a section of stone retaining wall, about ten feet in height, connecting the bank barn to banked walls of the tool shed. A small rectangular area defined by the silo, milk house, retaining wall, and tool shed has recently been fenced in on the fourth side to create a pen for goats.

East of the tool shed and silo, in the original rickyard area, is the round wire corn crib (photos #19, 25-26), a **non-contributing** structure added in 1975. It is 11 feet in diameter. The wire cylindrical form is approximately 12-15 feet in height. Above this, a conical metal roof rises about five more feet, leaving a large opening, at least 30 inches in diameter at its peak. The roofing material is uniformly rusted and appears to be fastened together by the crimped configuration of the standing seams. A circular cap that appears to fit over the opening is fastened at one point with a hinge-like fastener but is open so that it is hanging to one side over the main part of the roofing. The cylinder consists of vertical and horizontal wires. Only one of the horizontal bands, two-thirds of the way to the top, is wider showing evidence of an assembly seam and/or a reinforcement member. There is no foundation; the wire appears to be resting on the grass. At the south side of the cylinder, there is a door-like opening. A conveyor belt on wheels with a bucket for loading this type of corn crib is currently parked on the north side of the structure.

A second corn crib, also a **non-contributing** structure, is located directly northeast of the threshing floor of the barn and directly southeast of the 1965 machinery repair workshop (also in the rickyard area). It was added in 1973 and is rectangular, 26 feet by 40 feet (photos #19 at far right, #18 and 25 behind round wire corn crib). It was designed on the drive-through corn crib model, with an open drive-through bay at the center (on a southwest to northeast axis). It has a side-gable roof with corrugated metal as the roofing over widely spaced nailers or purlins that are secured to what appear to be prefabricated trusses. The walls of the two cribs are vertical 2x6's with heavy metal mesh. There is a door-like opening on the southwest side of each crib, and diagonal braces across the southeast and northwest sides reinforce the framing of each crib. On the northeast side, a sheet of plywood serves as a door (a matching door leaf appears to be missing) on a sliding barn door track apparently to provide some protection to vehicles or machinery that might be parked in the drive-through area. The door is currently in the open position, and it only extends down partway, stopping about 30 inches above the ground. The floor of each crib is composed of a framework of 2x10 joists with a rim joist sill above which heavy "sleeper" joists (with no rim member) run in the other direction beneath the flooring. The lower framework of joists is supported by four parallel foundation walls oriented in the short direction (southeast-to-northwest). The corn crib is in somewhat weathered condition and may be missing some elements of the design. Trees have grown on two sides of it, with their trunks within an inch or

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two of the structure. The drive-through area is currently used to shelter several round hay bales that are about 36 inches in diameter.

The 1818 sheep barn (photos #29, 34-39, and at distance in photos #43, 47, 53, 56), a **contributing** building, is directly southeast of the south corner of the barnyard (about 450 feet southeast). It is 31 feet wide by 50 feet long with a gable roof. It is clad in vertical barn siding installed in most areas in lengths of about 8-10 feet so that it appears in three lapped courses in some parts of some elevations. A vestige of red paint appears uniformly on the siding of the southeast and northeast elevations while the other two sides of the building show no signs of paint. A sliver-moon-shaped ventilation opening has been cut into the siding in each gable end near the peak of the roof. The roof is clad in standing seam metal painted red. There is an entrance in each gable end. In the northwest gable-end wall (photos #35-37), the side facing toward the house and barnyard complex, the entrance is located off-center. In the southeast gable end (photo #38), it is centered (the doorways have been widened, either intentionally or as a result of decay, as evidenced by missing diagonal braces; the current configuration presents much wider openings than were originally there, and, based on evidence in the framing, they may not reflect the original door locations). On the downhill or northeast eave side, a low-pitched, shed-roofed, porch-like shelter about 12 feet deep was added at some point in the twentieth century. It is supported on eight pole columns (tree trunks with the bark stripped, possibly made to be telephone poles or public utility poles), each of which is about 10-14 inches in diameter.

Of pegged frame construction, the sheep barn was largely built of hewn heavy timbers in a hierarchical framework. Although there is now no floor interrupting the open volume (which rises from a slightly sloped earthen floor at grade through a two-story high space into the framework of the roof trusses and rafters), the building was apparently constructed as two stories with a hay loft in the upper half. Therefore, the lower half and upper half of each wall were constructed separately, with a horizontal wall plate, or girt, at the center. On the uphill (southwest) side, where the building is slightly banked, the first story wall is stone laid in ashlar blocks (apparently to shelter the sheep and wood framing from water coming down the hill) (photo #37). This stone construction rises approximately seven to eight feet and provides a line where the second story of framing begins with a horizontal plate resting on the masonry. The plate forms a ring throughout the rest of the building, dividing the vertical framing of the other three walls (the ones that have frame at the first floor level) into upper and lower members. It passes over the current entrances in the gable-end walls, where evidence of missing diagonal braces appears in the form of mortises in the bottom surface of the girt member at the doorways. Joist pockets visible in the interior vertical and upper surfaces of the plate members are the only evidence of the missing hay loft floor. On the lower (northeast) side, the first two feet or so of the construction was also originally ashlar blocks, but most of these appear to have been replaced with concrete block (at the building's south corner, a small area appears to be in poured concrete to provide a pier from the footing to the corner post). In the gable-end walls, the framing and siding continue to a single course of stone at grade. From this wall plate down, the framing of the barn has vertical corner posts and other vertical members equal in size and profile to the plate member. However, the upper vertical members above the plate are smaller than those of the lower level.

The roof is of principal rafter construction, but is unusual for having an equal number of principal and common rafters: in each slope, only one common rafter is found between each two principal rafters (photo #39). The principal rafters are tapered and meet in pairs at the ridge where they are lapped and pegged with no ridge board. For every structural bay (as defined by the vertical members that appear within the wall framing), there is one more principal rafter centered between the posts with a birds-mouth joint cut into the upper wall plate (the common rafters are evenly spaced between these). At midspan of the rafters, a series of purlins passes from principal rafter to principal rafter. A single common rafter rests on each purlin at the midpoint between the principal rafters. Each common rafter is seated into the top surface of the wall plate, rests on the purlin, and is mitered at the peak (rather than lapped and pegged) where it meets its match in the framing of the other roof slope. Each pair of principal rafters that corresponds with one of the wall posts (i.e., every other pair of principal rafters) is joined by a bottom chord (tie beam) at the top wall plate. Every pair of principal rafters has a collar tie which is pegged in place at a mortise and tenon joint just above the purlins.

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The Manchester family crypt (see figures #1, 2),<sup>22</sup> counted as a **contributing** structure, is a burial area surrounded by a stone wall, 40 feet by 40 feet. It is located near the sheep barn. It was completed (or some version of it was) by 1805, when a family member was buried here for the first time. The surrounding wall consists of three courses of dressed ashlar in large, long blocks. The blocks are between ten inches and a foot square in profile and four to five feet long, laid on angles to be parallel with the surface of the gently sloped site. At the downhill side of the enclosure, there is a wrought iron gate with stone gateposts that are slightly taller than the rest of the wall. Just inside the gate is a smaller three-sided wall enclosure, about four feet by four feet, at a steeper section of the topography. The stones of this smaller set of walls step down at the sides with the drop in grade. Inside the smaller enclosure is a vertical, door-like stone slab, five to five-and-a-half feet tall. Resembling a door in proportion and placement, it contains the names and death dates of eleven family members. The inscription reads in full: "BURIAL VAULT OF / ISAAC & PHEBE T / MANCHESTER / AND DESCENDANTS / 1905 1960 / JOHN (3YRS) 1805 / PHEBE TAYLOR 1847 / ISAAC N (4 MOS) 1851 / ISAAC 1851 / MARTHA BELL 1867 / MARTHA MCCLANE 1893 / ASA 1896 / ANNA 1911 / FRANCEINA 1940 / CORA 1951 / ALICE 1960." The smaller enclosure, or entranceway, is at the lower side within the larger enclosure. Above it is a table-like cubic stone form about eighteen by twenty-four inches in plan and about three feet tall, assembled from pieces of dressed sandstone, with carvings on two sides that have become indistinct from erosion. Crowning the cubic form is a separate, slightly larger horizontal stone, serving like a tabletop. This composite feature, marking the gravesite from a distance like an upright gravestone, may have been designed as a pedestal to hold a vase of flowers or for some similar purpose.

The field barn (in distance behind round wire corn crib in photo #26), a **contributing** building, is a rectangular, side-gabled building, 32 feet by 24 feet located at the center and high point of the square field north of the house. It was built in 1920 as part of a project to put a cistern here, at the highest elevation of the land surrounding the house, original barn, and other farmstead buildings. The building was apparently built over the cistern primarily as a way to collect water for the system, although it was also designed to house animals and hay and some of the above-ground equipment necessary for the cistern to operate (there is no higher elevation nearby to feed water into this cistern, so its construction may have called for a place to house a pump if water from any other source was ever to be held in reserve here). The building was built of dimensional lumber and framed and nailed in place in conventional platform framing. The visible part of the foundation consists of two courses of concrete block. The roof is clad in wood shingles, and the walls have German siding. The barge boards at the gable ends are ornamentally cut in a Colonial Revival pattern as found elsewhere on buildings at the farm built before 1960. There are half-round hanging gutters on the two eaves sides. The center one-third of the southwest eaves side elevation is a large barn door opening with sliding doors on a track.

The field barn is located in the center of a hilltop field, and the two function together. The field has historically been a diagonally-placed square (or diamond/lozenge shape, depending upon the exact line of the trees at various times) extending from the driveway to the northern tree line. As evidenced in historic aerial views (see figure #22), the field, a 20-25-acre area, was kept clear to a crisp right angle that jutted into the tree line on a 45 degree angle in the days before contour plowing. However, the tree line and field have subsequently taken a more rounded shape to correspond to the way contour plowing is done (see figures #23-27). Although the former owners (the Painters) have explained the construction of the barn as being required as a water collection source over the cistern that the Manchester sisters built in 1920, it also appears to be used from time to time as animal space and thus related logically to the use of the field as pasture. It also could have been used at some point to shelter tractors or other equipment. It is possible that an earlier building was in the field for the use of sheep at times when the field was rotated as pasture between crops.

*The Perrin Farmstead, Including the Fields around it and Those around the Tenant Farmer Farmstead*

In the northeastern half of the property, the Perrin Farmstead (see figures #1, 3, 9-13), the farm's second farmstead, was developed at some point between ca.1800 and ca.1860. The 200-acre area was sold to a business partner shortly

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<sup>22</sup> The crypt is near (southeast of) the sheep barn and just south of the meadow, several hundred feet south of the barnyard of the Original Farmstead, has no agricultural function and can be seen as a separate resource or as the furthest south built element of that farmstead. Other than the sheep barn, the next built resources north of it are the uncounted dry-laid walls around uncounted bridge and barnyard.

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after Isaac Manchester bought the land, possibly because of the difficulty of clearing a tract as large as the original Teeter land patent with the manpower of only one family.<sup>23</sup> The new owner erected a sawmill which Isaac Manchester later operated for the business partner's family after the business partner died suddenly in 1809. The land was included as if part of the farm in a survey that Isaac Manchester had made in 1819, with a dotted line where the center tree line is now (see figure #15). The second farmstead was apparently rebuilt about 1860 after Asa Manchester purchased the land. The farmstead was organized around a spring just east of center within the (200-acre) tract; the stream from this spring drains most of this half of the farm into one valley. Although the northeastern acreage was not counted as part of this farm (Plantation Plenty) in the 1850 census, it was apparently part of the 500 acres of land that Asa Manchester reported in the 1874 Visiting Committee Report and the 1880 census. According to family sources, for some portion of the latter half of the nineteenth century, the fields northeast of the center tree line were worked by Mary Manchester Perrin (Asa Manchester's daughter) and her husband, while the land itself belonged to Asa Manchester. When Asa died in 1896, Mary and John Perrin inherited title to it. About 40 years later, when the Perrin family was about to offer the land for sale, it was purchased by the other heirs of Asa Manchester to keep the united area in the family. The farmstead was abandoned, and the area became overgrown with woods, apparently at some point after 1960, and it remained overgrown until the farm was sold to the Pagliarulos, also Manchester descendants, in 2005. Much of it has been cleared again since 2005. The brick farmhouse in this half of the farm is currently in ruins, and the outbuildings have been reduced to a few pieces of wood hidden in thick brush. Cut off from other roads by steep terrain, woods, and other land tracts on three sides, the only road access that ever led to this area is now a path extending from the area around the Plantation Plenty Tenant Farmer's House. An extension of the lane passing by the Isaac Manchester House leads to the tenant farmer's house, milking parlor barn, and loafing shed and then becomes a dirt path as it continues toward the Perrin House in the course of winding around a swale.

Apart from the partition of the northeastern half of the farm in two different generations, the boundary has changed in only a few places since 1786. An example is at the northeast corner of the 1786 area, on the far side of what became the northeastern half of the farm. There, a tract of about 35-45 more acres of wooded land was added at some point. In 1786 when the property was first surveyed, the names of adjoining property owners were shown along the boundary, but the survey also noted that this small area was vacant land (i.e., unclaimed) at that time. This part of the property may have never been cleared. The land is generally a steep slope where the terrain drops off toward the run that lies just beyond the northern boundary of the Manchester property.

*The Perrin House*

The Perrin House (photo #40), a **contributing** building (though partly collapsed), believed to have been built shortly after 1860 when Asa Manchester purchased this portion of what had once been his father's property, is near the center of the northeastern half of the farm. This half of the farm is generally the same 200 acres (not counting the 35-acre wooded extension at the north corner) that was bequeathed by Asa Manchester to Mary Perrin and her husband in 1896 and then was bought back by Mary's sisters in the 1920s. It is a five-bay, two story, common-bond brick house with a low-pitched, slate-clad hipped roof. The five bays of the façade are evenly spaced. The house is 38 feet wide and 18 feet deep. In each end wall is a chimney stack (the southeastern chimney stack collapsed in 2011). The entire building is in a state of collapse. While only a corner of the façade was missing when this nomination process began in the early months of 2011, the entire chimney next to that corner had collapsed by the summer of 2011. The side elevations had windows only in a single bay to one side of the chimney. There are no other windows in either the side elevation or the rear wall. Perhaps tellingly, all the windows face southwest or are next to windows that face southwest, orienting the views almost entirely toward the original farmstead in the southwestern half of the farm: they face pasture land to the south (between the Perrin House and the original farmstead's Main Barn) (see photo #41), so that the house literally turns its back on the sloped land, woodlots, and unoccupied remainder of the land behind it. It is believed to have been designed this way to make it possible to

<sup>23</sup> The 200-acre tract was sold to Nicholas P. Tillinghast. Tillinghast died in 1809, and the property passed to his daughter. Isaac Manchester managed the saw mill for the daughter. This half of the farm passed through several hands until 1851 when Asa Manchester purchased it, reuniting the larger tract. Asa Manchester spoke of it as something he had purchased after his father's death when he was interviewed by the Farm Visiting Committee in 1874. See: *Report of the Farm Visiting Committee for the Washington County Penn'a Agricultural Society for the Year 1874*, pg. 2-5.

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watch sheep pastures in the area between this house and the original farmstead (areas not visible from the main house because the view was blocked by the main barn) when sheep farming was at its peak here.

The interior plan of the Perrin House consisted of four rooms, two per floor, all nearly square in plan, connected by a center stairway. A doorway coming in from the center of the front wall leads to the center stair. A corresponding doorway in the rear elevation leads to the basement by way of a lower flight of stairs stacked under the back part of the center stairway. A second doorway leads in from the rear elevation, apparently a kitchen door. There is no hall to the side of the stairs (the space between the main rooms is the width of the stair treads). The two first story rooms are connected at the bottom step where the entrance door is also found at the center bay of the façade. The two upstairs rooms are connected via doorways at the top landing of the stairs.

The interior and exterior finishes that remain at the Perrin House are simple. The window sashes are now all out of the jambs (though sashes and pieces are lying on the floor inside the rooms), but they were tall-proportioned double-hung sash and appear to have had a 1/1 pane pattern. The doors are four-panel (vertical panel) construction with a tall (wide) lock-rail, located so the doorknob is lower than usual. The doorknob turns a surface-mounted box lock at each door. The doors have cast iron hinges with florid rinceau patterns in the casting and long pointed hinge pins, all of which are indicative of the 1860s-1880s (and consistent with the proportion of the window openings and the profiles of the remaining sash frame members, suggesting that to be the date; by contrast, some family data suggested an 1830s date, but it appears that that would be too early, as this house does not appear on maps until 1861). The windows originally had exterior louvered shutters, remnants of which are still in the house. The interior window trim consists of plain boards. The apron below each window stool has a slightly tapered edge and angled corners. The fireplaces had simple wood mantelpieces (now detached, but one or two are still in the house), and at least one had a cast iron arch. The two bedrooms had closets, but one of them, still in place, consists of board construction projecting into the room in front of the plastered wall and stopping short of the ceiling. It appears to have been covered with wallpaper to hide the boards. The areas where roofline details are still in place show a simple boxed cornice. The walls may have been structurally unstable for some time as they contain iron reinforcement bars in one or two places. The outer withe of the brick has fallen away from the inner withes between the common bond header rows across most of the lower areas of the elevations. The exposed areas of the basement are mostly random-laid rubble/fieldstone, although there is some use of smoothly dressed stone at and around the corners. An exterior basement stairway is partly constructed of brick-sized hollow clay tile that appears to date from around 1910, a material not seen anywhere else on the farm in this documentation project.

The ruins of the stable behind the Perrin House, not counted as a resource, have almost completely collapsed and have been reduced to a few rotted pieces of wood, plus fragments of two walls of framing and siding at what was once one of the building's corners, leaning over on a 45 degree angle, in a bramble of second growth trees and other plants. What remains of it appears to be of timber frame construction with a bituminous paper covering (such as tarpaper or asphalt shingles). Some family sources suggest this building may have been used as a garage at some point, but the construction methods appear to be older than the use of automobiles in the area. Near this building was a springhouse, but it has collapsed and rotted away since 2005, and now all that remains is the spring itself in a densely overgrown area. One or two other buildings may have stood southeast of the Perrin House, as indicated by shadows on the historic aerial views (see figure #22).

*The Milking Parlor Barn, Loafing Shed, and Calf Barn at the Edge of the Tenant Farmer Farmstead*

The milking parlor (barn) (photo #2, at distance in #1-3), constructed in 1972, is located between the Perrin Farmstead and the Tenant Farmer's House, as an extension of the Tenant Farmer Farmstead. The milking parlor is a **non-contributing** building, rectangular in plan, 40 feet by 100 feet. It is located almost 1,000 feet north/northeast of the Isaac Manchester house and about 100 feet southeast of the tenant farmer's house. It follows a different orientation from either the original buildings or the buildings at the tenant farmer's farmstead: it is oriented to the contour of the land, with the long axis of its low-pitched gable roof oriented almost exactly east-west (tilted slightly to the southwest-northeast). The building has a poured-in-place concrete foundation. Above this, eight-foot-tall walls of concrete block rise to a side-gable roof form. The gable ends have white, vertical-seamed strips of metal siding. In each end of the building, there is also a large ventilation opening with mill-finished aluminum louvers. Other ventilation features are found below the gable end in the concrete portion of each end wall. The building has aluminum "K" gutters. The long side walls (eaves sides) have two-foot-tall glass block windows, each about 4-5

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feet long, set at the top of the wall just below the eaves. Each gable-end wall has a centered roll-up garage door flanked by two projecting concrete block buttresses for wall rigidity with angled concrete caps. The garage doors and buttresses are flanked by one window opening to each side. The windows in the west gable-end wall are 1/1 vinyl replacements. The window openings in the east gable end have been closed-in. The tops of the gable-end window openings have steel lintels concealed within three courses of brick in a lintel shape in place of concrete block. Flanking the west gable end, additions have been made to the north and south. A small shed-roofed room containing the milk tank extends to the north. It is accessed by and lit by a two-leaf sliding glass patio door in a vinyl frame. Next to the patio door is a modern pressed metal "man" door with a nine-light vision panel. The man door leads into the milk tank room, but on the milking parlor side of this smaller space. It provides access into a vestibule as the main man-door entrance to the building. Another man-door entrance leads in from the north elevation at the northeast corner of the building.

To the south of the west gable end, another one-story addition projects both south and west from the building's southwest corner. In the west elevation, this wing of the building has a pair of doors with nine-light vision panels. This one-story wing has a nearly flat shed roof. The wing connects the building to two non-contributing **concrete stave silos**, approximately 14-16 feet in diameter and approximately 40-50 feet in height. The silos were built separately, one in 1973 and the other in 1975. Both have semi-spherical metal tops. Unlike the older concrete silo next to the bank barn, these silos have chutes that were built outside the reinforcement hoops and were built of a synthetic material. The hoops are placed in pairs, one above the other, and the pairs are spaced uniformly. Along the south wall of the milking parlor, a low-pitched, porch-like shelter extends the remaining length of the building, supported on round steel columns. It is actively used as a secondary loafing shed area to shelter cows.

The interior of the milking parlor has a concrete floor that steps up and down in linear strips to create manure troughs and similar features. Sections of metal gates serve to define areas where the cows are allowed to go and not go. The interior walls are lined with glazed ceramic tile. The ceiling has been lined with sheets of Styrofoam insulation. The eastern one-third of the interior contains an area for cleaning the cows prior to milking. Most of the remaining two-thirds of the area contain milking stalls and machinery to draw the milk. The building is clearly designed for cows to be moved linearly through it, from west to east, so that a certain number of cows can be cleaned and then taken to the milking stalls while a second group can be brought in for cleaning, and so forth. Over 100 cows are currently being milked twice a day in this building following this process

Just beyond the northeast corner of the milking parlor are two cylindrical metal tank hoppers, counted as two **non-contributing** structures. Each has a funnel-shaped bottom that tilts to one side (photo #42 behind loafing shed and photo #43 at left between barn and house). The tanks, which are about 20 feet in height, are supported in a steel frame. The tank hoppers have low, conical-shaped tops that serve as roofs. Hoses and pipes of various kinds are connected to them, and a built-in ladder is found at one side of each tank.

The loafing shed, a **non-contributing** building (photo #42), is an open pavilion on a concrete base, 40 feet by 100 feet, constructed in 2008 by the present owners, with a low-pitched gable roof. The roof is supported on treated lumber 6x6 columns that extend into the ground. The concrete base, which serves primarily as a floor, has a slightly smaller footprint, so that the columns are found just outside its perimeter. The building is 15 column bays (i.e., 16 columns) in length and two bays (three columns) wide at each gable end. The columns support prefabricated wood trusses that form the structure of the roof. There are angled braces to each side of the top of each column for diagonal support. The roofing is a metal decking product and the gable ends have a similar material placed with vertical ridges or seams about every six inches. The building has aluminum "K" gutters as also found at the milking parlor building. The loafing shed was constructed because it helped the farm meet and exceed the current standards of an organic dairy by keeping the cows out-of-doors for as much of the day and as many days of the year as possible; it provides shelter in inclement weather to the current herd of 100 cows. The facility also provides an efficient (and more sanitary than interior housing) open surface for gathering manure, moving it to an adjoining manure pile for composting, and then redistributing it to the farm fields.

The Calf Barn (photo #42, shorter building in foreground), built 2012, is a **non-contributing** open pavilion of a similar design to that of the loafing shed but smaller. It is 96 feet by 16 feet and has nine columns on each of its two long sides supporting a low gable roof. The metal roof is supported by stick-built triangular trusses that are

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connected by at least three rows of small purlins. It is oriented so that its long axis is nearly perpendicular to that of the loafing shed. The main difference is that it has a half wall mounted outside the columns to give some shelter from wind to the calves that are housed here.

*The Tenant Farmer Farmstead and the Built Resources Associated with It*

The tenant farmer's house (photo #44, #42 at right, #43 at left edge), a **contributing** building, was added in 1918, one of the first improvements made to the farm after the Manchester sisters sold the rights to the Pittsburgh Coal Seam under most of the acreage in 1917. The house is oriented with its roof ridge at a southwest to northeast angle, similar to the angle of the buildings in the original farmstead (but appearing in aerial views to be at a slightly different angle from the older buildings). The house is a frame one-and-a-half story bungalow, 56 feet by 32 feet (counting an ell projection that steps forward in the façade and the adjoining front porch that is located in part of the space formed by the ell). The original design emphasized a side-gambrel roof. The roof detailing was designed to mask a full second story by using rakes on the walls to give the impression of a steeper roof with dormers. The design makes half of the upper story space appear to consist of very large front and back shed-roofed dormers (if the rake were removed, it would be clear that the appearance of a gambrel form was little more than a decorative rake in the end walls of a cubic mass with a very low pitched gable roof, so low that roof is actually nearly flat). The later addition of the ell projection made the appearance of the gambrel form less clear. It adds contradictory characteristics to an original design that may have worked through the subtle ambiguity of a form that could be read two different ways, and it further confuses the cubic volume and roofline of the design by adding a narrow-proportioned wing of two full stories with a perpendicular low-pitched gable roof form that looks unrelated to the original roof and massing (even though the apparent roof form of the addition is remarkably similar in everything except the gambrel rake detail). A second addition similar to the front ell projects to the east with one room at each of two stories. Next to the latter addition, a small recently built shed-roofed projection added to it, actually an open storage shed attached at the first story to the wall of the house, is clad in plywood with a texture of vertical scoring to resemble barn siding (T111).

The tenant house is clad in false brick siding in two forms: some of it is Inselbric (an early siding product consisting of Celotex insulation panels with a bituminous coating that has a red gravel finish with a brick pattern embossed into the surface), and some appears to be another similar product on a thinner, paper-like base (possibly "Bricktex," a type of rolled tar paper with a similar brick-stamped bituminous surface). The soffit and fascia has been clad in aluminum, and the windows are vinyl replacements, mostly expansive, three-part casement units with unusually large panes, although some have two casements and one area still has an original double hung 1/1 wood sash window. The wood sash windows, where they remain, as often as not, appear in banks of two or three. The foundation of the house is concrete block, and up to seven courses of it remain exposed where the grade drops off to the west, the area one sees upon approaching the house by way of the farm lane. The front porch has a concrete base and a concrete slab floor. The porch's shed roof is supported on wrought metal columns connected by a wrought metal balustrade. Lawn details (uncounted landscape features) surrounding the house include a small patio at the northeast corner next to which is a cast metal hand-pump for drawing water from a well, and, in the southeast corner of the front lawn, an over-sized decorative well feature with a cylindrical brick base and a gabled roof.

Behind the tenant farmer's house is a small frame, gable-roofed building, 21 feet by 12 feet, constructed in 1918, at the same time as the tenant farmer's house as a combination privy and chicken coop (center building in photo# 44). A **contributing** building, it has a low-pitched side-gable roof. Along the roof line on the eaves sides are exposed rafter ends. The building's side-gable roof is oriented on a northwest-to-southeast angle that matches the angle of the house (although perpendicular to the primary roof ridge of the house). It is clad in wide boards of German siding with corner boards. The use of a vertical line in the siding, and an additional strip of wood matching the corner boards, reveals that it may have been designed to appear as two buildings built back-to-back, with respect to its original dual purpose. The privy part of the building has a board door with a curved ventilation gap (an upside-down segmental arch) at the top. The building's southeast gable-end wall, containing the privy entrance, is clad in a bituminous covering material with a red brick pattern stamped into its surface (such as Inselbric or Bricktex) as found on the exterior walls of the house. The other part of the building (two-thirds of its volume) is accessed by way of a wide opening in the southwest side leading into what was originally a chicken coop. The wood-floored chicken coop area is now used for storage, including as a place to store equipment for outdoor grilling. The building meets the ground in an unusual way. Generally, the walls and floors are raised on piers at the corners that are not

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quite visible. The jamb of the chicken coop entrance extends to the soil line, and there is a step up inside the jamb. The doors at this opening are missing. They were apparently paired, as evidenced by hinges at both sides. However, the hinge stile of each door leaf is still in place, attached by the hinges to the jamb, possibly signifying that the remaining parts of the doors broke off due to rotted wood. The way the openings were designed had placed the door leaves outside the floor frame and close to the soil line (an atypical decision, placing the doors too close to moisture). The building also appears to be out of plumb.

The tenant farmer's barn (left edge of photos #44-45), a **contributing** building, is a small, side-gabled, frame edifice constructed of dimensional lumber in 1918 as part of the reorganization of the farm after the coal was sold. Initially built as a horse stable, it is rectangular in plan, 46 feet by 19 feet. The base of the barn is a slightly banked masonry wall of four or five courses of hollow clay tile (the same kind of tile used in constructing the silo connector at about the same time at the edge of the 1803 bank barn; the units have horizontal open cells and a textured exterior surface to look vaguely like vermiculated stone, with a deep red-brown color that has the mottled irregularity of unevenly burned clay; this kind of clay tile was commonly used in southwestern Pennsylvania for the construction of basements between the 1890s and the 1920s when concrete block arrived to replace it). Above this, the first story walls rise approximately five more feet with the balloon-framed dimensional-lumber construction to a hay loft floor.

The hay loft floor of the tenant farmer's barn is framed similarly to residential construction with 2x12 joists on approximately 16-inch centers separated by bridging. The hayloft area is only a half-story tall on the eaves sides, but apparently incorporates the space within the framing of the gable roof. The exterior of the framing is clad in wide boards of German siding with corner boards and a slight overhang at the roof where the eaves are exposed behind a fascia board. The building is oriented with the roof ridge going northwest-to-southeast.

The lower level of the tenant farmer's barn is all stable space with a dividing wall separating it into two compartments. The entire southwest wall at the first story opens by way of sliding barn doors. The doors, constructed of vertical planks, are in poor condition (falling apart) and are no longer useable, though still in place in an open position. The stable space is now used as a calf pen, and the opening is blocked with four-foot-tall sheets of plywood.

The northwest elevation of the tenant farmer's barn contains three window openings in the lower level, looking directly into the stable. One window is boarded-up and the sashes are missing. The other two openings have double hung 6/6 wood sashes that are in poor condition (falling apart). On one upper sash, the horizontal muntins and meeting rail are missing as well as the glass. The window openings are trimmed with four-inch-wide boards and five-inch-tall lintels. Above these windows, in this gable-end elevation, a pair of low-height board doors (in an opening about five feet tall and five feet wide, the bottom of which is at floor level) leads into the loft area to allow for loading hay. The southeast gable end has a single, centered, 6/6 double hung wood sash window at the stable level and another of the same type in the gable end (near the ridge) at the hayloft level. They are in somewhat better condition than their counterparts in the northwest elevation, but the lower one is missing a pane of glass.

Two shed-roofed shelters have been added to the tenant farmer's barn, at the southeast end and along the northeast eaves side. The two added shelters more than double the area of the barn, and they incorporate a combination of wood and metal construction, with wood poles as columns, dimensional lumber as rafters, and metal decking serving both as roofing material and as a vertical windbreak on one or two sides of each shelter. The combined area now houses about 12 calves of varying ages.

To the northwest of the barn at the tenant farmer's farmstead, a tractor shelter stands near the edge of the property surrounded in part by woods. A **non-contributing** building constructed in 1985, it is a rectangular pole barn, essentially just a canopy (a roof on posts but almost no walls), 35 feet by 45 feet, supported on 12 wood posts. The posts are wooden poles, apparently reused utility poles, driven into the ground, arranged in three rows of four, running parallel to the building's longer side. They support a framework of three beams of gang-nailed 2x's supporting a series of 2x10 joists or rafters the top of which is clad with metal roofing. A small area on the southwest side near the south corner has vertical sheets of rusted metal attached as a windbreak. The roofing is in poor condition, and part of it is missing. It is possible that the windbreak wall also once covered a larger area.

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### ***Integrity***

#### *Integrity and the Property Boundaries as Well as the Buildings and Other Counted Resources*

The property retains remarkable integrity as a whole. The topographic characteristics are generally unchanged since the settlement period. Although intact topography by itself is not unusual, this is a rare example of a farm where most of the boundaries still correspond very closely to an eighteenth century land patent, one of the larger tracts of that era (approximately 400 acres), and convey the logic of how frontier-era land boundaries were shaped to accommodate the topography and watershed characteristics for their use in future farm development. Most of the boundaries are at tree lines or roads, and, in general, they have not been interrupted by modern construction or other kinds of development. The arrangement of the property, including the outlines and configuration of many fields, along with contributing buildings, woodlots and tree lines, and other resources and features, all follows from there. The tree coverage has changed from time to time, and some fence lines have been altered, but there is still clear evidence of how various fields were improved and cultivated and how various areas were used in the different kinds of agriculture carried-on here across two centuries. In addition to these larger features (and, by design, in relation to them, — from the boundaries to the natural topography, to the watershed characteristics, and across the open fields to the counted resources built to serve the farming activities the land made possible), almost all the buildings that date from the Period of Significance retain a very high degree of integrity inside and out. This includes not only overall building forms and exterior materials, but also interior finishes, views, and important functional features reflecting agricultural and production activities, even equipment, tools, and other furnishings. The integrity also extends out from each built resource to the adjoining exterior spaces and the relationships between buildings, spaces, and other features. A couple of contributing buildings at the outer edges have lost some features or are in declining condition (e.g., the Perrin house [photo #40] is collapsing, the sheep barn [photos #36-39] is missing its hay-loft floor and interior partitions, and additions and siding have been added to the tenant farmer house [photos #42-44]), but otherwise the farm's contributing resources retain integrity and at least half are in unusually good condition.

#### *The Effect of Newer Buildings and Functional Changes on the Integrity is Minor*

The newer buildings and structures, added beginning in 1965, are often of a lesser quality, but they are not placed in a way that would distract from the clarity of the overall resource. Some were also erected with little or no permanent impact on the land (e.g., the round corn crib appears to be wires placed on the ground with no footing). The Manchester family made a conscious effort at maintaining this property's design integrity, beginning as early as the 1910s (as discussed elsewhere), while also allowing it to evolve where needed to stay in production, and the result is a remarkable degree of integrity, and just as important, a remarkable degree of clarity.

#### *Quality of Construction and Integrity Contribute Greatly to the Way Significance is Conveyed*

The majority of the buildings were built using high quality construction and/or incorporating innovations that made them seem worthy of preservation even after the original purposes for which they had been built had changed. Although the property almost continually evolved over time to remain productive, a self-awareness and strong preservation ethic developed within the Manchester family by the 1870s, and this resulted in the retention of many kinds of landscape features and built resources, as well as equipment, tools, furnishings, and archival materials. These items collectively document the history and uses of the farm as well as the family's prodigious activities here. The property, as a complete entity and as a system with many parts, reflects its history and agricultural functions extraordinarily well, and through this well-preserved combination of resources and material culture, it exhibits an unusual measure of integrity in support of significance that has been established many times in different phases of the property's history.<sup>24</sup>

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<sup>24</sup> As discussed further in the Section 8 Statement of Significance, the property's significance has been assessed by historians and architectural historians in county and region contexts, and these assessments appear in print in sources from 1823-24, 1874, 1882, 1912, 1939, 1992, and at many other times. The integrity is unusual here in the way that it continues to reflect all the assessments and commentaries, even in the earliest published sources that singled out this farm. The farm continued to evolve and remain productive while retaining the features that exhibit and demonstrate how farm design and agricultural productivity were achieved here in the prior generations, visibly (in the built resources) from the 1820s and, to some degree, from the beginning.

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The overall property's integrity is remarkably strong under all seven aspects of integrity, as recognized by the National Register: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Importantly, this is true not only for the six previously listed resources, or for the other contributing buildings and structures from the Period of Significance: it is true for the property as a whole, and for the historic agricultural system as a whole, including intra-building relationships, exterior spaces extending agricultural functions into and through the buildings, fields, woodlots, and other outer landscape features, and all uncounted resources, even the boundaries. Although there are some areas in which some aspects have changed with a loss of a design feature here or a limited piece of the building material there, or the intrusive presence in a few places of (a couple of) non-contributing more recent buildings and structures, the integrity of the rest of the buildings and of the landscape as a whole carries through. Plantation Plenty is unusually well preserved and, as a result, it is an unusually clear and instructive example of a productive and "model" farm from the past. It is also a good example of how a historic farm can evolve to stay functional and productive without losing the integrity of the most important design solutions of prior generations. Furthermore, the property is unusually well preserved in elements that extend beyond the normal National Register requirements to include original tools, implements, mechanisms, furnishings, and farm records, and it is all unusually well documented in carefully managed family archives that are kept on the property.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT  
AGRICULTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1773-1964  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1773, 1797  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

James McGowen, builder/finish carpenter  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

### **Summary**

Plantation Plenty is a 402-acre agricultural property that is Significant in its entirety under both Criterion A in the area of Agriculture and Criterion C in the area of architecture (for its farm layout design, both in terms of functional design and aesthetics). The present nomination amends a 1975 listing that explicitly names the house and five of the farm's oldest outbuildings. The prior document demonstrated the architectural Significance of the Isaac Manchester House, the centerpiece of the property, under Criterion C in the area of architecture. The present nomination increases the boundary to add the land where most of the agriculture actually occurred, as well 23 built resources from various time periods. The added resources (12 of which are contributing) are organized in three farmsteads and reflect the continued success of this farm over an extended period of time. The additional information, including details about the agricultural facilities in the six already-listed resources (e.g., the smoke chamber in the attic of the house, or the placement of the door and windows in the house's original kitchen), demonstrates how well this property, as a whole, reflects both agricultural production and farm design for functionality as well as aesthetics. The Original Farmstead, immediately surrounding the Isaac Manchester House, was well-developed by the 1820s. It contains many unusual components built for specific kinds of agricultural production, laid out to facilitate movement from one step in a given process to the next. The earliest components were organized in a machine-like way around a stone retaining wall that forms a court-style barnyard. As specialties were added and innovative ideas were embraced, new facilities were carefully inserted into the fabric of the farm. Some of these are in the Original Farmstead, where they add to the way the property tells its own story, while others were discretely placed in certain areas specifically to avoid disturbing the character of the larger landscape. The property contains many building types, many landscape components, several early examples of built-in farm equipment, and other facilities that were innovative for their time. Plantation Plenty was not only an unusually large and productive farm for this region, but it was also a recognized leader, beginning as early as the 1820s, in introducing new farm specialties and new techniques that came to be of importance in the surrounding county and region. Because the historic components from many different time periods were so well designed to function together as a complex system (features that remain in place here), the contributing resources that make up the present nomination tell this property's story with remarkable clarity. The Period of Significance begins in 1773, the patent date for the property, and extends to 1964, just after the last member of the third generation of the Manchester family died and the farm passed into the care of a fourth generation.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Plantation Plenty, also known as the Manchester Farm, is a significant 402-acre agricultural property that has as its centerpiece a distinguished house and farmstead complex dating mainly to the 1820s. The Isaac Manchester House<sup>25</sup> (already listed) is the aesthetic highpoint of a well-developed property with a hierarchy of land use patterns and other features that reflect specific agricultural activities. While the original farmstead is unusually sophisticated, the property also has two other farmsteads, all part of a systemically-related collection of buildings and structures built between 1773 and 1960. The counted resources are in the context of many uncounted features, including hundreds of acres of open fields, historic fence lines and planting patterns, trees, and water features. These resources and features are outstanding in the aggregate for the innovative and functional design of the system as a

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<sup>25</sup> While the property as a whole is referred to as "Plantation Plenty," for reasons explained in the Section 7 footnotes, the original main house is referred to as the Isaac Manchester House because Mr. Manchester, an experienced builder, placed his initials ("I.M.") and not those of other family members, in the capstone of the gable curtain when the house's exterior walls were completed in 1815.

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whole which evolved in several generations of one family across two centuries. The house and five other buildings have been listed in the National Register since 1975. The present nomination represents a boundary expansion to include the landscape and built resources of the entire 402-acre tract. In addition to the property's many counted resources, the farmland itself, in its entirety, is of central importance. Within the open acreage, which is distinguished in general by unifying topographic characteristics, the systemic design is composed of an unusually large wet meadow, pasture areas, and well-defined crop fields. These man-made features are shaped by old fence lines, woodlots, tree lines, and a large number of other landscape features. When seen as part of the larger tract, the buildings and well-defined open areas adjoining them form the core while the larger fields and other acreage represent a highly integrated system extending out to the wooded ridges and the historic boundaries. The farm in its entirety is significant under both Criterion C for Architecture and Criterion A for Agriculture. Under Criterion C, in addition to the functional and aesthetic significance of the buildings and farmstead arrangements, the overall layout of the landscape is prototypical of farms settled in the eighteenth century along the Appalachian valleys and eroded plateaus from Pennsylvania to Kentucky and North Carolina. The attention to landscape characteristics, innovation, and many aspects of design in its 1800-1820 development made it an unusually productive and successful farm across most of the last two centuries. The property retains integrity of these essential components and relationships.

Although the house and some farmstead buildings were previously listed on the basis of an aesthetic argument, they are also important for the functional and innovative components of their design. Furthermore, the property's Criterion C (Architecture) significance is not limited either to aesthetics or to the unusual characteristics of individual core buildings. The buildings were conceived and added over time to improve the productivity of a highly functional landscape and to serve the farm products the land yielded by careful attention to design. The farm, as a whole, is best understood as a working landscape whose functional design includes interconnected well-defined spaces, both exterior and interior. Each counted resource (including the remarkably refined house) shows ongoing effort at building and organizing an interrelated working complex for farm production using familiar forms but incorporating agricultural and architectural innovations into both the exterior features and the buildings. This includes contributing resources added into the system in the early to mid-twentieth century up to the end of the Period of Significance.<sup>26</sup> The Original Farmstead is "sewn" together by features like retaining walls, and the clustered buildings are integrated with functionally related outdoor spaces in the adjoining landscape. Each building connects to at least one well-defined exterior area that illustrates how the agricultural activities and farm goods flow from the open land toward the farmstead and into and out of the facilities found under roof. The fields, topography, water features, woodlots, and other acreage surrounding all three of the farmsteads stand together with the buildings as one historic system.

In addition to its design characteristics, the property is significant under Criterion A as one of the region's most consistently productive farms. Just as important as productivity numbers, this farm has always been recognized in the surrounding region as a leader in agriculture. It reflects the most important trends of the Southwestern Pennsylvania Sheep Farming Region, part of a larger network of Upper Ohio Valley sheep farms that continued into West Virginia and Ohio. The farm is central to the tri-state sheep-raising region and was a leader in introducing fine-wooled sheep in this larger area. Slightly grander in scale than usual, Plantation Plenty has been one of the county's most highly productive farms throughout its recorded history, the result of careful investment and well-organized systemic design. Consequently, the total resource represents agriculture with outstanding clarity, exhibiting information about not only farm design and innovation, but grain farming, stock-raising, and processing of goods. The total complex, as it now stands, reflects all the key stages in the development of agriculture in the region, from a.) boundary selection and other steps taken to create productive fields as the original forested areas were gradually cleared of trees, to b.) a grain emphasis including production of alcohol, to c.) mixed husbandry in which sheep and cattle were kept on hand because they were critical to grain production, to d.) an added emphasis on farm-processed dairy products (butter and cheese), to e.) an emphasis on livestock and wool as products, ending with f.) a transformation to twentieth century specialized dairy farming. It also reflects sale of coal rights, partial farm tenancy, and other important trends impacting twentieth century farms across the region. Although it may have

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<sup>26</sup> In addition to the contributing resources, most of the resources after the Period of Significance show continued effort at maintaining the historic system by allowing it to evolve functionally through active farming with minimal disruption to the historic resources. Among the resources added after the Period of Significance, several also reflect an ongoing focus on innovation that has continued down to the present.

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had peers in the region at one time, no truly comparable farms are known to have survived with integrity at this scale and complexity in this county or region, and no other farm in the area is known to show this level of functional design, innovation, and integration.<sup>27</sup> As discussed further below, the farm also has several specific features that may have once been common but are now rare or even “one-of-a-kind” survivors. The property’s historic context, provided in further detail at the end of this narrative, confirms and supports the above assertions.

NOTE ON CRITERION D — This nomination is not focused on Criterion D. However, the site of Teeter’s Fort, in existence before the Revolution, is known. The log inner building of the fort stood in front of where the Isaac Manchester House now stands, and the location continues to be marked by a corner stone (or support pier) that was left in place, in the garden area, when the log house was removed after Isaac Manchester’s brick house was completed. The cornerstone representing the fort site is counted as a contributing resource in the present nomination. The owners of the property have also collected projectile points from the farm fields over the years, and a collection is in the family’s archives. Prehistoric archeological sites have been noted. Criterion D sites identified here by the PHMC in the past have been assigned the following numbers: 36WH1273, 36WH336, and 36WH341 (in addition to 36WH340, the number assigned to the historic buildings listed in the National Register in 1975, also given the number NR #75001673).

***Relationship to MPDF for Historic Agricultural Resources of Pennsylvania***

Plantation Plenty meets the Registration Requirements for the property type “farm” under Criterion A in the Area of Agriculture for its association with agricultural developments discussed under the MPDF *Agricultural Resources of Pennsylvania, ca.1700-1960*. It is covered under the context for “Southwestern Pennsylvania Diversified Agriculture and Sheep Raising” (it is specifically mentioned in one or two places as an illustration).<sup>28</sup> It has many of the building components identified in the MPDF. Though not always the top producer in the township, the farm was unusually productive and the subject of county-wide discussion, serving as a leader and a model across a long period of time. The Period of Significance begins in 1773 when recorded agriculture began here and ends in 1964, following the 50-year rule, just as the property passed from the third generation of the Manchester family to the fourth generation. Newer resources (added beginning in 1965) differ considerably from those built before 1964.

The relationships between landscape components and adjoining buildings, as well as between neighboring buildings, are unusually clear and well-preserved at this property. The agricultural and architectural significance, as argued below, relates directly to certain relationships in the design of the complex. The integration of facility design with production is the basis for the significance here as much as building types or styles or sheer quantities of production recorded at specific moments in time. The landscape and buildings reflect significance as a result of being designed and developed over a long period of time.<sup>29</sup> The historic agricultural patterns include intensive activity early on in clearing land, raising wheat, and distilling whiskey.<sup>30</sup> By the 1820s, this farm played a leadership role in introducing fine-wooled sheep. The farm focused on raising special wool breeds of sheep for three quarters of a century. By the 1850s, the benefits derived from using sheep to keep sloped outer fields fertile made the farm successful enough that it also facilitated a large complement of dairy cattle which led to a strong record of producing dairy products.

<sup>27</sup> See comparisons to other farms later in the narrative.

<sup>28</sup> E.g., “Southwestern Pennsylvania Diversified Agriculture and Sheep Raising, c. 1840-1960,” *Agricultural Resources of Pennsylvania, c. 1700-1960*, page 40.

<sup>29</sup> The Period of Significance begins in the era of exploration / settlement and including nineteenth century agricultural patterns that came out of the settlement process. The Period of Significance, 1773-1964, extends across a much longer period of time than that of the regional context in the MPDF, which begins in 1840. Almost all the historic buildings on this farm either predate 1840 in their original construction or post-date 1918.

<sup>30</sup> Plantation Plenty is also part of another MPDF context, “Whiskey Rebellion Resources in Western Pennsylvania” (Jerry A. Clouse, Preservation Specialist, on behalf of the PHMC) [NR1992]. The distillery at Plantation Plenty was not investigated in great depth for the 1992 document because it was already listed in the National Register. The Teeter family, as explained further in the historic context section below, had no documented role in the insurrection. However, the distillery on this property was one of only two distillery buildings from before 1810, and the only one that dated from before the insurrection, identified in the entire region as part of an extensive survey effort in the early 1990s (the insurrection had its own regional domain in the early 1790s, including farms in what are now 6-8 Pennsylvania counties, a larger area than the sheep-raising region; although this was the area studied in the 1992 survey, farms and farm families in several other states across Appalachia to the Carolinas were also involved in the insurrection).

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Consequently, it led the township in butter and cheese production in this era. In the twentieth century, following a major regional trend, the transition was made from sheep-based farming to specialized dairy farming (for sale of liquid milk and using machinery in place of sheep to keep the outer fields and sloped areas productive). Although the activities and functions of many parts of the farm changed completely at that time, the changes were accomplished with deep dedication to preserving the character of the older resources. The most recent additions, built to update dairy operations after 1964 (a milking parlor barn, a large loafing shed, two silos and about five other grain storage structures, a machine repair shop, and a pole barn/canopy built to shelter tractors) are intrusive because they fall outside the Period of Significance. However, most were carefully placed away from more important contributing resources, and/or they are only visually disruptive in a minor way. The smaller examples (wire corn cribs, pole barn/tractor canopy) were added with almost no negative or irreversible impact on the landscape.

**Plantation Plenty as Geographically Central to the Tri-State / Upper Ohio Valley Sheep Region**

Plantation Plenty not only relates to agriculture in Pennsylvania, but also in a historic context that extends to nearby parts of the Ohio watershed, the larger region affected by fine-wooled sheep raising in the nineteenth century. Tied by discernible family and business connections to other farms, mills, and shipping facilities in nearby areas of three states, this farm was initially a key component in a larger network of related properties. In this context, it emerged as a leader as the Manchesters helped to establish several trends that caught on across the tri-state region. In addition to this, it was, from the beginning, and continues to be, a good illustration of land delineation patterns and farm design considerations that characterized settlement as it extended across a much larger area of Appalachia in the eighteenth century. Although clearly part of Pennsylvania by 1786, when the state line was established just three miles west of here, its development appears to have been equally influenced by being only seven miles from a flatboat-era flour shipping facility on the Ohio River in what is now West Virginia.<sup>31</sup> A substantial facility in the tri-state network of farms the warehouse served, Plantation Plenty is centrally located in the larger Upper Ohio Sheep-raising region (i.e., both sides of the Ohio River in Pennsylvania, West Virginia, and Ohio),<sup>32</sup> where mixed husbandry sheep-and-wheat-growing farms, settled in the eighteenth century, began to specialize in fine-wooled sheep beginning in the late 1810s. Plantation Plenty represents the trend toward an emphasis on wool and sheep-as-livestock rather than grain production as early settlements in the tri-state area matured in the nineteenth century into productive farms. Perhaps more importantly, its role as a leader in introducing the county and larger Ohio Valley area to fine-wooled sheep husbandry is still apparent in certain specific farm components such as the built-in loom in use by the 1810s (a precursor to the introduction of the fine-wooled breeds of sheep here) and the very large, unusually early sheep barn (built to house the newly purchased, valuable fine-wooled livestock).

**Significance under Criterion A in the Area of Agriculture: Historic Agricultural Productivity**

Plantation Plenty has been a productive farm since at least the 1820s. The farm's productivity is not well documented before that time (or at any point prior to 1840) because few records were kept for this or any other farm to evaluate the pace or quantity of productivity or to make clear comparisons. However, the first 25 years in which the Manchesters lived here were apparently a prodigious period, as they had a well-established reputation for having

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<sup>31</sup> The flour warehouse in Wellsboro apparently existed because the older generation of the same family, the Alexander Wells family, had an unusually large early water-powered mill located a short distance northeast of Plantation Plenty. The mill was on the Pennsylvania side of the state line but apparently sent its flour west, past Plantation Plenty, to the warehouse. Grain was produced on a large network of surrounding farms owned by related families, including the Teeter family (related by marriage to the Wells family), when this mill and warehouse were in existence. By 1815, perhaps to capitalize on the close relationship between grain farming and sheep raising, the Wells family also established a woolen mill at Steubenville across the Ohio River (they were also the founders of the town). Richard Beach traces the interest in fine-wooled sheep in the larger region to the establishment of this relatively short-lived mill. This development was one of the factors that inspired grain farmers to take an interest in raising fine-wooled sheep rather than just the common sheep (believed to be essentially Leicesters) that had been kept primarily for manure until that time on most of the grain farms that relied on sloped crop fields uphill from the barn. See the Historic Context section below for additional information.

<sup>32</sup> Richard Beach developed the context of this larger fine-wooled sheep region (including the resultant landscape up to the 1970s) further in his doctoral dissertation *The Sheep Industry in the Upper Ohio Valley, 1770-1973: A Geographical Analysis* (University of Pittsburgh, 1973), and his subsequent book *Two Hundred Years of Sheep Raising in the Upper Ohio Area, with Special Reference to Washington County, Pennsylvania* (John Richard Beach, Washington, PA: Washington County Commissioners, 1981).

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cleared the land quickly and building up the farm's infrastructure. Their progress is best documented in the resource itself. They began building an impressive farmstead complex by ca.1800, and completed it by ca.1823, nearly all of which remains in place, including the unusually large main barn and a sheep barn that is nearly as large. In this era, while the farm emphasized cutting timber and producing grain as the cash crop, the main barn was built as much for threshing grain as it was for animals or hay. Its scale, together with the scale of adjoining areas, suggests the Manchesters had very high goals for the farm's productivity by that time. They also won an award in 1823, indicating their peers regarded this as one of the two or three best-developed farms in the county.

*Evidence of Wood as an Early Farm Product, as Land was Cleared for Farming and Livestock*

Although there are no census statistics or crop records from the period before 1840, the property itself and the existing written record contain substantial evidence of what was happening here in this period. Most of the contributing buildings now standing on the farm were built between 1800 and 1820. Several were well enough built to have remained in some kind of use for nearly two centuries. Family records indicate that the Manchesters came west with considerable knowledge of construction and a substantial amount of money to invest in developing a productive farm. They built an unusually well-developed, well-integrated complex with many innovative features, geared to raising grain as well as cows and sheep, and they continued to add innovations throughout the Period of Significance. In this same era, as they cleared away the forest to make room for crop fields and pastures, they operated a sawmill with a business partner, turning the existing trees into a source of cash as well as using some as material to build buildings and fences. No record remains of how many acres they cleared in any given season. However, the amount of cleared land corresponded consistently with two or more acres per year since settlement, on average, as indicated at certain later points when open land was quantified. Therefore, while we do not know the annual quantities of planted crops or livestock before 1840, we do have a glimpse of a productive facility turning woodlots into open fields at a swift pace, cutting lumber for use or sale, and using some of the timber to create impressive buildings at a consistently aggressive rate.

*Isaac and Phebe Manchester's Aggressive Transformation of the Property, ca.1800-1820*

In keeping with Isaac Manchester's initial vision, the property was rapidly transformed from a primitive frontier site to a sophisticated agricultural complex in the first quarter century that he and his family lived here. The Manchesters began developing the property about 1797-1798 when Isaac and Phebe and their oldest children relocated from Newport, Rhode Island. Immediately after buying the land, they sold half of it to a business associate from Rhode Island<sup>33</sup> (this land was bought back about 53 years later<sup>34</sup>). This move apparently helped in removing trees and creating crop fields. What followed appears to indicate that timber was seen as an important farm product as the land was cleared to prepare for crops. The associate lived seven miles away in Wellsboro, West Virginia, on the Ohio River. However, he rented the land to a tenant and also set up a sawmill near the lowest point on the stream (no longer extant, but somewhere in the southeastern quadrant of the larger tract), allowing the trees to be converted to lumber as they were cut. Isaac Manchester is known to have managed the sawmill, at least after the business partner's death in 1809.<sup>35</sup> As a result, the northeastern acreage initially remained associated with the Manchesters after they sold it, and it related to their well-planned activities in clearing land and developing the Original Farmstead at the property's core even though these 200 acres were technically owned by the other family.

When the Manchesters arrived, Samuel Teeter's log house and fort, where they were to spend the better part of two decades, was apparently still surrounded by a log stockade. A remnant of the 1770s or 1780s, it had been the first

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<sup>33</sup> The business associate was Nicholas P. (Paris) Tillinghast. Tillinghast came from a family where several noted individuals shared the same name. He died in 1809, leaving the sawmill tract to his daughter with the understanding the Isaac Manchester would oversee the operation. Tillinghast's will states that he co-owned a ship with Isaac Manchester and several others. The ship was then kept at New York Harbor.

<sup>34</sup> The northeastern acreage passed through several families before it was purchased by Asa Manchester in 1851, rejoining the two halves of the farm.

<sup>35</sup> The Manchester family archives contain several agreements written to define the operation of the sawmill after Tillinghast's death. Isaac Manchester was managing the mill, at the far side of the larger tract, which kept the two halves of the farm operating together even though they had different owners. The agreements were with Tillinghast's daughter Patience (see Historic Context section below).

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settler's fort in the area.<sup>36</sup> The stockade had essentially lost its purpose during the Revolution when a fort was built on one of the neighboring Doddridge farms, where Samuel Teeter was assigned as commandant to protect the neighborhood against Native American-led raids. According to family tradition, the only other building in place at the time of Manchester's arrival was the distillery. While living in these somewhat primitive accommodations, the Manchesters set out on an assertive campaign to build a farmstead that included a large carpentry shop ("toolshed"), a granary, an unusually large barn for its time, one of the most sophisticated houses ever to appear on a rural site in the county, and a larger-than-usual springhouse, in roughly that order. Their project began around 1800 and lasted at least until the interior of the house was completed about 1818-1820 (or a year or two later). By the 1820s, they had one of the most highly developed, organized, and thriving agricultural facilities in Washington County.

*The Gradual Clearing and Design of the Fields and Acreage Surrounding the Barnyard*

Like almost all of Western Pennsylvania, the property was transformed in the late eighteenth and early nineteenth centuries from a section of forest and shaped gradually into a farm by the clearing of land for pasture and crops and the construction of fences and buildings. Fields were gradually worked through a succession of crops until their surfaces were ready for raising wheat and other delicate but valuable varieties of large-grain cereal plants (rye typically came first because it was less delicate and choked out weeds). This process led to two-thirds or more of the land on most farms in the area being cleared by about 1850. In the first years, before and after the Manchesters purchased the Plantation Plenty property in 1797-98, the number of acres cleared in a season apparently proceeded at a pace that was somewhat more aggressive than the typical one-to-two-acres-per-year. The size of the barn suggests they were focused on clearing a much larger area.<sup>37</sup> In 1803, exactly 30 years after Samuel Teeter had first settled here, Manchester constructed his large threshing barn. Construction of a barn of this size suggests either building in proportion to the cleared acreage at the time or in anticipation of future field development.<sup>38</sup> A typical amount of cleared land on a local farm at that point (about 34 years after the beginning of legal settlement for the region, and exactly 30 years after this farm was first settled) would have been in the neighborhood of 30 acres, possibly 45-60 if above average effort had been sustained over an extended time. While the total size of the initial land patent was only about 30% larger than average for southwestern Pennsylvania land grants in 1800, the barn was considerably larger than usual no matter how much acreage had been cleared. By any standard, Manchester's barn was very large compared to the others that remain from the time in this county or even those known examples that are no longer in existence. It would have been large even for a farm with more than 50 acres cleared by the time of construction. It appears to have been built in anticipation of a highly productive farm. The farm most likely had large areas at that point waiting to be cleared or developed into arable crop fields, a major farming complex that was "still in the making."

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<sup>36</sup> Asa Manchester, the second owner of the Isaac Manchester House, was born here in 1811 and lived 85 years at the farm, dying in 1896. The section on Teeter's Fort in *The Frontier Forts of Western Pennsylvania* (published by George Dallas Albert in 1896) appears to indicate that G.D. Albert visited the site a year or two before Asa's death. It says "The Colonel showed where he remembered a long depression caused by the decaying of the stockades, which were split logs standing 16 feet high..." suggesting that the stockade may have still been in place when the house was under construction, around 1810, possibly even after Asa was born in 1811.

<sup>37</sup> The size of the barn could also have been a reflection of the amount of natural wet meadow this tract had. The meadow area below (east of) the barn may have been a natural clearing as a wetland before the tract was claimed. It may have been a substantial source of hay. As noted elsewhere, hay eventually came as much from rotated crop fields on the typical farm as it did from the wet meadow, but the meadow was a proportionally larger factor early in the farm's development. If it was a larger clearing than usual in the first years of farm activities, this may have inspired construction of a larger than usual barn. However, other factors would have also been involved, such as how many cows and sheep the farm could support in proportion to how much grazing land, up away from the wet soils, was available for these animals.

<sup>38</sup> References to new barns in agricultural literature from this era often include reference to the barn being proportional to the acreage it was built to support.

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*Based on How the Farm Developed by the 1820s, and Comparison to Others, the Initial Era Appears to Have Involved Intensive Clearing of Trees and Development of Grain Fields*

Some historians have identified a threshold of about 40 cleared acres as the line between what was needed to feed one's family and the amount of acreage where commercial grain farming begins.<sup>39</sup> Just a few years earlier, in the mid-1790s during the Whiskey Insurrection, one of the most valuable barns in the region, the Neville barn, was on a farm with 55 cleared acres. Having 55 cleared acres by 1794 equates to more than two acres per year being cleared in the period beginning with the earliest legal records (1769) for agricultural settlements by European settlers in the region.<sup>40</sup> The apparent size of the cleared acreage on some farms may be an indication of manpower beyond ones family using paid or enslaved workers. The Neville barn was approximately the same dimensions as the one Manchester built. It was well documented because it was burned in the insurrection and a legal claim was made for losses. This amount of cleared acreage was taken as a sign of great wealth for this region at that time.<sup>41</sup> It appears that Manchester began his farming enterprise with a scale of operations in mind that was equal to the most substantial farming facilities the region had seen up to the decade of the family's arrival.

*Design and Cultivation of the Farm Recognized by 1823-24*

Although no record remains of how many acres had been cleared by the 1820s, the farm was already noteworthy as well as the house. In his 1882 *History of Washington County*, Boyd Crumrine, after noting the 15 years of preparation that produced the finely crafted house, comments on the Manchester Farm saying "Mr. Manchester soon had a large acreage under cultivation."<sup>42</sup> In December 1823, Manchester was awarded a prize for having the county's "second-best cultivated farm," by the new Washington County Agricultural Society, a group formed to hold a county fair and promote agriculture.<sup>43</sup> Attesting to the countywide objectivity of this assessment, first place went to a farm on the opposite side of the county, in one of the northeastern townships (an area where most land claims dated to a few years earlier than 1773 when this farm was claimed), and the money for the prizes came, in part, from county tax funds.<sup>44</sup> The comparison was not trifling: the county had at least 2,000 farms in operation by this time.

*Farm Activities Were Probably Driven by the Numbers of Sheep and Cattle by the Late 1820s*

The farm most likely included a substantial flock of common sheep by the late 1810s. Family records indicate use of the loom by that time. Before the trend took off nationally after 1807 to invest in fine-wooled sheep, Pennsylvania grain farms already had a long tradition of keeping flocks of common sheep to assist in clearing stubble and weeds and to be pastured in the grain fields periodically to provide manure. The sheep were apparently

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<sup>39</sup> See Jerry Clouse, *Whiskey Rebellion Resources in Southwestern Pennsylvania* (Multiple Property Document), Pennsylvania Historical and Museum Commission, pg. E-6.

<sup>40</sup> The Whiskey Insurrection occurred when the land had only been available for legal ownership for less than 25 years, beginning in 1769 after the Treaty of Fort Stanwix. In this era, settlement occurred in waves that have been described as a "land rush," but establishing final legal claims and developing the land into farm fields proceeded more slowly on many farms in this period, especially during the seven years of the Revolution, which fell in the middle of the 20-plus years of the land rush, making aggressive improvements and major financial investments less likely until the 1790s.

<sup>41</sup> See Jerry Clouse, *Whiskey Rebellion Resources in Southwestern Pennsylvania* (Multiple Property Document), Pennsylvania Historical and Museum Commission, pg. E-7, in the discussion of the burning of John Neville's barn. Neville's property was attacked because he served as "Supervisor of Collection of the Excise Tax," and thus not only supported the whiskey tax but was the government's agent. Although a distiller himself, he was a representative of the region's wealthier elite. Clouse refers to a contemporary description of Neville's farmstead, written so the government could reimburse him for the damage, as "An indication of the extent of his wealth..." Clouse documents that the average barn in Greene County at the time (in the absence of such data for Allegheny and Washington Counties) was only about 37% as large as Neville's barn (at this time, most farms south of Allegheny County, such as in Washington and Greene Counties, tended to be better developed than those within that county, despite Pittsburgh's presence there and urbanized size).

<sup>42</sup> Boyd Crumrine, *History of Washington County*, 1882, pg. 827.

<sup>43</sup> The prize is cited in Crumrine's *History of Washington County*, 1882, pg. 473. In their archives at the house, the family also has the February 1824 letter telling Isaac Manchester to come by and pick up the award he had been selected for in December 1823.

<sup>44</sup> Boyd Crumrine, *History of Washington County*, 1882, pg. 473. The house is still standing at the farm that won first place, but the landscape is greatly changed and the surrounding area is now a suburbanized.

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### Washington County - 1850 Ag Census Data Summary

	Number of farms	Improved Acres per farm	Unimproved Acres per farm	Average acres per farm	% of farm acres improved	Average farm value	Average implement value
Asa Manchester	1	150	50	(200)	75	8000	100
Hopewell Twp.	175	110	54	164	67	4402	75

	Horses per farm	Milch cows per farm	Other cattle per farm	Sheep per farm	Swine per farm	Livestock value per farm	Wool (lbs.) per farm
Asa Manchester	4	5	3	400	18	1000	1000
Hopewell Twp.	3	3	3	147	21	474	390

	Value per farm animals Slaughtered	Bushels of wheat per farm	Bushels of corn per farm	Bushels of oats per farm	Bushels of potatoes per farm	Butter per farm (lbs.)	Cheese per farm (lbs.)	Hay Average (tons per farm)
Asa Manchester	42	200	200	300	30	400	500	50
Hopewell Twp.	61	158	391	238	19	261	10	15

kept in proportion to the cleared fields and to the grain in production. Although there are many references in early Pennsylvania literature in which farmers are criticizing their neighbors for not managing barn manure (e.g., from cows) well enough or for not rotating their fields, other literature about the state’s early development indicates an understanding that sheep pastured on grain fields between crop plantings represented an essential part of grain-based farming at the time, especially in areas where the fields were on uphill slopes above the barn. In 1827, early in Washington County’s entry into the Merino and Saxony Crazes, a census was taken of sheep in the county as part of data presented at a national convention on farming held in Harrisburg. The census indicated that Washington County already had 160,000 sheep, half of which were common sheep.<sup>45</sup> The newer buying craze favored fine-wooled sheep, but these numbers clearly referenced that the older lines of “common sheep” stock were still to be found in considerable numbers on the farms as well.<sup>46</sup> Such large numbers of sheep across the county, and the large numbers of both sheep and cattle on this farm, suggest that the animals (rather than cleared acres or the demand for wheat) were becoming, by the 1820s, the central factor in how the farm was managing grain-raising activities, hay, livestock, and manure. As wheat prices fell after the War of 1812, some farmers began feeding a larger percentage of their grain to their flocks, and thus wool and later livestock-raising (animals being raised to be sold live) became the focus of a continuing sheep-and-wheat agricultural system.

#### *Agriculture at the Transition to the Second Generation of the Manchester Family*

Little is known about the farm between the completion of the house and the last decade of Isaac Manchester’s life. The 1850 census, taken a year before Manchester died at age 89, gives a picture of a farm that is changing. By 1850, Isaac Manchester’s youngest son, Asa, was the head of the household and was running the farm with his wife Martha and their family.<sup>47</sup> The Manchesters reported on a 200-acre area of which 150 acres had been cleared (almost exactly two acres per year since 1773). They were almost 40% over the township average for improved land. At this time, 50 acres was still in woodlot (average for this township). The Manchester property had a total cash value of \$8,000 at the time of the 1850 census, which was not the highest for farms in the township but much higher than most other farms and almost twice the average value. With four horses, five milch cows, a team of two oxen and one other head of cattle, the Manchesters had solid numbers of larger animals, above average at the township level. The farm also had 18 swine (possibly proportional to distilling activities). A telling sign, however,

<sup>45</sup> Samuel Hazard, *The Register of Pennsylvania*, Jan.-Jul. 1828, Vol. I, pg. 128.

<sup>46</sup> Furthermore, it is well-documented that these large flocks of common sheep were generally dispensed of by breeding them slowly into the lines of the pedigreed Merinoes, Saxony sheep, and similar fine-wooled breeds.

<sup>47</sup> The census lists Asa Manchester as the head of the household in 1850. It is interesting that Isaac Manchester signed the contract (still in the family archives) for a segment of the barnyard wall in 1851. It suggests he controlled the family’s finances and/or construction activities while Asa ran the farm, right up to the time of his death.

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is that there were 400 sheep on the farm by 1850, an unusually high ratio as this was more than three times the township average and represented two sheep per acre of total farm area. Even pasturing this number of sheep, without regard to crop land, would take almost 70 acres of clear land (based on 6 sheep per acre, an average ratio of pasture land needed to keep sheep nourished if raised as a monoculture). The farm was no longer concerning itself with orchard or garden produce, uses of steep wooded land like maple sugar production, or home-made manufactures. It was raising livestock and producing crops, and it appears to have been doing so at about capacity.

Just a year later, when Isaac Manchester died, Asa Manchester had not only inherited the 200-acre farm but had also bought back the northeastern half of the original acreage (about 200 acres) after it had passed through three other families.<sup>48</sup> The 1860 census shows a substantial step forward to 1,000 sheep.<sup>49</sup> By 1861-62, a county map shows "A. Manchester" with one house on each of the two halves of the original tract.<sup>50</sup> Separate dots point to two houses or farmsteads (see figure #21), roughly the location of the two brick houses on the property today. (By contrast, the 1856 county map does not show a separate farm by any name or any indication of a house or separate farm on the northeastern acreage at the site of the farm's second house, the Perrin House. This could indicate simply that the map maker did not see the more remote second house when he visited, but it more likely means the Perrin House was built between 1856 and 1861.<sup>51</sup>)

*The Role of Fine-Wooled Sheep and the Sheep Barn in the Development of the Farm after 1818*

The Manchesters added the substantial second barn across the meadow from the main barn, several hundred feet southeast of the barnyard enclosure, apparently in anticipation of entering the fine-wooled sheep business at a large scale in 1818.<sup>52</sup> This barn was apparently intended for sheep from the time of its construction, and it was always used for the dedicated purposes of housing and feeding the farm's large flocks (until they were sold after 1896). The overall form and size resembles a bank barn as typically found in Pennsylvania, although it is entered from the end walls (typical for sheep barns). Unfortunately, the loft floor and partitions are now missing. Despite the loss of interior features, the overall form and layout clearly represent a variation on more typical barns. Having entrances in both gable-ends allowed flocks to move linearly through it, instead of the more common barn design of having stable-wall entrances on the lower eave side (eaves-side stable doors were commonly found on barns built for mixed animals because they are more appropriate to the movements and stall access needs of having a small number of larger animals, namely a few cows and horses). It also has an unusual kind of roof framing and previously had a low loft floor (indicated by evidence in the remaining wall framing). These characteristics reflect the customization of a typical barn form to the needs of a large number of sheep, as small animals running in and out of the building in flocks, and probably shearing and storage of wool in addition to the requisite quantity of hay.

*Original Main Barn Configuration Reflected Mix of Livestock*

The 1803 "Main" Barn, however, indicates that the farm was practicing "mixed husbandry," keeping cows and horses together with some of the sheep. The size of the barn when it was built appears to have been based primarily on the anticipated grain production and less so on the anticipated space needed in the stable for livestock. It was

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<sup>48</sup> Asa Manchester purchased the northeastern acreage (part of the land his father had sold to Tillinghast in 1798) from the estate of David Adams, a doctor who had died in 1829. It was sold through orphan's court by the guardian of one of the underage children in the Adams family to settle the family's financial affairs. No Adams is shown in the census for this area in 1850. If the northeastern acreage was rented out at the time of the 1850 census, the tenant's name is not known, and without the name, the census data can not be correlated to the property. However, the known county maps do not show a house in this part of the farm until 1861.

<sup>49</sup> Asa Manchester may have been under the impression that his family had been the first to introduce fine-wooled sheep in the county. When Alfred Creigh published his *History of Washington County* in 1871, the first book-length treatment of the county's history, Manchester exchanged letters with him on this topic. The family archives still has Creigh's letter back to Manchester substantiating the claim he had published that Alexander Reed was raising Merino sheep by 1824. Although only a short, cryptic note, it appears to be part of a heated or at least heartfelt exchange of two contrasting opinions on what had happened.

<sup>50</sup> See S. N., and F. W. Beers, Civil Engineers, Map of Washington County, Pennsylvania, from actual Surveys..., Philadelphia: Published by A. Pomeroy & S. W. Treat, 1861.

<sup>51</sup> See Sherman, James M., and A. R. Day, Barker's Map of Washington County, Penn. from Actual Surveys..., New York: W. J. Barker 1856.

<sup>52</sup> The family has some conflicting information on the date, but the late 1810s date places it in the midst of a National buying frenzy for breeding stock, the Merino Craze.

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apparently built and fitted out for a larger number of cattle than what the farm had as late as 1850 or even 1874. Years later, when the stable area was reconfigured (in the early twentieth century), a drawing was made to document the earlier layout. The drawing (in the family's archives at the house) shows that half of the stable had been set up only for cattle, with 12 regular-sized cattle stalls and two larger stalls. The other half contained the bull pen and a calf pen near the center close to the stable doors. In the south corner were four horse stalls with wood floors<sup>53</sup> and vented walls with wood linings that remain. Behind the bull pen, calf pen, and horse stalls were two or three pens with feeding racks, most likely designed for some portion of the sheep.<sup>54</sup> The configuration, as shown, could date from later (e.g., the 1870s, when the Manchesters had 10 milch cows), but the overall size of the stable is larger than what was needed for the eight head of cattle they had as late as 1850, and still slightly large for the 10 cows they had in 1874. Therefore, the former design seems to be an indication of what they aspired to when building it in 1803 rather than of the numbers of cattle they would have had at any particular date.

#### *The Shift toward Stockraising as Opposed to Farming by the 1850s*

The farm, however, was not solely focused on raising and selling livestock in the 1850s. Grain was still the main cash product here. Sales of animals as stock for other farms as well as animals to be butchered were undoubtedly components of the operation. As a farm product, wool for sale was definitely rising in importance, as evidenced by the heavy investment in fine-wooled breeds and early construction of the large sheep barn. The sharp line may not yet have been drawn between "farmers" and "stockraisers," but within two or three decades, regional literature published from southwestern Pennsylvania made a careful distinction, in referring to people like Isaac and Asa Manchester who were raising animals for sale and/or who were focused on producing wool for sale, saying they were "stockraisers," i.e., not (primarily) in the business of "farming" (raising grain). Stockraisers were invested in raising animals for sale and producing animal products like wool, and they had a lucrative business in Washington County. With ready access to cash from drovers, they saw themselves as something other than mere grain farmers. In time, they also carefully distinguished themselves from dairymen.

With large numbers of sheep and a substantial sheep barn, the Manchesters were actually at the lead of the "paradigm shift" toward stockraising. However, they were still producing substantial amounts of grain for sale and manufacturing other products from the animals they kept on hand. As mentioned elsewhere, the family archives from an earlier generation (ca.1810) include records of cloth being manufactured on the loom that is still in the toolshed. Similarly, they built a dairy herd and found ways to profit from dairy products. The transition to dairy production on top of grain, stockraising, and wool, may have been driven by the fact that Asa Manchester's surviving children were all female. In the 1874 Visiting Committee report, it was noted that the family had only daughters and that all the women shared the work of milking and other dairy work without any help from others. The women made the cheese and butter. However, the amount of cheese produced suggests that they were doing more than processing the milk from their own cows.

#### *Butter and Substantial Cheese Production by the 1850s*

By the 1850s, the Manchesters were serious manufacturers of butter and cheese. Their butter production, at 400 lbs., was well above average and more than most of the more productive farms in Independence Township, even though they were also not among the top 10% of the township's butter producers. However, in cheese production, they were "head and shoulders" above the rest of the township, producing 500 lbs. Twenty-two Independence Township farms, in all, produced cheese in 1850. One or two of them produced 100 or more lbs., but no other farm produced more than 125 lbs. Based on surviving facilities from the era, they may have also been the leaders in a fairly large area beyond the township boundaries. These numbers seem disproportionate to the five milch cows they reported, particularly in comparison to the dairy herds on the other farms then producing butter and cheese. This may be an indication that they were also producing cheese and butter from milk brought in from other farms nearby. By

<sup>53</sup> The design suggests that they were collecting animal urine, valued as a particularly potent form of manure, in addition to solid waste in the manure pit (photo #29). Similar pits, designed to collect urine as well as dung, appeared in illustrations in the more progressive nineteenth century agricultural publications.

<sup>54</sup> On Washington County, some sheep were usually kept in the main barn. Ewes were kept separate from breeding rams most of the year in order to time pregnancy. In harsh winters, when ewes went into labor, they were often brought in to the main barn where it was warmer. Castrated males (good wool producers, but of no value in breeding) could be kept in field barns further from the house or even out in the fields. In the main barn, having the larger animals nearby also helped to keep predators away.

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comparison to facilities that remain on other farms across the county today, they had one of the most ample facilities for making butter and cheese in their larger-than-usual springhouse, and they even had set aside a small room in their residence for cheese storage.

#### *Cereal Grain and Hay by the 1850s*

The Manchesters were producing fairly large amounts of cereal grain at the same time. They reported raising 200 bushels of wheat, 200 of Indian corn, and 300 of oats. Their hay production in 1850, at 50 tons, was more than three times the township average and higher than most of their neighbors, but not a really high number considering that they had larger than average numbers of animals to feed. Although they were 30% above average in wheat production, their Indian corn crop was only about half the township average, possibly an indication that they were slower than their neighbors at adopting this relatively new crop emphasis. They also had an unusually well-developed complex of buildings to store the hay and traditional grain (e.g., wheat, oats) they produced. In addition to the numerous buildings, the complex included plenty of outdoor space for hay storage in the form of a very large rickyard. (The 1874 Visiting Committee report confirms that hay was stored out-of-doors as well as in the barn's haymows.<sup>55</sup>)

#### *Stockraising Activities May Have Led to Development of the Northeastern Acreage after 1851*

The farm's heavy production statistics reflect intensive use of the acreage. This goes hand-in-hand with the added emphasis on stockraising and the incremental growth of the animal numbers. The acquisition of the northeastern acreage by Asa Manchester in 1851 most likely reflects the growing numbers of animals on the farm. The two halves of the farm read as a continuum by all remaining indications in how the landscape is structured, including the orientation of the access road and a visual connection between the two houses. Reacquiring this acreage provided an excellent way to increase the land available for pasturing sheep within view of the existing buildings. Sight lines also appear to have been the main consideration as the second house was added by 1861. The high numbers the Manchesters were reporting suggest intensive use of at least the core acreage of the southwestern half of the farm. Since the total area of either half of the farm is larger than average for farms in the county as they were subdivided by the 1850s, a substantial portion may have remained in woodlot. The northeastern acreage had been fully integrated into the farm by 1874 when Asa Manchester reported to the Visiting Committee that he had 500 acres and 100 acres of it was in woodlots. (By this time, he had also acquired another farm of more than 100 acres south of Plantation Plenty, across the ridge followed by Rt.844, and thus in a different viewshed; it has not been associated with this farm since his death in 1896.)

#### *1874 Report Gives an Excellent View of a Productive Farm in Asa Manchester's Time*

The 1874 *Report of the Farm Visiting Committee for the Washington County...Agricultural Society...*<sup>56</sup> was produced exactly midway through the 45-year period that Asa Manchester operated Plantation Plenty after the death of his father, Isaac. It provides an excellent picture of the farm at that time, including interrelated operations, activities that were prominent and others that had ceased, the role of each building, unusual characteristics of each building's design, and similar information. Importantly, it was written as a result of a visit from a committee whose purpose was to identify aspects of local farms that might serve as "models" for other local farms. Therefore, it is notable that the committee gave a detailed analysis and lavished praise on this farm from many different angles, noting only a few things along the way that were lacking.

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<sup>55</sup> In 1874, Asa Manchester indicated that he was in the custom of keeping hay out-of-doors in the *Report of the Farm Visiting Committee for the Washington County Penn'a Agricultural Society for the Year 1874*, pg. 2-5. The lithographic farm scenes of over 100 farms in *Caldwell's Centennial Atlas of Washington County* (1876) shows hay being stored in stacks on many other farms in the county (Plantation Plenty is not one of the farms included). It sometimes appears in a corner of a field with special fencing to keep the animals from eating it all at once, and it appears in varying sized stacks around barns. The landscape and barn design at Plantation Plenty, however, suggests a considerably larger quantity of hay being kept outdoors than what is seen in most of the atlas illustrations.

<sup>56</sup> *Report of the Farm Visiting Committee for the Washington County Penn'a Agricultural Society for the Year 1874*. (This report appears to have been produced with the intention of publishing it as a chapter in the larger proceedings publication of the Pennsylvania Agricultural Society, as was the case with similar reports from other years; in the end, though, it appears to have been printed locally in this county and published separately for some reason.)

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In the report, Col. Manchester and the committee discussed a number of farming techniques, many of which were remarkable on the basis of consistency and scale, while some were highly innovative. He explained how he used manure to increase his wheat yield and how he planted combinations of seeds, including timothy and clover together to produce meadow (a reference to upland fields rotated as hay fields and/or pastures, as opposed to the older wet meadow below the barn). He mentioned that the hay, which is cut when the blossoms fall off the timothy, is “hauled by ropes to the stack or barn” (confirming that he used external hay stacks in a rickyard as well as the mows inside the barn). He discussed how he salted his hay, making it more palatable, but he also says that too much salt will ruin it. He indicated that he used all the hay he produced as feed for his stock, which was “mixed stock,” including 800 sheep, 10 milch cows, and some other cattle. He had done some irrigation to improve the fields in the drier areas of the farm, and he had gotten very good results from doing so. He reported having 300 yards of under-drains draining his wettest fields in places where he needed to keep the soil drier for crops. He said that he tried to plow his fields in February when possible, feeling that frost was “the best pulverizer.” He claimed that plowing deeper each year into his farm’s limestone-rich terrain brought up sub-soil equal to virgin soil. Although the farm began as a place where whiskey was produced, the Manchesters had become ardent Prohibitionists by this time. The report draws a close, causal connection between Col. Manchester’s lack of indebtedness and his opposition to alcohol and other stimulants. The kind of plowing, harrowing, and manuring done on the farm is discussed at length, as well as the corn, wheat, oats, clover, and timothy that he planted.

The report says that his “occupation is that of mixed husbandry.” It says that “he keeps eight hundred or more Saxon-Merino sheep,” that he “generally raises three hundred lambs,” and that he “sells off the old stock as fat sheep.” He sheltered all his sheep because he felt they needed less feed and gave more wool that way (which helps to explain how the large stable space available in both barns was used).<sup>57</sup> The average fleece, the report says, produces four to four-and-a-half pounds of wool per sheep when brook-washed. He also “Has ten very fine milch

**Washington County - 1880 Census Data**

	Number of Farms	Owner occupied	Total Acres per farm	Tilled Acres per farm	Permanent pasture, orchard etc per farm	Wood land	Value of Land and Buildings per farm and (per acre)	Value of Machinery per farm	Value of Livestock per farm & (per acre)	Value all production per farm & (per acre)
Asa Manchester	1	yes	500	400	10	90	40,000 (80)	500	3,257 (6.5)	5,938 (12)
Independence Twp.	90	82%	169	134	4	32	9,969 (59)	273	1,145 (6.7)	1,791 (10.6)

	Mown Grass Acres per farm	Grass Acres Not Mown per farm	Tons of Hay per Farm	Horses per Farm	Milch Cows per Farm	Other Cattle per Farm	Butter per Farm (lbs.)	Cheese per Farm (lbs.)	Sheep per Farm	Wool lbs per farm	Swine per Farm	Poultry per Farm	Eggs Dozen per Farm
Asa Manchester	80	256	80	9	13	24	1,800	200	600	4,200	14	120	400
Independence Twp.	25	82	22	4	4	8	464	5	240	1,071	13	76	424

	Bushels of Corn per Farm	Bushels of Oats per Farm	Bushels of Wheat per Farm	Bushels of Potatoes per Farm	Number of Apple Trees per Farm	Paid Labor (dollars)
Asa Manchester	840	800	500	10	400	900
Independence Twp.	602	276	210	41	166	94

cows,” as well as other cattle, and the milch cows were milked by his wife and daughters without hired help. The number of cows kept was the same as the number of women living on the farm.

*The 1880 Census Adds Statistical Quantities to the Processes Described in the 1874 Report*

The 1880 census statistically confirms a number of topics covered in the Visiting Committee report. Asa Manchester was one of seven farmers (out of 90 reporting in Independence Township) to have exactly 10 acres of permanent meadow, permanent pasture, or other non-rotated field uses (some of the other farms may have had other

<sup>57</sup> Not all farmers sheltered their flocks daily in this era. Some farms had sheep barns that were used primarily to store hay and to bring sheep in when there was a problem with attacks by dogs or coyotes.

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kinds of non-rotated field uses, e.g., vineyards). Only two others had more acreage of this kind of land in this township. This suggests the farm had an unusually large area of natural wet meadow from the beginning. The tilled acreage, at three times the township average, indicates a well-developed farm, as had been the case at this farm now for half a century. The total value of the farm (land, implements, and livestock) was third highest for the township, surpassed only by two farms, one that was only slightly larger and one that was about 20% larger (in all acreages), both being of proportionally higher value in keeping with these differences. The Manchesters were paying the highest amount of any farm in the township in paid labor, at \$900/year, ten times the township average. This may have been related to the family having fewer male family members than their neighbors. The next higher figures for labor were represented by five farms that were paying in the range of \$300 to \$550/year.

The total number of sheep on the farm, at 600, was somewhat high for this township, considerably more than twice the average in sheer number of animals per farm. Four other farms had more than 600 and three others reported exactly 600. In Washington County, at this time, the total number of sheep was often close to the total number of farm acres, an indication that the flocks of sheep were in balance with the manure needs of the portion of the acreage planted in any given year in crops. More than one sheep per acre may have been an indication that a farm with a focus on stock raising was about to sell off a large number of animals. Asa Manchester had a total of 500 acres (including woodlots, etc.) on which to keep his 600 sheep. The other exceptionally large flocks in the township were almost all on farms where the sheep-to-“total-farm-acreage” ratio is higher than Manchester’s 1.20 sheep per acre, and some were higher than two sheep per acre.

The number of swine at the Manchester Farm, at 14, was slightly above average. With 13 milch cows and 24 other heads of cattle, they had the second largest herd in the township (the only larger herd may have been oriented to raising beef as fewer than one-fourth were dairy cows). They were the second highest butter producer in the township (at 1,800 lbs.) and third highest in pounds of cheese (200 lbs.). Their orchard had apparently recovered by 1879 from the problems discussed in the 1874 report, as they had 400 bearing-age apple trees, one of the five largest apple orchards in the township, although the number of bushels of apples produced per tree is not as high as some other farms with large orchards.

*The End of the Wool-Intensive Era*

The farm made its transition to a third generation of the Manchester family as the century took its turn from the 1800s to the 1900s. By the 1880s, Col. Manchester was actively involved in a political effort to bolster the domestic wool industry through tariffs on foreign wool.<sup>58</sup> However, this was apparently a sign of the end for the Washington County wool boom. The market for wool was lost to foreign competition in a very short period of five or ten years, and in the same period, the population was burgeoning with the industrial expansion of the Pittsburgh area and the surrounding Ohio Valley area including the development of hundreds of mine complexes, mining villages, towns centered on new glass factories and other industries, and similar developments. These new industrial complexes and towns added intensive urban pockets into the landscape of the areas where sheep raising had ruled. As the population was rising and as new rail lines and new population centers were developing into a tight network, dairy production for the local market became a more lucrative form of agriculture.<sup>59</sup>

Col. Manchester died in 1896, leaving the farm to four of his daughters. The daughters made the transition to specialized dairy farming, selling off the flock of sheep. In the 1910s and 1920s, they greatly restructured the farm by adding a new tenant farmer’s house and other buildings. It appears to have become a substantial modern dairy operation in this project, but the legacy of this era was also an interest in preserving the appearance of the farm as much as possible, maintaining the appearance as it stood between the 1820s and 1880s.

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<sup>58</sup> See further detail in the Historic Context section below.

<sup>59</sup> Richard Beach traces this transition, its causes, and its effects, in more depth in *Two Hundred Years of Sheep Raising in the Upper Ohio Area*, 1981.

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### Washington County - 1927 Census Data

Municipality	Number of Farms	Owners	Percent of Farms Operated by Owner	Number of Managers	No Return	Male <10 years	Female <10 years	Male >10 years	Female >10 years
Manchester Sisters	1	yes				2	1	1	4
Independence Twp.	96	70	73	0	1	70	71	194	195

Municipality	Total Acres	Acres per Farm	Crop Acres per Farm	Corn Acres Grain per Farm	Corn Acres Silage per Farm	Wheat Acres per Farm	Oats Acres per Farm	Rye Acres per Farm	Potato Acres per Farm	Alfalfa Hay Acres per Farm	Other Hay Acres per Farm
Manchester Sisters	196	196	66	10		14	15	0	0	0	27
Independence Twp.	14,395	150	42	7	21	3	7	0	0	21	24

Municipality	Bearing Apple Trees per Farm	Non-bearing Apple Trees per Farm	Peach Trees per Farm	Pear Trees per Farm	Horses per Farm	Milk Cows per Farm	Other Cattle per Farm	Total Swine per Farm	Total Chick-ens per Farm	Water	Central Heat	Auto	Phone
Manchester Sisters	25	6	24	5	3	11	1	15	200	1	1	1	1
Independence Twp.	33	3.5	20	1.5	3	6	1	8	134	5	29	89	14

#### *The Farm was in Good Order in the 1920s*

Revitalized by the ca.1920 improvements, the farm remained an active and viable establishment but may have moved beyond the need for self-sufficiency. In 1927, it is listed in the census under Alice Manchester, with the word “sisters” written on a diagonal as if Alice herself had insisted on it after the census-taker had written her name almost as large as the space provided. The adults (over age 10) living on the farm were one male and four females. Under age 10 were two males and one female, perhaps children of Mr. Tilton’s.<sup>60</sup> In some categories that the census was designed to ask about, it was well above average, while it had little or no activities in others. The number of animals in each category was high while the hay yield was only average. The farm reported on 196 acres (30% larger in total acreage than the township average), of which 66 was used for growing crops this year (50% above the township average). This included 10 acres for growing Indian corn for use as grain (as opposed to silage), plus 14 acres of wheat and 15 acres of oats. Focused more on grain production than its neighbors, it was producing 50% above the township average in corn-as-grain, five times the average in wheat, and twice the average in oats, but reported no silage or alfalfa hay. The sisters may have been buying some of the fodder for their milk cows and other animals. The other 27 acres of crop land were reported as in use for growing tame hay, and it was just above the average for the township in this category. The farm had three horses, 11 cows, one heifer, and one other head of cattle (presumably a bull), plus one sow, 14 other swine, and about 200 chickens of which 60 were of laying age. These statistics show a strong presence of livestock, just under twice the township average in each category, even though the hay reported was only average. The farm also had an average orchard of 27 apple trees, 24 peach trees, and 5 pear trees. Unlike more than half of the neighbors, there was a noteworthy list of modern amenities: running water, central heating, an automobile, a telephone, and a power station. The farm continued to be operated by the remaining sisters until the last sister died in 1960, leaving the property as a whole to her nephews in the Painter family at the close of the Period of Significance. Eugene Painter acquired clear title to the property by 1964.

<sup>60</sup> As noted elsewhere, these two young men could also have been Eugene and Clifford Painter, nephews of the Manchester sisters, who began staying on the farm at about this time. They inherited it in the 1960s.

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**Significance under Criterion C in the Area of Architecture**

Plantation Plenty is significant under Criterion C for Architecture, not only on the basis of aesthetics (as addressed in the 1975 listing of six of the oldest buildings), but for the functional design of the property as a well-integrated farming complex. This property was regarded regionally as a leader in farm layout and efficient farm design. Innovative facilities were introduced here that were considered models in their time. Some of these innovations became common features of farms across the area, while others were never commonly adopted.

Plantation Plenty's strong record of agricultural production, as discussed above, is evidenced by a wide variety of building types surrounded by a highly organized landscape. The significance of the farm as a whole lies in the way the various buildings, structures, and land features were situated in the landscape and designed to function together. These resources, as added incrementally over time, represent a consistent concern for design that resulted in an unusually well-integrated, machine-like, or even factory-like core facility in the original farmstead, with systemic and functional relationships extending into the surrounding landscape and across the entire property. Although the architecture of the house conveys a sense of placing aesthetics above function, almost every other building on the farm has an unusual design that reflects a greater concern for function than for appearance. In the aggregate, these buildings also create an aesthetically pleasing composition, and the 402 acres of surrounding landscape, as a whole, though highly functional in its organization, makes for a strikingly beautiful setting. It is also a good example of a facility so well designed for function that it reaches a threshold of beauty in the way it is tightly yet creatively organized; the design is visually clear and efficient in use, generally without the support of extra decorative flourishes, all of which are goals that are frequently held as ideals in the study of architectural design.

The counted resources represent a variety of agricultural building types that were common in the area by the mid-nineteenth century, from the springhouse to the barns, as well as farm functions, like raising grain, keeping cattle and sheep, mowing and storing hay, threshing, and winnowing, churning butter, storing milk, and so forth. More importantly, the relationships between individual steps in the farming process are unusually well represented here. They are apparent in the landscape, in the way the exterior areas and interior spaces of the buildings relate and in the way certain individual buildings or landscape features were placed in relation to one another for functional reasons. The barn and rickyard adjoin the meadow where the hay was raised. The main barn is near the best land for grazing cattle. The sheep barn is separated by fencing from the wet soils of the meadow, and it adjoins and is at the base of the sloped crop fields where sheep cleaned up stubble and weeds and provided manure. The distillery relates to available water and to the former cider press. The sheep barn and sheep pastures are in view of the main buildings, especially views from specific windows in the house. The Perrin House has windows all on one side facing sheep-oriented acreage added back into the farm after 1860; it is located east of the main barn which blocked the view of these pastures from the Isaac Manchester House. The main barn's stable wall is in view of the main house. The retaining walls in the barnyard area reinforce the separation between food areas and areas where manure and other waste were composted. It is the clear representation of these relationships in building forms, logically arranged open fields, and landscape features connecting functional spaces, indoor and out, that sets Plantation Plenty apart.

*Plantation Plenty and the Pioneer-Era Farm Prototype in the Appalachian Regional Context, the Foundation of Its Criterion A Significance and the Earliest Aspect of Criterion C Significance*

The Criterion C landscape characteristics at Plantation Plenty belong to a geographic and historic context that extends across at least five states in the eighteenth century when these areas were the focus of new settlements. Migration along routes emanating largely from Pennsylvania brought interrelated cultural groups into this larger area. Settlers encountered similar geo-morphological characteristics in the natural Appalachian topography, and they incorporated them into newly laid-out farms using the same general principles as found here. Although the design of the original farmstead at the center of Plantation Plenty may be unique in the Appalachian context for its use of banked buildings around a large sunken courtyard,<sup>61</sup> the landscape surrounding these buildings is a

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<sup>61</sup> It is believed to be unique among nineteenth century farmsteads in the East Coast / Mid-Atlantic Region of the United States including the parts of the Appalachian Mountain Region where settlement began before the 1790s. No other eighteenth or early nineteenth century farmstead in this area is known to have a stone-walled barnyard of this size defined by multiple banked buildings linked by 10-foot-high retaining walls and segments of stone fence. It is unique most notably in its use of the composite design of banked buildings surrounding a large open courtyard as a device to integrate processing activities.

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remarkably clear example of some of the most common trends in farm layout / design across the larger region from the earliest initiatives forward. The organization of both the core area landscape and the land characteristics of the meadows, fields, woodlots, and farm tract as a whole reflect trends that were of importance throughout the eroded plateaus, valleys, and alluvial plains of most of Appalachia. They were recognized as such by the nineteenth century as historians began analyzing what happened on the frontier before and after the Revolution, in steps leading from settlement to productive farms by the 1820s. The patterns used in the division of land between the 1730s and 1780s were based on a vision for development that came to fruition simultaneously on tens of thousands of farms in Pennsylvania, Virginia (including West Virginia), Maryland, North Carolina, Kentucky, and adjoining areas.

*Plantation Plenty as an Example of the Prototype Joseph Doddridge Described in 1824*

The farm is organized around topographic and watershed features in keeping with original ridge-to-ridge boundaries and a farmstead built up around a home site. The site for the house was selected by the first settlers at a spring, above a natural wet meadow, and downhill from the larger areas of the acreage that would ultimately become crop fields. As such, its Criterion C landscape characteristics reflect the land division conventions and vision for farm development that characterized the initial settlement of many land tracts in the eighteenth century. The settlement-era decisions about selecting, delineating, and ultimately developing this tract typify what was occurring throughout the southern half of Pennsylvania and much of Appalachia before 1820. The earliest layout characteristics of farms in this larger area continue to be clearly reflected in the open land of this farm as it now stands (see photos #1-3, 5, and figures #1, 14, 22-27). The overall resource has integrity of the landscape characteristics described in nineteenth century texts about how natural topography was used in farm design. It is a good example, for instance, of what Joseph Doddridge describes in *Notes on the Settlement and Indian Wars*<sup>62</sup> as having been important to the people selecting tracts for future farms across Appalachian areas of Pennsylvania, an explanation that other authors borrowed later from Doddridge when they described the emergence of farm design in other Appalachian states. This remains true despite the fact that it is no longer a virgin forest and no longer centers on the original log house. The topography remains almost unchanged and the ridge-to-ridge boundaries are generally the same, comprising 85% of the land area and about 75% of the same property lines that the tract had when it was first claimed in 1773 (see Figures #1, 14-15).<sup>63</sup> The agricultural patterns and vision for farm design that were apparent in eighteenth century land claims were realized through farming activities in the nineteenth and early twentieth centuries here rather than being negated by these later developments. Unlike many other farms that continued to function and evolve into the twentieth century, the aspects of eighteenth century land patterns and early nineteenth century farm layout characteristics exhibit remarkable integrity at Plantation Plenty. This property shows what was anticipated in the settlement era (to about 1790), and the farm development that could be realized by the mid-1820s (as well as the components of later phases in the evolution of the property and its agricultural activities). The evidence of how nineteenth century development was anticipated in the eighteenth century remains apparent here more than perhaps any other farm in the county.

The topography-based land pattern seen today at Plantation Plenty was described by Joseph Doddridge in 1824. Doddridge's narrative *Notes on the Settlement and Indian Wars* documented what he had learned through observation about the delineation of frontier-era farm tracts as his family moved across the Appalachian region of Pennsylvania to the border of what is now West Virginia in his youth:

The division lines between those whose lands adjoined were generally made in an amicable manner, before any survey of them was made, by the parties concerned. In doing this they were guided mainly by the tops of ridges and water courses, but particularly the former. Hence the greater number of farms in the western parts of Pennsylvania and Virginia bear a striking resemblance to an amphitheatre. The buildings occupy a

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Processing occurs in the central area of the farmstead (largely between the house and main barn). On the other hand, there may be European precedents, possibly ones that the Manchesters could have read about or visited.

<sup>62</sup> Joseph Doddridge *Notes on the Settlement and Indian Wars*, 1824 (reprinted 1912), pages 80-86 (page numbers from the 1912 edition). The passage describing the topographic characteristics and farm design intent is on pages 84-85. Pages 80-81 describe the delineation of land tracts by marking trees. Several passages contrast the settlement process and the layout of farms in the southwestern quadrant of Pennsylvania and continuing into what is now West Virginia with those characteristics of farms in Ohio, the northwestern part of Pennsylvania, and other areas. Log construction is discussed on pages 106-109.

<sup>63</sup> Although only one frontier-era building remains, the land forms remain almost unchanged within these boundaries and all of the newer buildings together occupy less than 10% percent of the land area.

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low situation and the tops of the surrounding hills are the boundaries of the tract to which the family mansion belongs.

Our forefathers were fond of farms of this description, because, as they said, they are attended with this convenience 'that everything comes to the house down hill.'<sup>64</sup>

Thus Doddridge described the positive aspects of an organic method of delineating land tracts to start farms, based on a vision for how each farm will function once the land is clear and in production.<sup>65</sup> In the procedure he outlines, boundaries were set for each tract capturing the watershed and topographic qualities of a small branch of a larger waterway, appropriating the natural contour of the land as the essential landscape features of a farm to be. The original boundaries and the farmstead site selected at Plantation Plenty were clearly based on the logic of the land as outlined in this narrative. Following this prototype gave the farm an organic overall form and provided a basis for the ultimate organization of the farm's fields, paths, waterways, buildings, and other features as one system. It contrasts sharply with the then-new measuring methods and rectilinear geometry that became popular around the time of the American Revolution. The newer approach, used as Ohio and other Midwestern States were subdivided, was based more on compass directions and the movement of the sun, as opposed to the emphasis on waterways or organic land forms evident in the farm design here.<sup>66</sup> The rectilinear lines used in those areas were also based on convenience to the surveyor because of a need to divide large expanses of land quickly, while what Doddridge is describing relates directly to farming, farm design, and planning systemically with the expectation that the design will evolve as the land is cleared. The non-rectilinear system of organic delineation also lent itself specifically to eighteenth century grain farming and mixed husbandry (e.g., controlling waterways and using sloped fields in view of the house in an alternation between grain and sheep, as well as accommodating other animals and other crops).

The quote has a special connection to this farm and its immediate surroundings, but also, in another way, to a much larger region. The Doddridges lived on a farm that neighbors Plantation Plenty and had close family ties to both the Teeter and Manchester families (as detailed further in the historic context section at the end of this narrative). It is possible that Doddridge had Plantation Plenty in mind when he penned his important analysis,<sup>67</sup> although his purpose was to describe a prototype of relevance to a larger region. A minister serving churches in West Virginia's Northern Panhandle in the era of circuit riders, he was also familiar with many other farms, especially in West Virginia and the adjoining parts of Pennsylvania and Ohio. After moving here as a four-year-old child from Bedford (125 miles east, but then the county seat), his family took him back and forth across this part of the frontier, and his narrative includes his impressions of visiting Bedford as a boy.<sup>68</sup> He clearly conveys the intention to describe patterns of relevance across this entire region with which he was familiar. Far beyond the area he would most likely

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<sup>64</sup> Joseph Doddridge *Notes on the Settlement and Indian Wars*, 1824 (1912 edition), pages 84-85.

<sup>65</sup> Doddridge describes the actual land delineation process further in several passages about "tomahawk rights," in other words, marking trees along ridges to set boundaries around a spring and home site. Organic boundaries of this kind fell out favor just after the American Revolution, when they were replaced by the American Continental Grid used in dividing Ohio. Pennsylvania began using rectilinear boundaries at about the same time in conveying remaining land in the northern half of the state and at Pennsylvania's western fringe to Revolutionary War veterans and/or land speculators. The organic boundary system, sometimes referred to as "metes and bounds," was labeled by its detractors as "indiscriminate location," a term that emphasizes randomness of frontier home sites and highly irregular boundaries.

<sup>66</sup> See: Terry A. Necciai, RA, "Indiscriminate Location: The Geography of Organic Farm Boundaries," *P.A.S.T. (Pioneer America Society Transactions)*, 2012 edition (published online in 2013). The rectilinear system of dividing land introduced at that time typically placed extra land at corners within each farm. This land often fell beyond ridges and was thus of little or no use to grain farmers who kept sheep in the eighteenth and nineteenth centuries, because land out of view was not suitable for pasturing the sheep.

<sup>67</sup> Rev. Doddridge knew this farm well from the beginning. It not only adjoined his father's farm, where he grew up, but was the home of his aunt and uncle, as Mary Doddridge Teeter was his father's sister.

<sup>68</sup> When Doddridge was born, Bedford was the county seat for the entire region. Doddridge's narrative includes poignant memories seeing sophisticated life when he returned for the first time to Bedford about 1780. By the 1810s, Doddridge might have known the western half and lower areas of the Ohio Valley, as his family members, including the Teeters and some of the older children of Isaac Manchester, had moved to Ohio and beyond. Doddridge was also closely connected to the Wells family of West Virginia and Ohio, originally his neighbors in the Cross Creek Valley. Wellsburg, West Virginia, is named for them, and they founded both Steubenville and Canton on the Ohio side of the river.

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have known personally, his description matched the way tens of thousands of land tracts were selected and organized across Appalachia. Authors in this larger region found it applicable enough to the other areas that they copied the narrative into books about other states. It came to be understood as one of the best sources on frontier farm traditions. His description of farm landscapes, thus, was taken as the paradigm for pioneer-era land delineation and farm layouts throughout western Virginia, West Virginia, Kentucky, and other places.<sup>69</sup> Although this farm type was important in the settlement across Appalachia, many of the best examples have been lost to development in key parts of the larger region. While the land characteristics Doddridge focuses on apply to a large area, they are more clearly evident and better preserved here than on most Appalachian farms today, especially in areas like Washington County where many of the original farms have been lost to rural industrialization or suburban growth.

*The Doddridge Narrative Was Linked to Plantation Plenty When Reprinted in 1912*

When Doddridge descendants printed a new edition of the book in 1912, they included a history and description of Plantation Plenty. Plantation Plenty is a classic example of the watershed pattern and farm organization paradigm the narrative describes. The contour of the topography rises a little more gently and broadly here than it does on most farms, making it a slightly larger-scale illustration than usual of these patterns, a model for how natural topography was incorporated into the landscape aspects of farm design as settlement extended across the Appalachian region.

*The Doddridge Narrative and the Manchester Family Tradition on How the Land Was Selected*

The landscape at Plantation Plenty is both a good example of the prototype and a special example that rises above the rest in its original traits as well as in its development and ongoing preservation. Manchester family tradition specifically states that Isaac Manchester saw certain special characteristics when he selected this farm after making a trip from Rhode Island across Pennsylvania, through what is now West Virginia (and/or southern Ohio) to Kentucky and back. According to the story, he had stayed briefly at Capt. Teeter's log house on his way west. He returned from Kentucky saying he had seen no better land suited for the kind of farm development he had in mind. Although a very large number of land tracts in the area he would have passed through in 1797 were delineated according to the same process, and many of the others originally had similar characteristics, he selected this farm because he saw something in it that set it apart from the others like it, even in its barely settled state. The land's careful selection was followed by two centuries of skillful development and productivity. Ultimately, the Manchester family exhibited an unusual level of concern for preserving this farm's historic integrity, including the original farmstead, the tools, and most of the landscape. The traits that Isaac Manchester saw here in 1797, when most of it was still wooded, reflected what Doddridge described in the farm selection model he set down on paper. Despite being slightly larger in scale than usual, the farm represents what Doddridge depicted as the ideal that the typical settler was seeking. Moreover, Manchester appears to have recognized how this farm's scale made it unique among nearly all the other tracts he had seen along his route across the Appalachian Mountains and through at least three or four states on his way west from Rhode Island to Kentucky.

The land not only matches the prototype Doddridge describes, but it does so with large areas that are steep enough and visible enough from the core to be suited to raising sheep in rotation with grain to maintain fertility, while it has other large areas that are well-drained but close enough to level for cattle to be easily pastured there in rotation with hay and/or grain. The less steep areas can be kept fertile by carting composted barn manure. In other words, the

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<sup>69</sup> Doddridge's narrative has been misattributed by some modern authors to the other historians who had republished it. Though shorter than most books, the narrative is long enough to have sections and chapters detailing how log houses were constructed, what foods were raised and eaten on the frontier, what occurred during wedding celebrations, and so forth. Doddridge initially only published his account for distribution to a few of his friends. This appears to have encouraged a half dozen authors who saw fit to quote large sections of the narrative in their books. The chapter containing the above passage from Doddridge's *Notes...* appeared verbatim in books on frontier settlement in Virginia, West Virginia, and Kentucky (areas where settlement began before the Revolution and the establishment of the Continental Grid in Ohio; see the entries for Day, Hall, Howe, Kercheval, and Perkins & Peck in the bibliography, as well as the original Doddridge text for comparison of text, dates, and attributions). As a result, although Doddridge's name usually appears in the other nineteenth century books, the narrative has been misattributed by later scholars to the author of one or the other of the larger books in which it was published (E.g., David Hackett Fischer, in *Albion's Seed*, [Oxford University Press, 1991] page 760, attributes it to Kercheval). One outcome is that the connection this type of farm originally had to various parts of Pennsylvania and northern West Virginia, as a hearth area of the trans-Appalachian frontier, has generally (and ironically) been overlooked.

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gentle contour of Plantation Plenty's central topography allowed the family to have a larger than usual core area that would be equally suited to cattle or sheep. Most grain-producing farms in Pennsylvania had both cattle and sheep at the time, but each farm would gradually emphasize one or the other, based on which worked better with the topography as the land was cleared. Cattle, being larger and heavier, were more suited to less sloped areas, and sheep worked best on the steeply sloped land that could be watched in the event of predation. Many of the Upper Ohio Valley Sheep-Raising Region's farms had a high percentage of land that was too steep for either grazing cattle or carting manure from the barn, and thus sheep were needed on most farms in the area. The Manchesters recognized land characteristics that meant they could have more flexibility in balancing the two kinds of animals and grain on the land. They could raise either the usual small number of cattle, using common sheep in rotation with wheat and rye in the more sloped areas, or they could add more cattle as the market developed, keeping grain in production by using carted manure. They could also increase their flocks when market forces favored it, moving back away from cattle and rotating sheep with grain and hay on a larger portion of the land. In the era when virtually every Pennsylvania farm included a flock of common sheep to keep the grain fields fertile, the land was appropriately shaped to allow watching the sheep from the core buildings across more than 200 acres of land and to benefit from a "sheep-and-wheat" rotation system at a large scale.<sup>70</sup> The more level land at the farm's core, however, allowed them to build a larger dairy herd than usual while maintaining sheep-based agriculture in the sloped surrounding fields in view at the edges. This meant that after the land had been cleared, the farm could benefit from the production of perishable but more lucrative cash goods (dairy and beef vs. wheat and wool) as soon as and to the degree that the local market would support beef and dairy products. Few farms in Western Pennsylvania were as suitable on such a large scale as this one was to pursuing cattle-intensive "mixed husbandry," i.e., raising grain with both sheep and a productive dairy herd.

The consistency and versatility of the landscape surrounding the core farmstead at Plantation Plenty gave the owners the incentive to aim for higher than typical numbers, make substantial investments, and realize enough profitability in a short enough time to see their plans come to fruition. With these advantages, the farm became an unusually sophisticated complex with architecturally significant resources by the 1820s. The farmstead also developed from the gradual aggregation of innovations and buildings over time. Many different agricultural processes came to be represented by interwoven historic resources with remarkable clarity. The design of the agricultural facilities continued to emerge for over a century, but the architectural refinement and core area layout represented the vision, investment, and success of the first generation of the Manchester family. The quality of the house, as well as the highly developed functional design of the farmstead complex, set the family apart from all their neighbors and inspired a concern for preservation that has continued down to the present as the fifth generation operates the farm.

*Significance under Criterion C in the Area of Architecture: Function as Well as Aesthetics*

The Architectural significance of the Isaac Manchester House was the basis for the prior listing of the property in 1972.<sup>71</sup> The document prepared at that time described five outbuildings but focused on the house, specifically in laying out an aesthetic argument. In explicitly mentioning only six buildings (and no boundary), it implies that only the acreage containing those six was to be included. While the aesthetic refinement of the house was central to the focus of the analysis, the features that reflect how the original designers addressed agricultural activities, the functional aspects of why the architecture was designed as it was, generally went unnoticed. The house's aesthetic qualities, however, are intrinsically linked in many different ways to the functional aspects of the property. It reflects the unusual value the family saw in this property as a farm as well as the early successes they realized from their investment and from their painstaking attention to detail. Subsequent modifications in the farmsteads and landscape reflect the bold way that the Manchester family embraced new ideas, the leadership role that they played, and the continuing evolution of this significant agricultural property across the first three generations.

*The Arrangement of the Buildings and Landscape, by Design, Reflects the Transition to and from Sheep-Based Agriculture with a Diversified ("Mixed Husbandry") Base*

The functional design of Plantation Plenty's agricultural facilities makes it a good example representing the essential themes in the development of Southwestern Pennsylvania's sheep-raising region. It was aggressively transformed from a frontier establishment producing grain and whiskey into an unusually well-developed "mixed husbandry"

<sup>70</sup> This particular kind of "mixed farming" is called "sheep-and-corn" farming in Britain.

<sup>71</sup> The nomination was prepared in 1972. The handwritten date for listing reads either 1973 or 1975.

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agricultural complex by the late 1810s, and it was a leading example in the county by at least as early as the mid-1820s. It represents many typical aspects of local farm design. However, in developing this complex, the design aspects were taken, sometimes by trial-and-error, much further than on any other known farm now in existence in the county. The facilities completed by ca.1820, which appear to have been carefully orchestrated and engineered for architectural effects (both functional and aesthetic), reflect the region when it was in transition from a grain-based economy to a livestock base, a transition made possible by increasing the emphasis on sheep. In the process of rebuilding what had been, up to that time, a relatively typical frontier farmstead with a log house and a distillery in a clearing, new ideas were exchanged and innovative new concepts were placed in service. The complex that emerged reflects local trends but at a larger than usual scale, leading the way at an earlier date. In places, it also reflects a higher degree of refinement, systemic complexity, and/or efficiency. As discussed below, the arrangement of the farmstead buildings incorporates design innovations. This led into many regional agricultural trends and also built on them, generally to maximize productivity. It reflects the way agriculture was approached from a mixed husbandry sheep-and-wheat base. This includes intensive dairy activities made possible by successful use of sheep to keep sloped acreage in production. The farm's reorganization in the second century shows the regional shift away from a sheep farming base to specialized dairy.

*Functional Aspects of the Design of the House*

Agricultural accommodations are found in several aspects of the house's design. For instance, the attic has a chimney chamber for smoking hams (photo #54), a feature found in eighteenth century farmhouses in other areas (e.g., Lancaster County<sup>72</sup>) but not known to have been incorporated into any other house in Washington County. The design of features related to the smoke chamber represents attention to more than just one small space. Although located three stories apart, the chamber is directly above the large cooking fireplaces of the basement kitchen (photo #50) and first story kitchen (photo #49), capturing smoke from daily wood fires below. The smoke chamber also relates, in fact, to decisions made about the house's exterior form. The large walk-in chamber was made possible by an unusually large and tall attic, formed by high, mansard-like roof slopes flanking a flat center section approximately the same width as the chamber. This was one of several likely reasons for the unusual roof design. The roof form also created an unusually large attic. The remainder of the tall, spacious attic could also have been intended to function as a secure storage space for valuable materials related to farming.<sup>73</sup> The flat-roofed area, extending across the length of the roof from chimney to chimney, primarily serves as the captain's walk. The decision to build a captain's walk most likely related to watching fields where animals were pasturing (especially sheep at times of predation, or to ensure that mating occurred in certain seasons). The East Coast / New England precedents, by contrast, had sloped roofing at the center, while this captain's walk was built to be level and function as an observation deck at great expense.<sup>74</sup> The house also has about four spaces that were too small for most residential room uses. One first story room was a farm office, and a second small room next to it was set aside for storing cheese made on the farm (later converted to a bathroom, as was a similar-sized room on the second floor).

*Functional Aspects of the Way the House is Sited*

The slightly sloped site selected for the house reflects another aspect of the architectural design where function and aesthetics are both apparent. It allows for an unusually large and well-lit basement kitchen, oriented to the south, at a comfortable distance from the springhouse as well as the orchard, garden, chicken coop, butcher shop, etc. (photos #4-8). The kitchen has wider window openings than the rest of the house, lighting work areas. Its large, "walk-in" cooking fireplace, a somewhat common feature of farmhouses of the era in this region, lent itself to processing farm goods. The kitchen is located close to a garden which is ringed by a cut-stone retaining wall. Centered visually on the monumental stairs, the garden lies in front of the main, formal entrance, prominent in the view from the main road passing by at a distance. However, the garden (photo #4, 8) is actually, in practice, more directly connected by natural paths to the off-center basement kitchen entrance in the gable-end wall. While the symmetrical front door and stair draw attention to a formal axial relationship, the detailing of the side wall (symmetrical windows, Flemish

<sup>72</sup> "Lancaster Plain, c. 1730-1960," *Agricultural Resources of Pennsylvania, c. 1700-1960*, pages 18, 40.

<sup>73</sup> In the sheer volume of attic space created by the design, it is reminiscent of earlier houses in other parts of the state where grain was stored in the attics of houses, though this farm already had a granary in place. See the reference to the Hans Herr House in footnote 16 of Section 7, above.

<sup>74</sup> See the discussion elsewhere on the cost of the sheet lead used in roofing this area, as well as captain's walks on buildings in Newport, Rhode Island.

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bond brick) (photo #7) above the less formal, off-center kitchen door shows that extra effort was taken in designing this corner. The symmetry above the water table controls the appearance and turns the first-time visitor's attention to the main entrance, while the doorway giving direct day-to-day access to the kitchen is placed off-center with just as much design attention to function. The architectural details draw the eye to both the center axis of the façade and more subtly to the side wall. The off-center kitchen doorway helps to define how movement occurred, along asymmetrical but efficient paths, from kitchen to garden to springhouse, with symmetrical details for the visitor that hover over this active area, much like informal choreography going on in front of a formally composed stage set.

In a parallel role to the garden, the large site selected for the (former) orchard lies behind the house, not far from the kitchen door (photo #15). While the garden placed vegetables, herbs, and flowers near the kitchen door and along the entrance lane, the orchard created a similar relationship for tree fruits, some of which would have been used or processed in the house or springhouse. Further from the view of the lane, the orchard was less aesthetic but may have been located with respect to wind and sun as well as proximity to the toolshed whose basement contained the cider press. The integration of the springhouse, garden, orchard, and other nearby buildings shows a concern for architecture that is functional as well as aesthetically refined and a design logic in which agricultural activities were especially relevant, part of a network of practical relationships extending to several other buildings, across adjoining exterior spaces, and to the outer fields. These are relationships that remain clearly apparent as the farm stands today.

*Functional Aspect of Designing the House to Have Views of the Outer Fields*

Some of the relationships between the landscape and the buildings reflect functional design for agricultural purposes more than one might at first expect. For instance, concern for functionality is apparent in how the house relates to views of the farm. Views from the buildings to the fields (photo #29, 34, 47, 52-53, 56) were an important consideration for sheep-based farming, especially after the farm began to invest in fine-wooled sheep. At least some sheep needed to be kept in the most steeply sloped outer fields to provide manure, areas that were difficult to reach by cart, especially in the initial era when grain was the main cash crop. In this outlying acreage, edged by woods, they were susceptible to predation. Views from the captain's walk (photo #56), the dining room (photo #52), and at least one of the bedrooms (photo #53), relate to the way the sheep barn and crop fields (used in rotation as sheep pasture) were arranged. By the 1850s, when a large percentage of the land had been cleared, the view from the rooftop and certain windows allowed the family to watch what was occurring in across more than 200 acres, with special emphasis on sloped fields northwest, west, and south of the farmhouse, including around the sheep barn. The second house on the farm, the Perrin House (photo #40) (built ca.1856-1861, as per its appearance on county maps), appears to have been sited on a ridge to provide visibility to other acreage out of view of the main house (areas east of the barn, which were not visible from the house because the views were blocked by the original farmstead's buildings, as well as some areas where the land was blocked by ridges) (photo #41). As livestock and wool became more profitable than grain, it was even more important to be able to watch the fields.

*Col. Manchester Included Views from the Roof Top in What He Showed the Committee in 1874*

The Manchesters likely had sheep on the land from the beginning, because common sheep were understood to be important to grain farms, as mentioned in literature from the late 1600s forward in Pennsylvania.<sup>75</sup> However, the Manchesters were leaders in the introduction of fine-wooled sheep, a kind of agriculture that required investment in pedigreed stock, and by the time the house was completed in the 1820s, a critical imperative was emerging that they

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<sup>75</sup> The fact that sheep were kept on Pennsylvania farms primarily as much or more to produce manure for grain fields than for their wool or meat was explained consistently throughout the eighteenth and nineteenth centuries. For instance, Pennsylvania's Governor, Sir William Keith, wrote to the British Crown apologizing that woolsens were being produced in the Commonwealth in 1728 contrary to England's 1699 Woolen's Act. Gov. Keith simply said it was necessary to have sheep if the government expected the state to have farms producing grain. See: "Sir William Keith to Lords of Trade, Nov. 27 and Nov. 28, 1728."

The need for sheep to produce manure is further emphasized in literature about the state in the 1820s, and it is the topic of several discussions about sheep raising as well as fertility management in the late nineteenth century. Sheep were initially critical to using sloped fields for grain farming across all parts of the southern half of Pennsylvania until either dairy/beef cattle farming became more profitable or motorized machinery made manure movement easier while making sloped land less profitable in raising grain. This is well documented in the Colonial era in more urban areas such as Philadelphia, Chester, and Lancaster Counties, but was apparently true as far as is known on the frontier and later on in less documented areas. Sheep (including common sheep, kept mainly for manure) are also well-documented in Washington County from the 1820s forward.

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needed to watch the flocks in which they were investing from the house and other buildings.<sup>76</sup> When a group of local farmers toured the house to share ideas on progressive agriculture in 1874 (as discussed in *Report of the Farm Visiting Committee of the Washington County, Penna., Agricultural Society*<sup>77</sup>), they visited the attic smoke chamber and captain's walk and took the opportunity to comment on the views of various parts of the farm from this vantage point (photo #56). Despite its excellent aesthetic characteristics and their comments to that effect, their review of the farm gives the sense that they understood that the house was designed with considerations for views and agricultural relationships and to play an integral part in the management of the fields, livestock, and outbuildings.

#### *Functional Aspects of the Arrangement of the Outbuildings*

Like the house, the outbuildings in the original farmstead (figure #1) were all designed with a concern for functionality. The fields, orchard, lane, waterways, and other landscape features were laid out to connect to the buildings and to the specific building components that directly reflect the related agricultural functions. The distillery and springhouse were among the earliest examples. The distillery (directly below the springhouse) was placed where it could use water from the spring. Built at the same spring about 45 years after the distillery, the springhouse (photos #4, 6, 8-9) not only houses the spring, but also provides a cave-like vault (photo #12) extending underground for cold storage of milk in pools of cool water. This allowed more space than usual for milk storage and dairy-related production. The building was large enough for its lower level to serve as a butter and cheese production facility (photos #11-12). It is connected to a shed (photos #8-9) containing a permanently installed inclined wheel (photo #10) for a dog-powered churn (photo #11). The upper level served as a carriage house (photo #14) and tack room, a facility near the house for the carriages that the family used. The southeast wall of the springhouse is aligned to be part of the retaining wall between the house and the barnyard (photo #13). The location of the original farm lane (photos #5-6, 8) alongside the distillery and springhouse (including the carriage house in the upper level) (photo #14) made it easy for family members and customers to come and go, buying things, carrying goods to market and bringing in additional milk (the Manchesters appear to have been making enough cheese and butter by the 1850s to have been processing milk from other farms; see census references above).

#### *The Location and Multi-Level Design of the Toolshed as the Design Unfolded over Time*

The buildings were built in a somewhat unusual sequence that shows how functional concern was integrated into the incremental growth of the farm as the layout became more complex. The way the earliest buildings relate to one another and to the landscape shows advance planning and considerable concern for farmstead design from the beginning. The toolshed and granary (photos #15-27), two of the first outbuildings built after the distillery, occupy banked sites with a hierarchy between levels, helping to define the barnyard and the form and function of neighboring resources. For instance, the toolshed, a barn-like, two-level, banked design, was placed at an early date in a location where most farm families would have placed the barn. Their early attention was not to getting the barn under roof but to building and maintaining a substantial carpentry shop; as such, it appears to show their concern for planning and "staging" the work in the other buildings that followed. They may have always had designs on building a very large barn, rickyard, and barnyard complex at a greater distance from the house than usual in the years to come. The toolshed location became the central lynchpin around which other buildings were built subsequently. The finer details of the house were made and staged here. The toolshed's proximity and relationships to the distillery, orchard, main barn, and hay fields all came in time to relate to how it was used. The Manchesters may have also been showing a reverence for, and designing for, family interactions and daily craft work. From the beginning, its upper level served as the farm's space for carpentry (photos #20-21, 23), wood-turning (photo #23), weaving (the loom, photo #22, was operated by one of the female family members in ca. 1810), and other functions.

The toolshed's basement eventually had a cider press and a butcher shop, both more appropriate to the barnyard, the lower-level realm where waste was composted along with manure after food was processed. This placed the cider making and butchering activities in a logical, central location within the farmstead system. Since both pressing cider and butchering involved producing food for human consumption, it was also appropriate that they were in this

<sup>76</sup> The construction of the sheep barn most likely reflects this transition. However, it does not likely reflect the introduction of the first sheep on this farm, but rather a transition to more valuable fine-wooled sheep needing shelter in inclement weather or when at risk from predators.

<sup>77</sup> *Report of the Farm Visiting Committee for the Washington County Penn'a Agricultural Society for the Year 1874*, Washington, PA: Washington County, Pennsylvania, Agricultural Society, pg. 2-5.

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particular building whose basement level is slightly uphill from the main barn and thus not subject to contamination by runoff from manure. Similarly, the design kept rotting waste from the butchering and cider press activities from contaminating the food and fodder (grain, hay, fruit, etc.) in the farm's upper level. The toolshed's upper level has a garage-like space facing toward some of the farm fields (photos #18-19). An ideal location for repairing wagons and similar equipment, it served at harvest time as a wagon bay for bringing apples in to be pressed in the cider press below. This arrangement allowed for an unusually productive rate of forty barrels of cider at a time, as noted in the 1874 report by the Farm Visiting Committee. At an earlier date, a pipe connected the cider press to the distillery (before Col. Manchester decided he was opposed to the use of alcohol), which may explain why they had a larger than usual cider press in the first place. Above the door to the toolshed's garage-like space is a dovecote (photos #19, 24), centrally placed to keep birds nearby for domestic consumption and/or to catch insects. It was designed with a mechanism (photo #24) for removing guano, then highly valued on farms as manure. The granary and main barn similarly separated upper level and lower level functions. With the exception of the dovecote, only clean products like grain (for human and/or animal use) and hay, were kept at the farmstead's upper level, within easy access of the house and the driveway leading to and from the farm. Each building was designed with a lower area for animals or less-sanitary processing (e.g., the lower level of the granary is the chicken coop) (photo #17).

*Placing the Main Barn below the Toolshed and Further Away from the House*

In placing the main barn a little further from the house than usual, the Manchesters created an atypically large barnyard, suggesting a vision from the beginning for a larger scale of production than most of their neighbors. It is, in fact, much larger than any other known stone-walled barnyard from the era anywhere in Pennsylvania. As a formally organized square courtyard defined by stone walls, it is an even rarer find in the sheep-raising region where barnyards were almost universally defined by nothing more than wooden fencing.<sup>78</sup> The main barn occupies part of the same "L"-shaped embankment as the toolshed, granary, and springhouse. Located past these buildings, it defines the lower half of the farmstead as it faces into it from the east/northeast. Just downhill from the toolshed, the natural embankment begins to taper at this point. Its location at the lower (downhill) end of the very gradual sloped yard is an advantage for manure management. The forebay area has a manure pit (photos #29, 27) in a logical location at the barn's lowest corner. The barnyard (photos #5, 9, 27-29, 34, 56) is large enough to accommodate several activities at once. The springhouse, granary, toolshed, and main barn are banked in an arrangement (figure #1, photos #4-5, 8-9, 13, 47, 53, 56) that encloses two sides of the barnyard, with the foundations doubling as part of the retaining wall. In addition to separating the clean upper area (grain, hay, orchard, garden etc.) from the lower level animal activities, the ten-foot-tall retaining wall also serves as a wind break, channeling barn and barnyard odors away from the house. It may have helped channel warm air to the orchard and kept cold winds that come from the north, northeast, or northwest, as well as downdrafts, away from the stable areas.

*Landscape Patterns Continue the Relationships Found in the Buildings Defining the Barnyard*

The larger field patterns that surround these buildings are part of the systemic network of relationships that reflect both agricultural and design significance so clearly at Plantation Plenty. Initially, the patterns began with the meadow (a "Y"-shaped natural wetland clearing) (see figures #14, 25, 27, photos #26, 56), followed by limited man-made clearings, followed by the use of banked buildings and retaining walls to separate clean "food" from the animals and manure, followed by clearing other major crop and pasture areas mostly in the upland acreage, especially after adding fine-wooled sheep and a productive herd of dairy cattle. The layout facilitates bringing crops downhill from fields to the barn as well as hay up from the meadow to drier storage areas in and around the barn.

Although it is typical of barns to have some level area just outside the threshing floor doors, the large, nearly level area around the upper level doors of Plantation Plenty's main barn had the right drainage and structural properties for an unusually spacious rickyard (photos #19, 25-26), an area for storing large haystacks, or "ricks," out-of-doors. It provides for hay at a grander-than-usual scale, consistent with other indications that this farm was always intended to have more cattle (and other animals as well) than most of the farms in the neighborhood and county.<sup>79</sup> The way

<sup>78</sup> The use of wooden fences around barnyards in this region is clearly illustrated in all the atlas drawings of farms in Washington and Greene Counties. The atlases also document the predominance of sheep.

<sup>79</sup> For additional information on how stackyards, or "rickyards" were designed, see William Clowes, *British Husbandry*, London: William Clowes, 1834, Vol. I, pages 496-502. Fire was also a consideration in laying out a rickyard, as discussed in *The London Quarterly Review*, New York: Leonard Scott and Son, January 1855, Volume 96, page 20.

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the barn is situated not only suggests careful placement of the stable with regard to wind, sun, and drainage, but also orienting it to both the barnyard and the rickyard as equal-sized areas above and below the barn and above the meadow. The rickyard occupies part of a ridge defined by two sides of the “Y” shape of the meadow. The siting made it possible to keep very large stacks near the barn door as part of the clean, upper area of farmstead. The upper barn doors, with hay mows inside and the rickyard outside, are not far from the meadow (photos #26, 56), an appropriate relationship because it was initially the source of most of the hay these facilities (the rickyard and hay mows) were created to store, and at least this portion of the farm’s hay had to come uphill.

The space provided for hay in the rickyard is similar in scale to the unusually large barnyard just outside the stable wall where a proportionally large quantity of manure would be managed and composted (photo #5, 27-29, 34, 56). In draining into the meadow, meanwhile, run-off from barnyard manure provides some of the nutrients needed to keep the meadow productive, since constant harvesting of hay threatened to take away its fertility.<sup>80</sup> As more land was cleared around these buildings, the facilities became the center of an immense processing system for grain from upland fields where additional hay was also raised and animals were pastured.

*Design of the Landscape Based on How Water Flows and Natural Movement of Farm Goods*

The way water moved across and through the farmstead was a major factor behind the design. The barn, rickyard, barnyard, and meadow are only components, along with the upland fields and woodlots, of the larger watershed system. The meadow (figures #14, 25, 27), a natural wetland, would have been the first component identified in the process of transforming the tract, a bowl-shaped natural watershed, into a farm.<sup>81</sup> It is watered by the springs and any rain that falls in the areas around the barn. Wet meadows were typically natural grassland clearings that existed before the land was selected and claimed. In this case, it wraps around the natural hillock (the top of which became the rickyard) into which the main barn was banked. On most early Pennsylvania farms, all the land above the meadow was initially wooded and needed to be cleared and gradually worked through a series of crops like rye until it was ready for raising more delicate crops like wheat. It sometimes took as much as a decade before the land in the upland fields was ready for a rotation that included both wheat and hay. Until that time, the thick grasses that grew in the meadow provided the fodder for the animals on a growing farm. To store the hay, house the animals, and thresh the grain, a barn would be needed. If a banked barn was desired, it helped to have an embankment of an ideal height not far from the meadow. The same embankment (effectively, a small-scale “fall line”) also typically contained a spring, providing clean water for both the animals and the house. In this case, the retaining wall at the upper end of the barnyard, between it and the orchard, and next to the springhouse, holds back some of the natural drainage from the upper elevation. Turning this potential problem (which could have destabilized the wall) into an opportunity, a spout carved into piece of stone fed the water into a rain barrel next to the pig sty (photos #13, 9).<sup>82</sup>

*Movement of Farm Goods, Materials, Water, and Animals Acknowledged in the 1874 Report*

The 1874 Report emphasizes how materials moved around this farm in a way that was expected to be especially instructive to other farmers. The review of the farm discusses the timing and extent of plowing, when mowing is done, how cider is managed, and many similar items. It mentions the hidden pipes that connected certain buildings,

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<sup>80</sup> Farmers had pastured sheep and cows in meadows to keep them fertile until about this time in history. A disaster occurred in Ireland in the 1700s in which many sheep became ill with a water-borne fungal disease called “hoof rot,” and the problem was traced to certain meadow plants and standing in wet grass. By the time the region was settled (largely by Irish Protestants), the concern over keeping sheep out of wet fields was a factor in the layout of farm landscapes because most farmers were aware of this disaster. A parallel event occurred in Chester County in 1802 in which cows lost their hooves from standing in wet meadows containing rye grass. Eventually, out of lingering concern over these two disasters, only horses were pastured in a meadow. As a result, wet meadow areas often required manual application of barn manure. Farmers were looking for the best systemic solutions to keeping wet meadows fertile in the early 1800s, even sometimes trying to expand the wetland area by adding dams.

<sup>81</sup> Chester County historians describe the importance of meadow in selecting land. This factor in the design of Pennsylvania farm landscapes is discussed at length, for instance, in Futhey and Cope’s *History of Chester County*, 1881 (see Futhey and Cope, page 339 and pages that follow). While Chester County is one of the oldest parts of Pennsylvania, the explanation fits later developed farms and helps to explain the land selection process further west through the eighteenth century.

<sup>82</sup> This animal pen is sometimes also referred to as a hog pen or calf pen. The 1874 Farm Visiting Committee’s report also mentions that it was situated close enough to the springhouse to allow a pipe to carry whey from the cheese operations to the animals. It was similar to the underground pipe that had formerly carried the cider across the same area in the opposite direction from the toolshed to the distillery until Asa Manchester decided that producing alcohol was a bad idea.

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explains how the cisterns worked, and discusses irrigation to increase the volume of meadow hay raised. Similarly, it details underground drainage lines installed to allow overly wet soils in other locations to dry out as needed. After saying that the women on the farm tended the garden and milked the cows, as well as making cheese and butter, the efficiency of the women's tasks and their ability to enjoy leisure activities are duly noted. The innovative cheese press with its long wooden levers, pinned together like scissors, was described as allowing the women to lift the 3,000-pound weight easily so they could press the liquid out of each batch of cheese (photo #12). The dog-powered churn was given special attention (photos #8-11). The entire discussion, though, is in the context of how the physical arrangement of the farm and farmstead accommodates an especially good model for agricultural production, internal movement, and the processing of farm goods.

*Relationships Connecting the Toolshed and Main Barn to the Other Buildings and Activities*

All of these relationships reflect careful attention to how land features have been connected to enclosed spaces to facilitate efficient functionality from the beginning of the farm's development. The earliest extant building, the distillery (photos #5-6, 8-9), appears to have been located with respect to the spring, and then the other buildings followed. The location of the toolshed (photos #5, 15, 18-24, 27) places carpentry and equipment repair tasks and some women's tasks<sup>83</sup> at the center of the Original Farmstead and thus between the house and the barn. Many farms had looms at the time. The one here (photo #22), a very early example, is unusual for the fact that it was built-in, especially in a building otherwise intended as a carpentry shop. Part of the floor was altered to place it next to a southwest-facing window in view of the kitchen. It remains in place largely because of its built-in location. Family records indicate how much cloth was woven as early as the 1810s. This was probably to make use of wool from common sheep, when flocks were kept primarily for their manure value,<sup>84</sup> but the loom may have been a factor in the family's decision to invest heavily in some of the first fine-wooled sheep in the county just a few years later.

While the design decisions in locating the toolshed in 1800 placed the daily craft activities of family members near the house, the decision to place the barn, about three years later, a little further southeast also relates to the domestic realm as it makes the stable wall (animal entrance to the lower level of the barn) prominently visible for family members to monitor (figure #1). It is in view of the house (photos #5, 26, 34, 47, 56), springhouse, garden, orchard, and other areas outside the house (photo #3, 5, 8-9, 26-27, 34, 47), an advantage found on some but not all farms at the time. Situating the barn here also made it more central to the total acreage, especially the more level, cattle-oriented fields near the geographic center of the 400 acres (surrounding the rickyard on the barn's upper side). The barn's foundation extended the natural line of the embankment, by adding retaining walls and a small amount of fill. The location across from the pre-existing distillery completed the immense "C"-shaped arrangement (figure #1, photos #3, 5, 8-9, 26, 56). By using the buildings as part of the enclosure on three sides of nearly an acre of level land, it made the potential scale of the barnyard much larger than usual. The logic of the innovative plan was reinforced by the other facilities, like the ample and central granary (easy to guard from the house) and the chicken coop in its basement, as well as the field patterns, as all the components worked together.

*The Role of Innovation in the Design, Rarity, and Ultimately Preservation of Certain Features*

Part of the significance of Plantation Plenty is the way the unusual design of the farm complex illustrates a constant push forward to embrace the newest innovations in both farming techniques and facilities. Some of these were one-of-a-kind, while others were more common models in their own time which the Manchesters happened to keep in place longer than anyone else did. Each building reflects some level of innovation. In some cases, it is the sole known surviving example of its kind in this region. For instance, as previously mentioned, the attic smoke chamber was an idea that was fairly well known in some other parts of Pennsylvania but not in this part of the state. This was overtly emphasized in the Farm Visiting Committee's 1874 report, which expresses surprise by giving this feature its own subheading (the only such subheading in the report). It is spelled out in all capitals: "A SMOKE HOUSE IN THE GARRET." The captain's walk is the only known example of its kind built in the region as early as the 1810s. Charles Morse Stotz, in discussing pre-1860 houses in the region in the 1930s, cited the sheet of lead used as

<sup>83</sup> Family records from the 1810s indicate that women operated the loom.

<sup>84</sup> When Gov. Keith, wrote to the British Crown in 1728 apologizing that woolens were being produced in the Commonwealth contrary to the 1699 Woolen's Act, he not only said it was necessary to have sheep if the farms were expected to produce grain. He specifically mentioned that domestic spinning and weaving from these sheep gives the "old women and children" and servants something to do with their idle time. See: "Sir William Keith to Lords of Trade, Nov. 27 and Nov. 28, 1728."

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the roof surface (walking surface) of this feature as singularly the most expensive exterior building component of any building in the region whose price was then known to him.<sup>85</sup> The dog-powered churn is the only built-in inclined-wheel-style dog power known to have been installed in the region (photos #8-11).<sup>86</sup> Other farms had dogs on treadmills serving the same purpose, but the treadmills were movable. A movable treadmill was more likely used next to the churn, inside or outside, in either case a less sanitary or less ideal arrangement than at Plantation Plenty where there was a wall with a window between the permanently installed exterior dog wheel and the interior churn. The literature of the time said that this style of dog-power could be operated by a sheep as well as a dog.

Another example was the granary (photos #4, 5, 15-18, 26, 47, 53, 56), built even before the main barn was built. Having a granary separate from the barn, though not unique, was somewhat unusual. The actual construction, on the other hand, was completely innovative. The Visiting Committee report specifically noted and praised the use of tightly-spaced vertical “four-by-four” wood timbers in place of traditional framing and siding in the side walls of the ground story to keep pests out. The overhanging top story is also in a class by itself, as is the placement of a chicken coop at the bottom (photos #17, 26), as a basement in part of the retaining wall. This design allowed grain (photo #16) to be readily dropped down to the chickens in the lower level, and it placed the animals in the part of the barnyard where butchering occurred. The chickens could have the run of the large barnyard and still be within view with little effort on the part of the Manchesters (see figures 1-2, and photos #4, 5, 9, 17, 26, 56). An added benefit was to keep their bodily waste in the barnyard area where manure from the larger animals was composted. This design clearly takes its model from larger banked barns where grain and hay kept above are used, at least in part, to feed cows and other animals that were kept in a banked stable below. The result is almost poetic in the way that it suggests that chickens are the smaller scale equivalent of cows, more suitable for the basement of a building built at the scale of a granary and appropriately housed directly below where their feed was stored.

*The Main Barn’s Design Reflects Functional Considerations and Design Variation, but the Functional Reasoning Is Not All Clear*

The main barn itself is atypically large and an atypical blend of barn styles, but the functional reasons for some of the design characteristics are not altogether clear. In its outward form, the Manchesters followed some design trends that were popular at the time in various parts of Pennsylvania, but they appear to have been building their barn to function differently from other examples that have this appearance. They built a barn with an overhanging forebay on the downhill eave side (photos #5, 26-27). It has the slightly asymmetrical form considered the most characteristic feature of a Sweitzer barn, a style of barn that early Pennsylvania German farmers associated with the Swiss.<sup>87</sup> (Sweitzer barns are asymmetrical in appearance because the ridge of the gable roof remains centered over the stable, while the upper level extends outward on the downhill side, overhanging the stable wall as a forebay [photos #26-27]; it makes each gable-end slightly longer in that direction and makes the forebay look like a bulge in the form anytime a full gable-end is in view.) By the time this barn was built, Sweitzer barns were appearing in German-speaking parts of Pennsylvania at a larger scale than typically found in Switzerland. The Manchester barn was very large for its location. But it was also in a part of the state with less German and Swiss heritage, and it was not framed to function internally like a Sweitzer barn.

The advantage of the typical Sweitzer barn was that, in the upper level, in almost every case, the open area of the threshing floor bay (and usually also one or both of the hay mows) extends the full depth of the barn to incorporate that part of the forebay.<sup>88</sup> This places part of the load on the stable wall, thus providing some mid-span support. It

<sup>85</sup> Charles Morse Stotz, *The Early Architecture of Western Pennsylvania* (Charles Morse Stotz, Pittsburgh: University of Pittsburgh Press, 1995 reprint of 1936 edition). See Stotz’s comments on the lead roofing detail, including the use and cost of the sheet lead. The original lead has either been removed or covered over in replacing it. The receipt for the purchase of the lead remains on-file in the family archives in the attic at the house.

<sup>86</sup> This kind of churn was patented by inventors in Upstate New Yorkers in 1821 (United States Patent 3,359X). A design of the same type was discussed in the *Transactions of the Wisconsin State Agricultural Society* in 1852. The Wisconsin source mentions that sheep can be used in place of dogs on this style of churn mechanism. A larger version was illustrated in the *Ohio Cultivator* in 1862. A model very similar to the one at Plantation Plenty also appeared in an illustrated article in *Farm Mechanics* in 1918.

<sup>87</sup> Sweitzer is the word for “Swiss” in German. The name, commonly used in the nineteenth century for this barn type, is a reference to the Swiss origin of many “Pennsylvania German” farming traditions.

<sup>88</sup> In barns with stone, brick, or log outer bays, the forebay is often cut off from the hay mows (as is the case here), but a large

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also gives the lower level a porch-like open area, in the shelter of the overhang, keeping the stable area cooler and drier in the summer (photos #27-29, 34, 47). It makes the upper level hay space proportionally larger (than the stable) as needed to hold the fodder (hay and grain), and sometimes straw, that it takes to get through long winters. Almost universally, this is accomplished in Sweitzer barns by using long "log" joists that extend in one piece over the stable wall. In other words, they are cantilevered (usually having no underlying posts to support the exterior ends of the joists on the forebay side). About half of the Sweitzer barns have support posts, as is the case here. However, in all other Sweitzer barns, the posts provide only secondary support to the cantilevered joists. Here, the posts are absolutely necessary at the Manchester barn because the floor of the forebay is supported by short, light-weight joists pocketed into a sill plate. Instead of using long members passing over the stable wall, the builders placed a beam at the top of the stable wall and pocketed the joists into it, all in one plane, on both sides (photo #29). The forebay joists are only eight feet long (the width of the forebay), and the joinery would make them hinge-like if not supported by the posts. Furthermore, most of the joist members are also only one-inch-thick boards.

*Apparently Unique Use of a Separately Framed and Walled-off Forebay in a Frame Barn*

Thus, the Manchesters built the exterior form of a Sweitzer barn, but they laid the interior out with an upper story bearing wall that separates the forebay from the rest of the barn, making this space almost meaningless. They apparently wanted the form and stable level shelter of a forebay, but they did not gain the benefit of the added clear space in the upper level. They may have seen forebay barns and yet did not know how to build one or what the interior advantages could be. Instead of building the typical large open interior spaces of a barn where the superstructure area extends with a deeper threshing floor and deeper mows over a smaller stable, they divided the superstructure with a bearing wall, making the forebay into a narrow cavity. The wood partition (interior bearing wall) that extends up from the stable wall separates most of the three large upper level spaces (threshing floor and flanking mows) from a much smaller space (the forebay) next to them (the partition is on the left in photo #32 which shows the forebay space). This arrangement leaves the forebay awkwardly narrow, a tall, skinny space whose function is not clear. A corridor-like enclosure, 71 feet in length and about 12-18 feet in height, it has walls on both sides and is only eight feet wide, an odd decision in the days when farmers were adding block and tackle pulleys at the ridge of the larger clear space to get extra hay into the upper reaches of the barn because it was too difficult to do this by pitching loose hay with pitch forks. (In this configuration, the wall between the threshing floor and the forebay space [the wall on the right in image #30] makes it difficult, if even possible, to get bulk material of any kind into the space, as well as making it impossible to reach the area using ropes from the roof ridge [above the threshing floor] to move materials into the forebay space.)

Forebays, being dry and pest-resistant, often contain granaries. In this case, however, there is no evidence that the Manchesters ever constructed bins in the space or used it to store anything as heavy as grain. The evidence is on the contrary: the light-weight floor joists and joinery appear to rule out the possibility that building grain bins in the space was ever contemplated. Instead of grain, it was probably used to store a limited quantity of loose straw.<sup>89</sup> At the same time, the double-wide threshing floor (with no center mowstead wall) and the narrow haymows flanking it seem to indicate that the Manchesters were building a barn more geared to processing wheat in larger than usual quantities, rather than to housing animals. This may be why they built tall mowstead (or "den") walls to each side of this large area (photo #30),<sup>90</sup> almost completely segregating the threshing floor area from the hay mows (photo #31) where animal fodder was stored (the grain threshed here at the time would most likely have been mainly for human

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portion of the threshing floor usually continues into the forebay without a wall.

<sup>89</sup> Straw, the stalks of the larger grasses left after the grain has been broken off at the head in the threshing process, is used by farmers as animal bedding where it also served to absorb animal waste (especially urine) and ultimately helped in the process of composting manure. Straw is added to manure as the "browns," the dry material that balances the moisture as the nitrogen in the dung and other materials breaks down. The forebay spaces are conveniently next to and flanking the straw door, where straw is typically thrown outside during the threshing process. This is the same general area where manure is brought out of the stable from time to time and piled up for composting; i.e., the forebay is near the stable, where straw is needed for bedding, and directly over the manure pile, where the surplus straw is used throughout the year to mix in with the manure to facilitate the composting process.

<sup>90</sup> Historian Jerry Clouse noted the unusually high "den walls" in this barn in his survey of barns in southwestern Pennsylvania. See: Jerry Clouse, *A Study of Agricultural/Vernacular Architecture of Central and Southwestern Pennsylvania*, Pennsylvania Historical and Museum Commission, September 1995, pg. 107. The word "den," in this case, comes from a Pennsylvania German word for the threshing floor.

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consumption). In a grain-based economy, the purpose of the unusually wide threshing floor seems apparent, but that of adding a forebay of this design does not seem to be as clear. Taken together with the manure pit below it, as well as the spacious threshing floor where winter threshing may have been continuously underway, it is possible that Isaac Manchester expected to have plenty of straw for bedding and to be composting only a small amount of barn manure (because he had sheep), thus needing less indoor space dedicated to long-term storage of straw.

#### *Other Possible Factors in the Unique Design of the Main Barn*

The design of the Manchester barn may be related more to climate and orientation to the sun and wind. Placing a larger frame barn on a smaller foundation reflects an emphasis on grain and hay, and ultimately climate. The form of the typical barn in Pennsylvania grew out of the need for sufficient space to get through long winters. A voluminous superstructure provided areas to process grain at the end of the growing season as well as to house the hay needed by the animals in winter. The area for animal stalls is smaller in proportion to the space needed for winter fodder for the same number of animals. Typically, the cubic volume of the hay storage areas, or “mows,” (often twenty to thirty feet tall, but not counting the volume of the open threshing floor bay) is at least equal to and often twice as large as the total cubic volume of the stable area occupied by the animals. The southwest orientation may be related because it provided sunlight and, consequently, some solar heat in winter when the sun is lower in the sky, extending into the latter half of the day. The north side of the stable is protected from the elements in winter by the banked construction, in this case a banked stone wall on both the northeast and a portion of the northwest side, forming a corner that points north. The south-pointing bottom corner, while warmed by the sun, would also deflect winds coming up the valley through the meadow. When the mows above are filled, the hay adds heavy insulation to a substantial portion of the stable’s ceiling. In winter, the lower angle of sunlight brings some daytime warmth to the two south-facing frame walls. For animals inside the stable wall doors, adding a forebay would correspondingly provide evening shade on the long side of the barn in summer when the sun is at a higher angle.

The actual construction of the forebay, with a solid interior wall and light-weight joists pocketed into the plate at the top of the first story stable wall, raises the possibility that it was added as an afterthought. The framing and other materials all appear to be contemporary with each other, but the forebay could have been added a year or two after the rest of the barn was built. The way the outer rim joist is supported on posts is consistent with this possibility. If it could be shown for certain that the forebay had been built as an early addition, then the wood wall extending directly up from the stable wall could be understood as the original intended exterior wall. However, there is also evidence running contrary to this: the roof rafters of the main gabled framework stop at a wall plate directly above the stable wall, where they are bird-mouthed (on this eave side only) to the plate in such a way that they never extended over the forebay (to provide the overhanging eave needed if there were no forebay). Instead, the forebay has its own roof rafters, in the same roof plane. In addition to ruling out overhanging eaves in an earlier roof configuration, this makes the current interior partition a bearing wall under the weight of the roof.

Based on the consistency of the framing, the condition of the wood, and the framing methods used, it appears that the forebay and the remainder of the barn were either built at the same time, or that the forebay was added shortly after the larger part of the barn was erected (i.e., possibly after the interior wall above the stable wall was built). If the latter is the case, the reason for adding it might have been an especially warm and/or rainy summer and the consequent need for shade and/or a sheltered exterior work space in the stable area. Whether the forebay space in the upper level is useful or not, extending one surface of the gable roof (albeit over the “found space” of an upper level forebay) and supporting it on posts, is one way to create a porch for the animals and workers who may need some shelter from the elements as they come and go from the stable. Furthermore, if not all built at once, the birdmouth detail in the rafter seating area suggests that the addition of a forebay or something similar was intended from the time the roof was framed.

#### *Innovation and Functional Concerns in the Timing, Siting, and Design of the Sheep Barn*

The sheep barn (photos #34-39), another kind of innovation, was among the first examples (possibly the first example) of a large barn built for the sole purpose of housing and feeding sheep in the county. It was introduced at a time when the national stock-buying frenzy called the “Merino Craze”<sup>91</sup> was underway, but also just as

<sup>91</sup> The “Merino Craze” was a period of wild speculation specifically in breeding stock to start flocks of Spanish Merinos, one of the most productive and valued breeds of fine-wooled sheep. After the British had succeeded in keeping fine-wooled sheep out

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Washington County was about to become a national leader in the fine-wooled sheep business. The Manchesters were part of a small group of farmers who led the way for others as the county made the transition from common sheep (and more ordinary “sheep-and-wheat” mixed husbandry) to this specialty (see the Historic Context section for additional information). The sheep barn is an ordinary outbuilding in some ways, but it was innovative at this time to build such a large barn exclusively as a facility for one kind of animal.

The Manchesters located the sheep barn, a substantial building in size and chronologically the farm’s second barn, across the stream from the meadow and several hundred feet southeast of the barnyard, apparently in anticipation of entering the sheep business, in 1818. The location may have to do with keeping the sheep away from the wet areas and near grain fields. It was also within view of the house (photos #47, 52-53, 56), and its purpose may have related to segregating sheep by gender, by family, or otherwise, since some pens apparently built for sheep were also found in the main barn. The date<sup>92</sup> places its construction at the peak of the first national buying “craze” for fine-wooled sheep. This barn was apparently intended exclusively for sheep from the beginning, and it was only ever used for the purpose of housing and feeding the farm’s large flocks. Though only slightly banked at one side, the overall exterior form and size resembles a typical barn as found throughout Pennsylvania. The exact interior arrangement is difficult to know because the loft floor and partitions are now missing. Despite the loss of interior features, the layout was obviously designed for sheep rather than mixed livestock or larger animals. It was framed to have an entrance at each gable-end, instead of an eave-side stable wall with doors (as most barns in Pennsylvania have). The lower eave side, where the traditional stable wall would be on a general use “Pennsylvania barn,” appears here to have always been a solid wall designed to support feeding racks. The barn also has an unusual kind of roof framing, and it formerly had a low loft floor, as indicated by evidence in the remaining wall framing. The roof is framed with an atypical alternation of common and principle rafters with mid-span purlins (so that only half of the rafters are “common,” i.e., supported on the purlins) (photo #39). The result is elegant and visually stunning, even though it would have been seen only from the hay loft when the original upper floor was still in place. The functional advantages of the extra effort in the roof are not clear. The use of gable-end entrances, feeding areas (where there might have been stable wall doors), and a low stable ceiling reflect customization of a typical outward form to the needs of a large number of sheep, small animals that would run in and out of the building in flocks. It may have also been designed for storage of wool in addition to the quantity of hay needed to keep the sheep fed, though it is difficult to say since nearly all evidence of interior partitioning has been lost.

*The Field Layout and the Two Large Barns Suggest the Farm’s Organization*

The location of different kinds of fields with respect to these two barns, the farm’s two oldest facilities for animals and hay, provides a clue about how the Manchesters are likely to have seen the organization of their farm. The terrain is relatively gentle at the center of the farm, while ringed by steeper slopes. The barns maximize the use of the two kinds of terrain. While both barns are centrally located, they are on opposite sides of the stream flowing down from the springhouse. The fields southwest of the sheep barn and stream are steeper and there is almost no wetland at the bottom, both conditions that are ideal for sheep. Across the stream to the northeast, is the meadow, and just above it are the areas of gentler slope that were more suitable to cattle, surrounding the main barn. The main barn was sited near the center of the larger bowl-shaped land form, making it the nerve center of the entire 402-acre tract. The barn’s banked location leaves room for the large barnyard to one side (southwest) and the large rickyard to the other (northeast). East of this, the land drops gently into a swale and then rises again, first gradually and then more steeply to the farm’s second house. There, the Perrin House stands guard on a ridge, overlooking the more rugged terrain of the northeast acreage. The larger arrangement shows a balance between the needs of two kinds of animals both in the field characteristics and the two early nineteenth century barns. The one barn served only the sheep that were pastured in the rectangular crop fields and the other served a mix of animals including all of the farm’s cattle and horses (and some sheep). The main barn, being closer to the farm’s center, abuts fields that are

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the United States for a century, a small flock was imported to begin breeding in 1802. The Embargo Act of 1807 cut off trade in woolsens, and a domestic wool industry was thus badly needed. The War of 1812 intensified the interest, and prices for breeding stock shot up to around \$1,000/head immediately after the war, and then plummeted back to almost nothing in a year or two. Washington County farmers stayed in the Merino business, while many other regions, fearing their investments, dropped out. A series of similar “crazes” followed, including Saxony sheep in the 1820s. Washington County eventually became the main home of a sub-type of Merino, called the “Blacktop Delaine Merino.” Blacktop Merinos had thick wool with more lanolin than usual, producing high quality wool, although the fleeces typically held dirt, making them look black on top.

<sup>92</sup> Some previously compiled histories say it was built ca.1850, but others say ca.1818.

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larger, more level, and more oriented to hay and cattle. The orderly rectangular fields are more sloped and lie uphill from the sheep barn, where they could be rotated in crops and sheep pasture, and where the sheep were in view of the house. The construction of the Perrin House, ca.1860, made it possible to have additional sheep-oriented fields in the farm's northeastern half, east of the central cattle-and-hay fields, within view of that house's windows.

*The Location of the Main Barn with Respect to Manure and the Acreage Most Suitable to Hay and Cows*

The main barn is oriented so that hay collected from the larger, central fields (and meadow) comes in from the northeast, via the rickyard, while manure goes out to the south/southwest into the barnyard. From there, after "curing" (i.e., composting), the manure can be easily taken by dung cart back to the more level central fields or down toward the meadow. Drainage is channeled toward the meadow by the stone fences. The barn is surrounded to the east by the rickyard, an area defined more by its contour and proximity to the barn than by any surviving boundaries. Beyond this area are larger and less rectilinear fields suitable for raising hay and pasturing cows.

*The Location of the Sheep Barn with Respect to Sloped Grain Fields, the Meadow, Etc.*

The siting of the sheep barn indicates where the majority of the sheep were pastured. The location at the edge of the rectangular fields and across the stream from the rest of the farm reflects the use of the sheep to clean up stubble and provide manure. It indicates that these fields were rotated from grain crops into pasture and hay. Farms with large numbers of sheep castrated most of the males as wethers. The wethers were good wool producers and could be kept with the ewes or separately, while the rams raised for breeding were kept apart except during brief periods when breeding occurred.<sup>93</sup> Sheep farms often had several small barns, or sheds, distributed in the areas where they were pastured. These sheds could vary from small lean-tos to disused old log buildings.<sup>94</sup> As a result, most farms in Washington and Greene Counties have two to three barns: a main (mixed animal and threshing) barn, at least one barn which was dedicated exclusively to sheep, and sometimes one or more specifically for the wethers (less valued because they produced no young). In this case, the Manchesters had invested very early in a large sheep barn, and they apparently never felt the need to add other barns or sheds for sheep in specific areas. Based on the size and location of the sheep barn, most of the flock (ewes and wethers) appear to have been housed together in the one barn built exclusively for sheep while the rams were probably kept in the main barn (some ewes may have been brought into the main barn in lambing seasons). The arrangement here suggests a specific, but simple way of organizing a mixed husbandry farm, locating the sheep barn as combined housing for most of the sheep overlooking the meadow and close to the grain fields, on the "grain field" side of the stream. Although Asa Manchester later attributed his habit of keeping his sheep in doors most of the time to the idea that they produced more wool that way, the location reflects a time when grain was still the cash crop (and before machinery, when grain was still raised on sloped land), but also when an investment was being made in both an expanding fine-wooled flock and a substantial dairy herd.

The sheep pasture areas needed to be in view of the farmstead, mainly out of fear of predation. The most notable was the concern over canine predators, including dogs that had been allowed to run free as well as coyotes, wolves, and other wildlife.<sup>95</sup> Breeding was another reason sight lines needed to be taken into account in farm layout.

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<sup>93</sup> Ewes needed to be kept nearer to the house and in a warmer space because gestation is about 5½ months and mating was timed for insemination to occur in October (and sometimes a second time in April). With fine-wool sheep, the timing was especially important as a way of assuring that lambing would occur in March when labor would have a minimum impact on the quality of the spring clip. Labor puts a weak spot in the strand of hair, and, for high quality wool, it was best that this occur at the end of the strand, approximately at the same time as the spring shearing. The natural mating cycle for sheep occurs in the fall. With the gestation period being less than six months, careful farmers were able to use this timing (counting April mating as well) to produce two sets of lambs per ewe per year, which usually arrived as twins. This resulted in a need to watch the ewes and the winter weather carefully in March, because the weather was occasionally cold enough in the last weeks of gestation and the lambing process to harm the ewes and lambs, or to make the process uncomfortable for the people assisting when there was a problem. Sheep were not only segregated by gender, but were also sometimes segregated by variety to maintain the characteristics of the finer pedigrees, and, on larger farms, they were sometimes divided by families to avoid the problems of inbreeding.

<sup>94</sup> As documented in some illustrations in *Caldwell's Centennial Atlas of Washington County* (1876).

<sup>95</sup> A particular worry that increased with population growth was domesticated dogs that occasionally got loose and became feral. In Pennsylvania, this is one of the main reasons for dog licenses. Sheep farmers are reimbursed for lost sheep from the fund derived from the licensing fees. With the development of new railroad spurs across Washington County, especially in the 1870s, the problem intensified because the railroad lines brought new residential developments, and thus more dogs, into scattered sites

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Mating was controlled by penning one male and one female together for a specified period of time each October (and sometimes April). In the 1870s, farmers reported the importance of watching the mating process to maximize the possibility of pregnancy for each bearing-age ewe.<sup>96</sup>

*The Rectangular Fields and Fence Lines May Date to the 1870s or a Little Later*

It is not known for certain who laid out the fields and fence lines. However, the 1874 Visiting Committee Report indicates that the fences were then in disrepair. Col. Manchester attributed their condition at the time to his inability to find paid help during the Civil War. He also said he felt that worm fences were the cheapest, but all things considered, roughly equal in cost to other fence types (though he did not state what he had).<sup>97</sup> In his comments in the report, Manchester says how to handle issues like weeds at fence corners. Farms with large numbers of sheep could manage the abundant number of fence corners found in worm fences by turning the sheep loose in those fields from time to time and then grubbing out the few varieties of weeds that the sheep would not eat. The current pattern of rectangular fields here suggests that they were laid out to allow for straight fencing at some point in the future, but they probably had worm fences through the mid-1870s. After the 1850s when the majority of the extraneous wood had been cleared away from most local farms, the wood-intensive zig-zags of a worm fence made this kind of fencing expensive to maintain. Manchester reported in 1874 that he typically grubbed weeds twice a year. It is quite possible that the lines now on the farm (though straight) follow worm fence lines that were in place in 1874.

*Straight Fence Lines and Rectilinear Fields Appear in Aerial Photography by the 1930s*

The area southwest of the farmstead was divided into three large rectangular fields by the time the farm was captured in aerial photography in the 1930s (figure #22). A fourth field that is nearly as large finishes out a symmetrical pattern, although it has curved edges as a result of roads that follow contour lines. Northwest of the house and farmstead, a large square field was established with topography that rises to a peak at the center. Southeast of the farmstead is another rectangular field with the wet meadow at its edge. The arrangement places fences in generally straight lines on angles that are roughly 45 degrees to north. Next to these fields are vestigial triangular areas of approximately the same number of acres. Once straight fences were installed, this layout would minimize the total length of fence lines to be maintained. The pattern, though not as simple as a grid, gives large-scale order to much of the landscape of the farm's open areas.

*The Six Current Large Fields Appear to Relate to the Rotation Cycle Described in 1874*

A pattern of six large rectangular fields was apparently in place by Col. Asa Manchester's time. The pattern remains apparent today despite minor changes (though still roughly the same rectangular shapes, the fields are bounded today by electric wire fencing). At least six rectangular fields, roughly equal in size, are available for rotation between crops and animals. When asked about his crops in 1874, Col. Manchester described a three-part grain rotation: corn, followed by oats, followed by wheat, after which he sowed timothy and clover to create "meadow" for hay. He did not explicitly mention whether he pastured animals in the fields in the fourth or fifth year, but the rotation suggests this. The four- or five-year cycle corresponds tidily to the number of large fields into which the crop areas had been divided. This pattern would have allowed him to move each field through a cycle every four-to-six years, from corn to pasture land, and have some of everything in production on the farm, in roughly equal amounts, in any given year. When the percentage of cleared land was at its peak, there may have been other large rectangular fields.<sup>98</sup> Some of the steeper land at the southwestern and southeastern edges of the farm, near the sheep

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in the rural landscape. The entire county is underlain by several veins of bituminous coal, and access to new coal fields was a major factor in deciding to build each new railroad line. The use of mine developments as the financial justification for developing new railroad spurs also meant that new mines were started and farms were developed into mining villages every mile or two along each new railroad line (the nearby mining town of Avella, for instance, is one of the larger mining villages in the county). The county had about 150 mining villages by ca.1910. By the 1880s, the mining towns resulted in enough dogs appearing in the landscape that it threatened the viability of the county's large, interconnected system of wool-raising farms.

<sup>96</sup> D.A.A. Nichols, "On the Breeding and Management of Sheep," *Report of the Transactions of the Pennsylvania State Agricultural Society for the Years 1871-1872*, Harrisburg: Benjamin Singerly (State Printer), pg. 97-103.

<sup>97</sup> The report does not specifically indicate whether Col. Manchester was suggesting if he had worm fences, board fences, or some other kind of fencing around his central fields at the time. The illustrations in *Caldwell's Centennial Atlas of Washington County*, published just two years later, show several fence types arranged hierarchically, usually worm fences at outer fields, on the Washington County farms depicted.

<sup>98</sup> A currently wooded 10-acre section of land in this area lies outside the boundary because it passed to another branch of the

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barn, may have been used more often as pasture, or may have simply been considered “permanent pasture.” While the Manchesters had 100 more acres in 1874 than the current farm size (due to owning the farm directly south of Plantation Plenty), Col. Asa Manchester reported that one-fifth of his then 500 acres was in woodlot; at least half of this was likely within the current boundary.<sup>99</sup> The percentage of land in woodlot was probably larger at the outer perimeter of the northeastern acreage. The topography is more broken there into several valleys and is less accessible from the main roads and the original farmstead. Some of it may not have been visible enough from any of the buildings to have been good for pasturing sheep (some is not even visible from the Perrin House area today).

*The Stone-Walled Barnyard, Features that Sew the Functional Fields and Buildings Together*

The segments of stone wall that connect the springhouse, granary, toolshed, and banked barn define the distinctive rectangular shape of the barnyard. The wall was built in sections, and most sections came after the buildings.<sup>100</sup> The style varies from rough-cut ashlar blocks where it is a retaining wall to thin layers of field stone stacked up to serve as fences of a more textured composition on two sides; in either case, the segments create exquisite aesthetic effects at various angles upon coming up the old farm lane (photo # 5-6). The aesthetic aspect of arranging the two kinds of stonework in views from the lane is reinforced by the way brick bond and window spacing were incorporated into the design of the house, as one approached it along the same lane, as discussed elsewhere. The retaining wall is ten feet high at its highest, on the northwest side. It was carefully constructed of large ashlar blocks with a cap made of pieces of stone that are peaked (cut to resemble a low-pitched gable roof).

The freestanding sections of the wall (southeast and southwest sides of the barnyard) were constructed mainly of dry-laid fieldstone (photo #6). Serving largely as a stone fence, the stone construction would have had little practical advantage over other ways of enclosing the area, beyond making a use for the fieldstone.<sup>101</sup> If they had no other function, these segments of wall appear to have been built to channel runoff toward the adjoining meadow (photos #34, 56). Composting (or as it was then called, “rotting”) manure in a confined barnyard was crucial in other areas of Pennsylvania where farms had large barns and dairy cattle, but few sheep or other animals to maintain fertility in outlying fields. The composting process “cures” the manure, making it lose its odor and “heat,” and killing pathogens and unwanted seeds, as it gradually becomes suitable for redistribution in the fields. The huge barnyard enclosure here would provide a place only for a less controlled version of the composting process (typical of this region). Its floor was grass and some bedrock, with water flowing across one corner (the lower side of the distillery, at the bridge part of the stone fence), and it had a stone wall at the lower end that did not close (photos #34, 56). Rather than keep rain water off or hold the nutrients in, the stone wall at the bottom of the barnyard sent the runoff water into the stream and toward the meadow where fertility was needed.<sup>102</sup> The barnyard walls also

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family in the late twentieth century; it appears to be simply a large crop field that reverted at some point to woods. The area now has no special traits to suggest including it in the boundary.

<sup>99</sup> Asa Manchester had also acquired another farm of 130 acres immediately south, touching this farm, but divided from it by the ridge followed by the main road through the area. That acreage has not been associated with this farm since Asa Manchester’s death in 1896, but it is counted in his figure of 500 acres.

<sup>100</sup> In 1850-51, the last year of his life, Isaac Manchester contracted with local mason Christopher Klein for the construction of a forty-foot-long, five-foot-high segment of the wall. The original contract for this small project is in the archives at the house. Klein lived in Brooke County, West Virginia, the small riverfront county immediately to the west, only a few miles from the farm (Brooke County includes the Ohio River town of Wellsburg). In the agreement, the 1851 section of the wall was described as large stone blocks beginning two feet below grade, continuing with a course of fourteen-inch blocks above grade, followed by three courses that were to be one foot square, followed by a top course of ten inch square blocks. It was to have an opening for a gate framed by stone gateposts. The wall that extends from the east corner of the banked barn to the east corner of the barnyard, forming part of the northeast side enclosure of the barnyard, appears to fit this description. Isaac Manchester made the contract, with his son Asa as witness. However, he was an old man at the time living on a farm the control of which he had already given over to his son. Isaac died around the time the wall was completed.

<sup>101</sup> By contrast to barnyard walls in some areas of Pennsylvania, such as Chester and Lancaster Counties, where the purpose of the wall was to keep manure from washing away. The watertight dungyard appears to have become more critical as well as more common in Chester and Lancaster Counties after those areas had a sudden reduction in numbers of sheep around 1840. Farmers with stone-walled barnyards in these counties were later advised to create a water-tight floor to hold in the ammonia and other chemicals as the manure composted. See: *Fourth Annual Report of the Pennsylvania Department of Agriculture*, Harrisburg: Pennsylvania State Printer, Volume 4, Part 1, 1899, page 364.

<sup>102</sup> Watertight stone-walled barnyards are not seen in Washington County, probably because the large number of sheep in the county made precise management of barn manure less critical, as a result of the sheep providing manure directly in the upland

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created a superb aesthetic effect. In the Visiting Committee Report, in 1874, the other farmers on the committee remarked that the stone walls around the barnyard were "equal to any of the bridges on the National road."

*A Self-Conscious Sense of Their Leadership Role Fueled the Manchesters' Preservation Ethic*

The way farm design ideas and innovations were introduced and used at Plantation Plenty gave the Manchesters a sense that they had a regional leadership role. The farm's remarkable integrity across generations reflects the family's awareness of this role which seems to have increased gradually. While they were acknowledged leaders in several branches of agriculture in Washington County, the farmstead complex shows that this leadership had an element of trial-and-error. The specialties that emerged resulted from relationships that became clear as certain combinations of typical farm activities were tried and led to more productivity. The property also shows that the family realized much of their role as leaders late in the process when the third generation reflected on what the first two generations had achieved. Activities developed incrementally here, one careful step after another. Grain led to making whiskey which led to distillation of cider and development of a large orchard. When the family decided that alcohol was a bad idea, the orchard and cider press remained. The use of sheep to keep grain fields fertile led to weaving and then investment in fine-wooled stock as well as a large sheep barn. The construction of a large threshing barn led to an effort to include a forebay, a manure vault, and other innovative barn facilities. Productive farming led to an increased dairy herd, which led to making large quantities of both butter and cheese. The large barn and immense barnyard became gradually encircled with logically placed components. Together with the gently sloped fields and large numbers of sheep to keep the steeper land fertile, the farm grew to have enough cattle to produce enough milk that the larger-than-usual springhouse went into production as a creamery and small cheese factory, maybe even using bought milk. Each of these steps in the farm's development led to others. Each, by itself, though, is also a clear example of trial-and-error innovation combined with intentional design at a grander-than-usual scale. In the end, many of the buildings and other resources are rare survivors in the local agricultural milieu.

*Innovation, Transformation, and Preservation Continued into the Twentieth Century*

In the early twentieth century, the third generation of the Manchester family to live here embraced innovation by restructuring the farm using money received from selling coal rights. They also sold the remaining sheep and converted the main barn to a dedicated dairy (photos #9, 33). They built a special farmstead for a tenant farmer, at a distance from the original farmstead complex (figures #1, 3, photos #42-45). Placed in a vestigial area that was also away from the rectangular crop fields (photos #1-3), the location of the twentieth century tenant farmer's complex shows the concern the Manchester sisters had by that time for preserving the farm's design integrity and visual cohesiveness. Closer to the Original Farmstead, they built a small field barn on a high point in the large square field northwest of the original buildings. The field barn, unobtrusive in its appearance, was designed to provide a roof that would collect water and channel it into a cistern under the same building, with pipes leading to the house so that it provided a new domestic water source for the family. The barn may not have been needed as much for animal shelter or hay storage as it was for water collection, though it served all three purposes. They also added a garage, a new feature on many local farms in the 1920s. In the same era, they installed an acetylene gas plant in the old distillery building in order to add gaslights within the house. The acetylene system was apparently selected because it was only minimally disruptive to the appearance of the farm and the historic fabric of the house, since the family was deeply concerned by this time about preserving the property's appearance.

*Many Components of the Farm are Rare Survivors*

Because of the concern for preservation here, some of the farmstead's most innovative agricultural production facilities are now very rare examples either of unusual innovations or atypical as surviving evidence of once-common agricultural processes for which little material culture remains today. Some elements are rare enough that it is difficult to find others for comparison. Examples include the cheese press in the springhouse, designed around long, scissor-like, built-in levers, the dog-(or sheep)-powered churn, the built-in foot-powered lathe, the built-in loom, the tool collection, the dovecote, and several other features in the toolshed. All are rare survivors in this region (possibly in a much larger region). In one or two cases, the specific form of the innovation may have been unique. Where it was not unique, the example preserved here may have inspired trends and led to other examples that have since been lost.

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fields to keep grain growing. But for contrast to areas where watertight barnyard walls were necessary, see *The Pennsylvania Farm Journal*, Lancaster, PA: A.M. Spangler, Vol. 2, No. 5, August 1852.

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*The Significance of the Tools, Workshop, and the Other Buildings in the Same Location*

Historian Dave Scofield, the director of the nearby Meadowcroft Rockshelter and Museum of Rural Life,<sup>103</sup> points out (2011) that “The workshop [toolshed or carpenter’s shop] building and contents represent a very rare survival of mechanic’s tools in the original context.” It is rare to have tools and some built-in equipment still in place in the workshop building where they were used, a relationship that is amplified at Plantation Plenty because the tools and workshop are found in the same complex amidst the highly polished buildings they were used to perfect as well as the more utilitarian agricultural work spaces they were used to build. The total property contains the highly distinguished main house with its fine woodwork and other craftsmanship as well as the utilitarian farm buildings and hand-made implements and machinery, nearly all produced by the tools in the workshop space where they are still kept (photos #20-21, 23). In a personal correspondence with the author of this nomination, Scofield shared a quote from Scott Landis in a publication entitled: *In Search of the Colonial Woodworking Shop*. In it, Landis makes this statement:

“When it comes to colonial American workshops and assessing the work life they encompassed, we are faced with a major handicap: they don’t exist...We have a few buildings without tools and a few sets of tools without buildings, but I am unaware of a single eighteenth century American woodworking shop that still stands in its original environment with its walls, floor, roof, and many of its original tools intact.”<sup>104</sup>

Scofield continues: “Little did I know at the time [that he attended this symposium] that right under my nose was a find that could change this. He is speaking of 18th century shops, but because we are dealing with the first light of dawn in the 19th century when the technology was essentially unchanged from previous decades, and because many of the extant tools in the shop are of 18th century manufacture, I consider this a find that now negates his statement. In addition, there are several trades represented at Plantation Plenty.” He explains that he has, in his own work on the property, identified tools representing “blacksmithing, house carpentry, joinery, turning, planemaking, coopering, shoemaking, weaving, not to mention the agricultural and husbandry pursuits.”

*Functional Land Features Relate Closely to and Complement the Innovative Buildings*

The buildings, tools, and innovative built-in equipment, however, are only part of the story as the agriculture occurred mainly in the fields where crops were produced and where animals were pastured. The built resources were erected to serve the open areas where the greater part of the agricultural activity occurred. The larger system also includes other land with less precise functions such as the woodlots at the property’s fringe. The landscape can be read as one immense pattern, a single viewshed as a result of the bowl-shaped topography and the uninterrupted design of expansive, open fields (photos #1-3, 26, 34, 41, 43, 45, 56), although the southwestern half of the property, the land surrounding the earliest buildings, was generally developed first. A ridge road (Rt. 231) roughly follows the western boundary of the farm offering a comprehensive view of the complex for passersby looking down from a distance toward the house and original farmstead (figure #1, photos #1-3). A view that may be without equal in this county, it is a picturesque panorama of a complete agricultural system from woodlots and fields, slopes, and waterways to the extensive but meandering wet meadow, all centered on the orderly cluster of barns and other outbuildings around the house. The topography creates a dramatic and dynamic setting for the architectural resources, especially the original farmhouse, one of the most distinguished in the region and clearly the centerpiece.

<sup>103</sup> Meadowcroft Rockshelter and Museum of Rural Life is a facility developed to depict village life and farming in Washington County. Originally called Meadowcroft Village, the facility consists mainly of rescued historic buildings moved to the site to create the sense of a nineteenth century agricultural community. By coincidence, the site also contains a rock shelter where archeologists have identified some of the oldest evidence of human habitation in North America. Now a facility of the Historical Society of Western Pennsylvania, Meadowcroft is located on the opposite side of the Cross Creek Valley, only a few miles from Plantation Plenty. (It is part of the larger Cross Creek Valley, an area whose earliest settlers were associated with the Wells mill, a larger, unified farming community in the eighteenth century that included the Teeters and Manchesters.) Since the Museum of Rural Life is focused on topics related to Plantation Plenty, the staff has engaged in a mutually helpful relationship, assisting the Pagliarulo family in inventorying and identifying collections found on the property. Eugene G. Painter, Sr., the former owner of Plantation Plenty, is married to the former Rita Miller, the widow of Meadowcroft’s late founder Albert Miller.

<sup>104</sup> Scott Landis, “In Search of the Colonial Woodworking Shop, Benches, Shops, and the Woodworking Process” *Eighteenth-Century Woodworking Tools, Papers Presented at a Tool Symposium May 19-22, 1994*, Colonial Williamsburg Historic Trades, Vol. III (1997), p. 163 (a copy of the material is in Dave Scofield’s possession).

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The overall aesthetic effect of the house, nestled in a bowl of open land, reinforces its unusually refined architectural character in the setting of the other buildings. This is most clearly apparent from State Route 231, although, by degrees, glimpses of the same overall pattern and effect are seen from many other points along the secondary roads around the property as well as the farm lane leading into and across the land. Within this bowl of rolling terrain, these views reveal a clear hierarchy of several different kinds of agricultural landscapes, arranged according to how they functioned and appearing in concentric rings around the farmstead.

*Twentieth Century Changes, Including Addition of the Most Recent Contributing Resources*

Changes made to the farm in the twentieth century were designed to enhance its systemic organization and to keep the operation going. A new house and a small barn and chicken coop (photos #42-45) were added for a tenant farmer. The tenant farmer's farmstead was placed in an area along the center tree line and away from the rectangular crop fields (figure #1, photos 1-3, 42-44). These buildings made it possible for several of Col. Manchester's unmarried daughters to continue their father's and grandfather's farm by using hired help while they remained at the family home. The stable area of the main barn was converted to a large, up-to-date "milking parlor" for dairy cows at about the same time (photo #33) (supplanted in the 1970s by the later "milking parlor" barn).

*Non-Contributing Resources Added after the Period of Significance*

A generation later, in the 1960s, a workshop building was built next to toolshed to make a place for repair of modern motorized vehicles (photo #19). Corn cribs were also added in what had been the rickyard area (photos #19, 25-26). More recently, in the 1970s, a modern milking parlor barn with glazed tile walls and a washing station for the cows was added in the same general area as the twentieth century tenant farmer's complex (photos #42-43). The milking parlor barn is now surrounded by silos and grain hoppers. A tractor shed (a flat-roofed open canopy supported on wooden poles) was added near the tenant farmer's barn in the 1980s, and in 2005, a large loafing shed (an open gable-roofed pavilion with a concrete floor) to shelter cows was built near the milking parlor barn. These 1960s-2005 resources are non-contributing because they were added after the Period of Significance. Some are of a lesser quality than the older resources. However, they also continue the tradition of updating this farm as needed in ways that are only minimally disruptive. Some actually add to the long line of high-end and innovative historic resources with only a minor imprint on the land.

*Agricultural Significance is Reflected in the Whole Resource, Both Open Land and Buildings*

Thus the Criterion C design and layout characteristics of Plantation Plenty, from the smallest features to the open fields, deeply reflect the farm's agricultural significance as it evolved over time. The composition of landscape and buildings here shows how different crops were raised and rotated, the subtle differences between sheep pastures and cattle grazing areas, the role of the meadow, rickyard, and barnyard, and many similar patterns. The adjacencies and sense of movement convey how crops and animals were raised and how the raw products of the fields came into the various outbuildings to be processed into more valuable farm products. Despite minor changes and the loss of a few components (such as the orchard and cider press), it is still clear how this farm processed farm produce into valuable goods for market. By observing the design characteristics, one can still sense how milk was stored and made into cheese and butter, how hay, straw, and manure were moved around the farm, where sheep were kept indoors and out, and how a wide variety of tools and implements in the toolshed enabled growth and kept the farm in operation. The farm also produced crops, animal products, and other goods in strong numbers throughout the Period of Significance. It was not only ahead of most of its neighbors in production, but was part of a larger system extending across the township and county and beyond. It was also a leader in innovation, encouraging the introduction of new specialties. The chronological sequence of these trends is discussed further in the historic context section below.

*The Question of Comparable Historic Farm Properties in Southwestern Pennsylvania*

After two centuries of historic development and evolution, the property stands out in comparison to all other substantial historic farms across the county, especially those developed primarily in the early nineteenth century. This is not only true with regard to its record of agricultural production over more than 200 years and the significance of its aesthetic and functional design, which have been consistently acknowledged by others in the region and county over time since the 1820s, but also in terms of its relatively pristine state of integrity.

Plantation Plenty may have no equal among farms in Western Pennsylvania. The farm was recognized as unusually well developed, a model for the county, by the mid-1820s. It showed strong numbers for a diverse range of farm

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products in every census that included it. The census statistics for the 1850s through the 1920s place it among the top producers in the township and the county. However, it was not necessarily without peers, at least statistically, at the time. What distinguishes it from these other properties is the innovative and coherent design of this farm as an integrated complex together with the fact that the other farms of this scale are no longer extant or no longer have comparable integrity. The extant resources at Plantation Plenty reflect several different kinds of trends that were once represented across the region but have generally been lost. The evidence of these trends is not only well represented here, but it is represented in a single, large, and complex resource, a farm whose leadership role was well-documented, paving the way for its neighbors in introducing innovations and often surpassing the same neighbors in scale of operations and/or production consistently across several generations.

*No Real Comparables in Terms of Status, Age, and Continuous Operation by One Family*

As a highly intact agricultural landscape with a significant collection of buildings, Plantation Plenty stands apart from other farms in the region. Still in operation by the same family since 1797, it was one of the first farms in the county designated a Century Farm, and it is now one of only a few listed as Bicentennial Farms. In terms of total land area and boundaries, the farm as a whole comes as close to matching the original area claimed in the eighteenth century as any other known farm in the county. It may be the only example in the county that retains such an intact land tract together with a historic farmstead and land remaining generally clear of trees because it is still farmed. The field patterns, though not perfectly unchanged, remain open and reflect the topographic and organizational principles inherent in eighteenth century land claims across a large region of Pennsylvania and Appalachia, as explained above. There may be no other farm in this county that operated at this level in the nineteenth century and still retains such integrity. Its consistent productivity, taken in combination with the design, scale, and integrity of the historic processing facilities, makes Plantation Plenty arguably a one-of-a-kind resource. Furthermore, it is located in a part of Washington County where there has been almost no intrusive development since the end of the Period of Significance. The vicinity (across several adjoining townships) has few modern interruptions and many partially intact agricultural landscapes as well as some individual buildings with historic character. In this part of the county, one often finds landscapes and districts reflecting noteworthy architectural integrity, though the individual houses generally exhibit less architectural sophistication than here and the landscapes are generally disrupted, one way or another, by intrusive vegetation or other signs of disuse. Plantation Plenty, however, is the stand-alone exception because the entire agricultural system is still in place, including several generations of contributing and significant buildings, a coherent network of fields, and most of the original land tract and boundaries, all visually “readable” in the overall resource as it stands.

*An Evolving Landscape Has Left Few Comparables Nearby in Terms of Original Land Tract Size*

Across Washington County, most of the farms began as land claims of 200-400 acres, but the great majority of them were divided into tracts averaging 100 acres by the 1850s. The larger tracts were more likely to remain undivided in areas like Independence Township, away from the larger towns. Some large farms also survived toward the center of the county, because they were major players in the sheep-raising business and the wool trade, but then were lost to modern development by the late twentieth century because they were at the edges of urbanized areas.<sup>105</sup> Large farms in the deeper valleys were often lost as a result of railroad and mining town developments. Independence Township lies midway between Washington, Pennsylvania, and Wellsburg, West Virginia, in the upper parts of a west flowing watershed, but far enough from both towns that its landscape was not heavily affected either by suburban sprawl from any nearby towns or by intensive development of any other kind. However, as the agricultural system of the county evolved, the overall landscape of this part of the county changed as a result of declining population, a floundering economy, and neglect. The decline of sheep raising led to fields becoming overgrown and reverting to forest, especially the steeper land that was not suitable for other kinds of farming such as cattle grazing or raising hay with machinery. As agriculture became less profitable, the farmstead buildings ceased to be maintained on a large portion of the farms. Some owners allowed gas wells or mine entrances to be constructed in visually disruptive locations. A large group of farms were taken by the county government to create

<sup>105</sup> A large farm, for instance, about a mile east of the Borough of East Washington, might have been comparable, except that it was lost in the late 1960s to a suburban housing development, what is now called Windsor Highlands. The farm was historically called “Amsterdam Plantation.” Other examples near it, in areas now containing malls, “big box” stores, and strip mall developments, were the McClane and Reed farms, central players in the story of the introduction of fine-wooled sheep in Washington County.

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Cross Creek Regional Park, less than one mile east of Plantation Plenty. The park was created in 1977 from about a dozen farms that had occupied a large section of the Cross Creek watershed. Over time, very few tracts of this size and farms of this level of integrity have survived.

*Comparable Tract Sizes and Farm Landscapes in Independence Township*

In the context of Independence Township, a municipality that saw very little real estate development in the twentieth century, Plantation Plenty is one of the largest land tracts still in one ownership today. The township has seven tracts that remain over 250 acres. Of these, today, some are mostly wooded, some are occupied by industrial uses, and none of the large tracts, other than Plantation Plenty, is now active as an intact historic farm. A farm tract that is similar in size and shape is the property of Margaret McAdoo, in the southwestern part of the township, along Sugar Run Road between Brashears Run Road and Indian Camp Road. A 370-acre tract today, it is roughly bounded by some of the original lines of the 400-acre Alexander Gill land patent of 1788. The tract centers on a small stream valley that feeds into Sugarcamp Run, a logical place for an early farmstead. However that valley is now wooded, and the house is currently located at the southeastern edge of the land. At the center of the land, a short distance northeast of the wooded valley, is a large shale gas plant. The field patterns and tree lines divide the remaining land into what may be a logical series of small rectilinear clearings, but they do not reflect any other aspects of eighteenth or nineteenth century farm layouts. The property also does not retain any intact nineteenth century agricultural buildings.

*The James Buchanan Farm in Mt. Pleasant Twp, a Somewhat Comparable Sheep Farm*

A more apt comparison between farm landscapes might be made between Plantation Plenty and the James S. Buchanan Farm, two municipalities east, in Mt. Pleasant Township. The Buchanan Farm developed from the 298 acre land grant of John Smith confirmed by a 1789 patent. Now owned by a different family, the farm still has 243 acres. It occupies the uppermost reach of a finger of Cross Creek. To the east, north, and south, the land is defined by crisp ridges separating it from adjoining watersheds and farms, although some of the land at its eastern edge has been sold as roadside property along State Rt. 18 which follows the north-south ridge east of the farm (otherwise, the road-to-farm relationship might be similar to that of S.R. 231 to Plantation Plenty). The Buchanan Farm was shown in a perspective drawing in *Caldwell's 1876 Centennial Atlas of Washington County*. The atlas illustration shows a farmer working the steep outer fields with a horse and plow, indicating that they were in cultivation at the time. A factor seems to have been that the farm was actively raising sheep as well as grain in the sloped areas. The area where plowing is shown is one of the steepest crop fields included in any of the drawings in the atlas. John Richard Beach used this farm to illustrate the effect of the dramatic decrease in numbers of sheep across the county.<sup>106</sup> By the time of Beach's analysis in the early 1970s, the barn had been converted to dairy, as evidenced by silos, the farm had a large poultry house, and the steep outer fields had become overgrown with mature trees. Today, the central acreage of the farm remains in cultivation, primarily raising hay. The historic barn with added silo and the large poultry house are still in place. A sheep barn shown in *Caldwell's Atlas* remains at the farm's western edge, but it is now found within a thick stand of woods. The southern half of the farm appears as one large field marked by contoured crop strips. The organization of agricultural activities in the inner circle of the farmstead area is not as clear as at Plantation Plenty. The barnyard composting area is not well defined. There is no clear sense of a stack yard area, as a farm lane passes by the upper wall of the barn where it may have been. A large modern corral defined by an oval fence appears near the barn suggesting an increasing importance of horses.

*The Frank L. Ross Farm in N. Bethlehem Twp. As a Later but Similarly Complex Comparable*

An interesting comparison can be made between Plantation Plenty and the Frank L. Ross Farm in North Bethlehem Township, Washington County [NR2002]. The Ross farm is primarily a twentieth century creation from parts of two older farms, in an effort to create a model farming complex. Apart from one nineteenth century barn, its historic

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<sup>106</sup> John Richard Beach used the Buchanan farm as an example of how the landscape was changing by the 1970s as a result of the decline in sheep grazing. He was able to show the farm as it appeared in the panoramic sketch from 1876 (from *Caldwell's Centennial Atlas of Washington County*) and to take a modern photograph from approximately the same vantage point. The contrast was apparent not only in the addition of silos as the barn was converted to dairy, and in the construction of a large poultry house, but also in the loss of the steeply sloped outer fields to invasive plants and returning woods after these fields lost their value in the machinery era and after sheep were no longer grazing there.

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built resources were developed beginning in 1910 and thus are not as old as those at Plantation Plenty. However, it has a similar number of buildings, tightly organized, with two tenant houses, and it was designed for sheep farming with a barn large enough for some cows as well as using a second (pre-existing) barn for sheep. The second barn at the Ross Farm is at a distance from the house but in view of it. Notably, the creation of the farm as it now stands dates almost entirely from the 1910s, making it roughly contemporary with the construction of the tenant farm complex, field barn, and garage at Plantation Plenty. The Ross Farm is a good example of an agricultural complex where each building indicates something about some aspect of diversified farming. However, each of the buildings stands alone in representing one kind of agricultural activity, with little evidence of how these activities operated together. It shows "diversification," by contrast to the "mixed husbandry" shown at Plantation Plenty.<sup>107</sup> At Plantation Plenty, one can see where the sheep fit in, where the cattle fit in, and where these two systems overlapped. One can also see how the Manchesters saw chickens as related to granary activities, how building a larger barn for cattle farming related to building a larger-than-usual springhouse for dairy processing, how cheese production related to keeping pigs, and how having a large orchard next to a cider press related to keeping an old distillery in operation. At the Ross Farm, the main barn is large enough for cattle with or without ewes, and there was once a hog shed next to it, but there is much less evidence of dairy production nothing to indicate feeding whey to hogs. The springhouse is unusually small (reflecting the era of mechanized pumps and electrified refrigeration, as opposed to keeping milk in troughs) and is located in a different part of the farmstead from the barn or former site of the hog pen (which was next to the barn). In general, the buildings stand huddled in a gridded pattern, but there are almost no connecting elements in the immediate landscape or other evidence of how the activities fed into one another. On the other hand, one similarity is how sight lines from the house were of importance in relation to raising sheep and chickens. The older barn and surrounding fields at the Ross Farm were used for wethers because they were across the road where they could be watched from the house but not as closely monitored as the main barn and neighboring pastures where the more valuable ewes were kept. The incubator building at the Ross farm was placed within view of the master bedroom so the Rosses could monitor it at night during storms in the event of a power outage. The two tenant houses at the Ross Farm are of a higher quality and better preserved than the tenant house at Plantation Plenty, possibly reflecting a larger role for tenants over an extended period of time.

**General Historic Context Information**

*Property and Family History*

Capt. Samuel Gibson Teeter settled on the land now occupied by Plantation Plenty by 1773. He built a log house that also served as a settlers' fort, surrounded by a stockade. He had married Mary Doddridge in 1769 when he was living in Bedford, Pennsylvania. Several members of the Doddridge family, relatives of Mary Doddridge Teeter, settled on two farm tracts adjoining Plantation Plenty after moving west with the Teeter family in 1773. They came to the area with the Wells family to whom the Doddridges were also related. A stockade was added around Teeter's log house and it became known as "Teeter's Fort," one of a string of fortified houses built along the current western line of Washington County before and during the Revolution, when the area was the site of a series of violent conflicts between Native Americans and early settlers. The settlers built the fortified houses as places of refuge to protect their families during raids, but they were also supported (financially and otherwise) as military installations during the war. Another log fortification known as Doddridge's Fort or Fort Doddridge was built on one of the neighboring farms. Although Teeter's Fort was already established, Doddridge's Fort was considered more defensible, and Capt. Teeter was assigned as commandant of Fort Doddridge when Indian conflicts arose during the Revolution. In the last decades of the eighteenth century, Teeter operated what would have then been a modest farm apparently confined to the area immediately surrounding the current house. Like many other people who were establishing farms on the Western Pennsylvania frontier in the era of the Western (or Whiskey) Insurrection, he built a distillery (now the farm's oldest extant building) and made whiskey. Based on the amount of land cleared many years later, it appears that Teeter was busy clearing land, at least at an average pace or better, during the 24 years

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<sup>107</sup> The Ross Farm is an example of true "diversification," because the mix is the result of adding specialties in the twentieth century. Plantation Plenty, on the other hand, began as a "mixed husbandry" farm. Though fine-wooled sheep and dairy production were added at various times, these were largely shifts in emphasis within the original mix of animals and agricultural activities (sheep, cows, grain, distilling, etc.). Plantation Plenty did not "diversify," as in adding other kinds of agriculture one specialty at a time on top of a simpler baseline. Rather it accommodated a shift in emphasis within the original diversity of the mix.

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that he owned this farm. By the late 1790s, he may have had more than 30 acres cleared, most of which may have been productive as crop fields.

In 1797, Samuel Teeter entertained a guest from Rhode Island, Isaac Manchester, who was on his way to Kentucky to look for a tract of land where he might relocate his family. Teeter may have offered to sell his Washington County property to Manchester. Later in 1797, Manchester returned to the property after deciding he had seen nothing better in Kentucky, and he purchased the tract. Upon completing the deal, Teeter migrated west himself.<sup>108</sup> In 1798, Isaac Manchester and his wife Phebe moved their family from Rhode Island to the property, which Teeter had named "Plenty." The family lived in the log house for 15-20 more years. The toolshed (which is still standing), built in 1800, provided a staging facility for the construction of the current brick house, begun at some point between 1800 and 1810. A large banked barn was also built in 1803, and a crypt, now surrounded by a stone-walled enclosure, was in place by 1805 when the first death in the family occurred. Also in 1805, Benjamin, the oldest Manchester son, married Phoebe Hannah ("Nancy") Doddridge, tying this family further to the Teeters and neighboring families.

The exterior of Isaac and Phebe Manchester's new house was completed in 1815, and the interior was completed after 1818. Family tradition has it that Isaac Manchester's father had been a builder in Rhode Island<sup>109</sup> and that the son had come to Western Pennsylvania with an unusual familiarity with construction. He apparently also came with the capital needed to find the right craftsmen. Although Isaac Manchester is believed to have overseen the construction, he used hired builders, possibly family members from Rhode Island or others from eastern Pennsylvania, to construct the house. Once the exterior brick walls had been laid, furniture maker John McGowen came from Philadelphia to make trim and finishes, particularly in the interior. McGowen married one of Manchester's daughters, and Benjamin Manchester also married a Margaret McGowen after his first wife (Nancy Doddridge) died in 1813. The house's architectural significance lies largely in its detailing, as accomplished by McGowen. It was unusual in the area for having been built first as a heavy timber frame and then encased in brick walls; however, at 22 inches thick, the brick walls are of solid construction (i.e., not brick veneer): two walls are five-course common bond and two (the ones seen first by visitors coming up the original farm lane, before the access was changed) are Flemish bond. The house was also unprecedented in this region at the time for its rooftop captain's walk which has front and back Chinese-work balustrades connecting two sets of bridged chimneys with stone-capped brick gable curtains. The flat roof surface within the captain's walk was finished in sheet lead, noted later as an unusual and highly expensive decision for its time.<sup>110</sup> The interior features a center stair that is replete with delicate gooseneck railings and other details rendered in native black cherry. On the wall side of the stairs, a gooseneck dado line matching the railing is set in the plaster. The fluted freestanding Ionic columns with ornate Scamozzi capitals that are incorporated into the living room mantelpiece show the level of ostentation of which McGowen was capable. Several rooms are trimmed out from surface to surface, including paneled reveals at the windows and crown moldings that vary in size by the importance of the room. One unusual decision for this region was to use wooden pegs in assembling the interior trim: almost all of the trim is pegged in place, with pegs visible in the finished surface, rather than secured with metal nails.

#### *The Manchesters Came West with Sophisticated Knowledge of Construction*

The financial reserves that the Manchesters had when they moved west outpaced those of their neighbors, as did their knowledge, vision, and determination. The amount or source of the financial resources has not been well documented.<sup>111</sup> The source (and context) of the architectural sophistication of the house is also not well

<sup>108</sup> Some sources say Teeter (or Teters) went to Kentucky (e.g. Boyd Crumrine's *History of Washington County*, 1882) and others that he went to Marysville, Ohio (e.g. William T. Lindsey's essay on "The Teter and Manchester Families" published in the 1912 edition of Joseph Doddridge's *Notes on the Settlement and Indian Wars*), living out his life there. In Kentucky, a Samuel Teters became an important associate of Daniel Boone. Samuel Gibson Teters and Daniel Boone had served together in the Braddock Campaign.

<sup>109</sup> The family archives contain Isaac Manchester's 1795 certificate of membership in the Newport Association of Mechanics and Manufacturers, an indication he was in a trade involving work by hand.

<sup>110</sup> Charles Morse Stotz, *The Early Architecture of Western Pennsylvania*, Pittsburgh: University of Pittsburgh Press, 1995 reprint of 1936 edition, pages 26 and 45. Although the sheet lead is now believed to be long gone from the rooftop area (which now has membrane roofing), the family still has the receipt for its purchase in the archives at the house.

<sup>111</sup> Family tradition has it that Isaac Manchester was part of a family of successful builders (See: Eugene Gass Painter, *The*

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established.<sup>112</sup> The degree to which the house may have been copied from Rhode Island architectural models is a topic that has inspired some exaggeration when the local historians and Pittsburgh area architectural historians have given their assessment of it. There has been a long and interesting commentary about the property, reflecting both concurrence and debate among those who have joined in to offer their thoughts on the origins of the house.<sup>113</sup> At minimum, however, when seen in its rural setting as part of a farm, the house stands out for its architectural sophistication as a regional anomaly, a remarkably refined and balanced Federal-era interpretation of east-coast Georgian models that are not typical of any part of Pennsylvania. As further detailed above, these high-style traits have been adjusted in several cases to accommodate functional design for agricultural purposes. Some of the design details of the house are unusually clever (and possibly unique) ways to solve common problems of balance and proportion, while some others are clever ways to meet the needs of agricultural functions.<sup>114</sup> The decisions involved in building the barn and barnyard at the same time as the house, on the other hand, add a completely different dimension to the discussion.

*The Manchester Family Cultural Origins Do Not Explain the Barn and Barnyard, Which Were Not Copied Directly from Any Known Precedents*

The decisions that the Manchesters made in developing the farm appear to reflect exposure to a wide range of precedents in other areas, probably including familiarity with large English agricultural facilities with courtyards, as well as the latest trends in Pennsylvania German barns. While Isaac Manchester was just beginning the construction of one of the most sophisticated Georgian residences in Western Pennsylvania, a house whose exterior form would

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*Manchester House: An Oral History Talk*, typescript, summer 1987, page 67). He left the Middletown section of Newport, Rhode Island when the economy there was booming. Newport's economy was based largely on trade on the open seas including the importation of slaves. Newport's fortunes quickly reversed when the government shut down the slave trade. Another line of Manchesters with the same first names (Isaac and his wife Phebe) and similar birth and death dates (from the Tiverton part of Newport) remained in Newport. They had grown wealthy operating slave ships. It is possible that they were cousins. The Isaac Manchester who moved to Western Pennsylvania from the Middletown section of Newport, however, was an early member in the Newport Association of Mechanics and Manufacturers, not a likely membership for a sea captain of the era. His success as a builder, at the same time, may have been a function of Newport's economy in the era immediately before the slave trade ended.

<sup>112</sup> While the family has extensive collections of tools used in building the house and many archival documents tracing this history of the farm, no drawings or architectural guidebooks are among these collections. The current owners, Joseph and Margaret Manchester Pagliarulo, are in the homebuilding construction business with a New England-based business (in Connecticut). They have searched the family's extensive archives looking for any documents from the house's 1800-1820 construction. However, as Joseph Pagliarulo relates, no drawings, guidebooks, descriptions, or contracts have been found (except for an 1851 contract for a retaining wall, discussed elsewhere). A variety of historians have attempted to link the house to sophisticated eighteenth century designs in Newport, but these are all based on comparing the Manchester house to extant or well known Newport houses, without any documentary evidence from the period demonstrating that the Manchesters were even aware of them. Several of the houses the Manchesters may have known and admired in Newport were built by the early eighteenth century architect / builder, Richard Munday. The extant Munday building closest in design to the Manchester House is the Rhode Island's Old Colony House (State House), built in 1741. The Old Colony House was apparently very similar to Munday's design for the Godfrey Malbone House, built 1727-28. The Malbone House, demolished in the mid-nineteenth century, is known mainly from its appearance in a birdseye view drawing of the city. The Old Colony House is brick. Several historians have compared the Manchester House to other Munday houses which are frame, such as the Hunt House. The Manchester House resembles these houses in certain details but beyond a few specific features, the comparison is much less than exact.

<sup>113</sup> See the section on "The History of Historic Preservation at Plantation Plenty" for a further discussion on commentary and debate about the origin of the house's architectural design.

<sup>114</sup> The use of half panes in the upper half of the upper sashes of the second story windows is a clever technique to manipulate the scale and foreshortening effect of the house without varying the width or other details of the window openings. No other example of this technique has been identified in the region, or elsewhere for that matter. Similarly, two-pane-wide sash was used in the rear elevation and the symmetry of the rear and northwest side elevations was relaxed. This corresponds tidily to the use of Flemish bond on the two more symmetrical elevations, the two that meet at the south corner, which were also the two seen first upon coming on the farm along the original farm lane. All three variations on window sash characteristics (short upper panes in the second story, and asymmetry as well as two-pane-wide sashes at the rear) provide clever ways of maintaining the sense of order while varying the width and placement of openings between those of the largest rooms (the rooms that drive the symmetry of the formal façade) and those of the smaller or lower rooms (as apparent in the two less formal exterior elevations). The use wider window openings the basement kitchen represents one more variation to a design that appears at first to be perfectly symmetrical. The house was designed to give the impression of absolute symmetry, in a powerful way, while leaving plenty of room to accommodate functionality through carefully placed exceptions.

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resemble little else in all of Pennsylvania (whether the design was based on Rhode Island models or not), he appears to have done exactly the opposite in 1803 in building the farm's large barn and barnyard. From the exterior, the form of the barn appears to have been modeled on Pennsylvania prototypes that would have had little if any precedent in his New England background or even in this part of Pennsylvania at this early date (see analysis above about how the barn fits the exterior appearance of a Sweitzer barn, but was not framed to take advantage of this form and did not function as a typical Sweitzer barn).<sup>115</sup> The barn design appears to be an attempt at building a threshing barn but incorporating the exterior form of a barn type he may have seen in eastern Pennsylvania, an uncommon choice at this moment in this county's development. Similarly, stone fences forming two sides of the rectangular barnyard have Rhode Island (or New England) characteristics. In location and construction, the design may also reflect knowledge of the stone-walled barnyards of southeastern Pennsylvania, even though it bears little design resemblance to the much smaller, watertight enclosures constructed outside that region's stable doors.<sup>116</sup> Meanwhile, one small section of the ashlar retaining wall is known to have been built by a mason with a German surname. Beyond the possible sources of each detail, the combination of characteristics that makes the composite "courted" design so dynamic also appears to be without any clear precedents or equals in Western Pennsylvania, the remaining areas of Pennsylvania, or Rhode Island. Thus, it incorporates elements of both Pennsylvania German farmstead design and New England construction, with a courtyard that could have been based on English precedents, or a completely novel invention, bringing these items together in a highly idiosyncratic way.

Isaac and Phebe Manchester raised 12 children at Plantation Plenty. Around the time that Isaac died, in 1851, the farm became the property of their youngest son, Col. Asa Manchester, who was born here in 1811. Asa received the title "colonel" while serving in the Mexican War. He married Martha Jane McClane of Washington, Pennsylvania. Also from a prominent farming family, Martha Jane's father and brother, in the 1850s, were the first Washington County farmers to export Merino sheep to Texas. Asa and Martha Jane raised a family of ten children on the farm, nine of whom were daughters (one daughter and the only son died as infants). In Asa's time, the farm appears to have emphasized raising fine-wooled sheep, as both livestock-for-sale and as wool producers. Dairy operations, including production of cheese and butter, apparently continued as part of the mixed husbandry system.

*Asa Manchester's Role as a Leading spokesman for the Wool Industry during the Tariff Debates*

In the last quarter of the nineteenth century, as the economy shifted from boom to bust in shorter and shorter cycles, wool growing briefly began to look, by the late 1880s, like one of the era's biggest businesses and then lost its foothold very quickly. Col. Asa Manchester served on the board of directors of the Pennsylvania Wool-Growers Association at least as early as 1867 as the vice president representing Washington County.<sup>117</sup> He maintained a position of prominence in the organization for at least two decades. In 1883, he appeared as one of a group of southwestern Pennsylvania wool growers who testified before the United States Senate on the topic of tariffs. At the time, the issue of protective tariffs for the larger manufacturing industries such as steel was becoming central in national politics, ultimately leading to William McKinley's election as president in 1896. Between 1860 and 1880,

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<sup>115</sup> Laura Walker, a local agricultural historian, preservationist, and above-all working farmer, in assisting with some of the groundwork for this nomination, was the first to point out this remarkable irony.

<sup>116</sup> The barnyard wall may be another example of drawing on the appearance of an eastern Pennsylvania precedent and modifying its design to function very differently. Concentrations of stone walls around barnyards are common in eastern Pennsylvania, especially in Chester County, but also in surrounding counties. However, these stone walls were specifically designed with dungyard enclosures to hold cow manure while it is composting, and these needed to be as water-tight as possible for the manure to compost without losing its value. Much smaller in area than the stone wall at the Manchester barnyard, many of the eastern Pennsylvania barnyards (dungyards) were eventually covered by extensions of the barn to keep water off the manure. The barnyard wall at Plantation Plenty surrounds a very large, sloped area. It does not close the area off on the downhill side, but instead is penetrated by a stream. The eastern Pennsylvania concern would typically be to keep water from coming in on the high side and run-off from escaping on the low side, carrying highly valued substances away from the composting manure pile. This kind of enclosure was not needed on a farm with a large number of sheep, because pasturing sheep in outlying fields provided a way to keep large parts of the farm fertile without composting and carting barnyard manure in any appreciable quantities or at any noteworthy distance. In fact, for this reason, the enclosures are essentially unknown in the counties where sheep were kept in large numbers in the early-to-mid-nineteenth century. Manchester also built a stone-walled manure pit next to the horse area of the stable to handle barn manure. The design may have been his idea of how to improve on a barnyard design he had seen.

<sup>117</sup> *The New England Farmer*, March 1867, page 130.

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Australia, New Zealand, and adjoining areas of the British Empire had dramatically increased the size of their flocks and their ability to produce and export wool. Although the American farmers were still raising flocks that were proportional to the domestic market, Australian wool was being imported by American manufacturers at a lower price, undercutting the established American farmers. Because such specialized agricultural activities required heavy investment in buildings and landscape features by large numbers of family-owned farms where the owners tended to be very slow to change, the Wool-Growers Association argued that the fine-wooled sheep-raising industry was a comparable capital investment to the “concentrated” industries like steel. The farmers felt that if they had to pay prices for equipment that included a tariff in the cost, they should also benefit from an increased tariff on wool. If the tariff was reduced (as the Senate was then considering doing in the interests of east coast textile manufacturers), the Washington County farmers expressed a fear that they would have to consider “changing their business to that of ordinary agriculturalists.”<sup>118</sup>

*Sheep Farming Gave Way to Dairy on the Most Accessible Washington Farms by the 1890s*

An agricultural revolution every bit as dramatic as what the Washington County sheep farmers feared, however, happened anyhow within a decade; more precisely, it occurred within a few years of the tariff hearings. Many of the county’s sheep farmers converted to a dairy specialty in the mid-1880s. By the mid-1890s, the evidence is that the typical farmer in the county was more focused on meeting the needs of a rising local population as transportation systems improved, making liquid milk more transportable. As heavy manufacturing came to dominate the region, the population base increased substantially and producing milk and dairy products for the local market became more profitable than sheep raising, while other local-market products also became more valuable. This focus quickly eclipsed the interest in continued production of fine wool or pedigreed livestock for more distant markets. Sheep remained important on Washington County farms, however, because the area has many sloped outer fields that are difficult to keep fertile, clear of weeds and trees, or in any sense productive through any other system. As machinery came to dominate the grain-raising business, maintaining the fertility of Washington County’s sloped land became less relevant; however, sheep continued to play a role on many area farms throughout the twentieth century, mainly to keep invasive plants from taking over on the steeper land. At Plantation Plenty, on the other hand, the result of the changing local markets was that the flocks were sold in the transition to modern dairy farming after Asa Manchester’s 1896 death. One factor may have been that most of the sloped areas here are gradual enough for machinery.

*Asa Manchester Leaves the Property to His Daughters*

When Col. Manchester died in 1896, he left the farm to his daughters. The southwestern half of the original tract, with the Manchester House at the center, became the property of four daughters who never married, Franceina, Anna, Cora, and Alice. They ranged in age from 36 to 56 at the time of the colonel’s death. The northeastern acreage went to another daughter, Mary Perrin, at this time. The Levin Hall farm, south of Rt. 844, about 100 acres, went to another daughter. When Asa Manchester wrote his will, the land in the main part of Plantation Plenty (southwest of the center tree line) consisted of 180 acres, although the will also leaves the unmarried sisters any other land or buildings not disposed of in any other clauses in the document.

The second farmstead was established in the northeastern half of the original 388.8 acre tract, at some point by 1861.<sup>119</sup> There may have been an earlier farmstead there. This half of the farm (about 200 acres) had been sold by Isaac Manchester to a business associate, Nicholas P. Tillinghast, immediately after he acquired the total farm from Samuel Gibson Teeter in 1798. Tillinghast died in 1809, leaving at least part of this acreage, a sawmill tract, to his daughter, Patience Vilette McKibben. By contract, Isaac Manchester managed the sawmill on her behalf. She died in 1815. A portion of the acreage appears to have been rented initially to another family for operation as a tenant farm. The arrangement would have made it possible to put the land to use, since the original tract was too large for

<sup>118</sup> Edward Mayes, LLD, *Lucius Q.C. Lamar: His Life, Times, and Speeches, 1823-1893*. Nashville: Publishing House of the Methodist Episcopal Church, South, 1896.

<sup>119</sup> The name of any family that might have been working this acreage in 1850 is currently not known, and without the name, the census does not give a full picture. The northeastern acreage appears to have had a residence of some kind by 1798. However, it is possible that much of the land remained wooded and undeveloped, as the original house was of little value and may not have lasted long. The second house appeared on the northeastern acreage on an 1861 map, though no such house is shown on the 1856 map (drawn in 1855), as discussed elsewhere in this narrative.

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one family to clear and manage by nineteenth century standards. Official title for a large portion of the northeastern acreage went to a doctor who died in 1829 leaving small children. It was offered for sale in 1850 to settle the affairs of the doctor's estate, and Asa Manchester purchased it in 1851, building a house there by 1861. Mary Manchester Perrin (one of the daughters who had married) lived in the immediate vicinity with her husband, John E. Perrin, and the northeastern acreage was bequeathed along with the second house to the Perrins upon Asa Manchester's death. It is not known if they ever lived there, but for decades after inheriting it, they worked the fields as an extension of their other nearby farm. By 1945, this acreage had been bought back from the Perrin family heirs to reunite the larger farm and maintain roughly the original boundary.

*1911 State Lawsuit over Inheritance Tax*

The four unmarried sisters continued operating the original farmstead and the surrounding acreage in the southwestern half of the larger tract, most likely with some hired help, upon their father's death. In 1911, Anna died, and in consideration of the property's apparent value, the state attempted to collect inheritance tax from the remaining three sisters. They appealed the tax and won the suit, although the proceedings apparently became a test case in state inheritance law.<sup>120</sup>

*The Farm Makes the Transition to Dairy after Asa Manchester's Death as Coal Rights Are Sold*

The sisters gradually sold the flock of sheep, building up the dairy herd instead, making changes to the barn as well as adding silos, and transitioning the farm from a stock raising complex to a modern specialized dairy, as was the trend in most areas of the county at the time (this trend was particularly pervasive at those farms that had ready access to rail or other efficient transportation systems, or were near new industrial towns and other growing communities along railroad spurs, as Plantation Plenty was). In 1912, a hot-water-based central heating system was added to the house. In the early years of the twentieth century, an acetylene plant was installed in the distillery building to make carbide gas to fuel gaslights in the house. Over time, the leading sister in operating the farm was Alice, the youngest. At some point, she found a capable hired worker by the name of Willis Tilton.

*Sale of the Mineral Rights in 1917*

In 1917, six years after Anna's death, the remaining sisters sold the mineral rights to the Pittsburgh Coal Seam under most of the farm for \$38,900.60, and they used the funds to reorganize the farm<sup>121</sup> A five-acre area immediately beneath the house and original farmstead was specifically excluded from the sale to protect these buildings, reflecting a concern about subsidence in the era of room-and-pillar mining. Between 1917 and 1925, the farm was rebuilt to bring it up to modern standards using the income from the sale of the coal.<sup>122</sup> The house, distillery, spring house, and toolshed were virtually untouched in this project out of reverence for both family history and the refined design of some of these buildings. In one key exception to this, they added bathroom facilities in what had been the "cheese room" of the house. The driveway was rerouted to lead in from the new highway passing by the house on the west. The new entry route was actually the north half of the original driveway. The south end of the driveway (which mostly remains) was blocked at the man road. This reversed the typical direction of entry, so that visitors were thus obliged to approach the farmstead from the other end, the north end of the original lane, coming from the uphill (northwest) side. A garage was added along this route near the house, and the segment of the lane that passed in front of the house through the garden and by the springhouse to the bridge was also blocked off, so that anyone coming by automobile or walking from a car parked at the garage approached the house from the rear. When electricity was installed, Cora Manchester insisted that it be underground (it was later moved above ground, and then returned to an underground location in the 1980s).<sup>123</sup> A new farmstead was built in the 1920s about a thousand feet north of the main house, primarily to serve as a residence for the hired help. A small barn, a privy, and several other buildings were constructed around the new hired man's farm house. The 1803 bank barn was redesigned in the 1920s, making the lower level into a modern milking parlor with a linear center aisle parallel to the ridge of the roof. Like so many other farms in the sheep-raising region, through a series of subtle transformations to the landscape and buildings, they made the transition to a modern dairy.

<sup>120</sup> *York Legal Record*, Vol. 25, No. 16, 7 September 1911.

<sup>121</sup> Washington County Deed Book 452, page 253-54 (copy in family archives).

<sup>122</sup> According to the current owners.

<sup>123</sup> See: Eugene Gass Painter, *The Manchester House: An Oral History Talk*, typescript, summer 1987, page 73.

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*Farm Continued with New Barns and Other Minor Adjustments after the Painters Acquired It*

Beginning about 1923, as young children, Eugene Painter and his brother Clifford began helping their aunts out on the farm (born in the late 1910s, they could have been the two young males listed in the 1927 census). At some point between the 1930s and 1945 (when Mary Manchester Perrin died), the northeastern acreage of the farm that the Perrins had inherited was about to be offered for sale. Eugene Painter talked his aunts and other relatives into buying out the interests of their in-laws and cousins in the Perrin family to keep that half of the property in the Manchester line. In the 1930s, Gene Painter went off to college; but then, in 1958, shortly after his father died, he began staying at the farm. In 1960, when Alice Manchester (the last of the sisters) died, she left the farm in her will to Eugene's father. However, the father (Asa Manchester Painter, or "Chester") had already died, causing the property to pass equally to Eugene and his brother Clifford. Alice's will speaks of her desire that the property be ultimately treated as a museum, but also that it remain in the family and in use as a farm and residence for as long as possible. By 1965, Eugene had gained clear title to the property. He built a workshop near the toolshed shortly afterward in 1965. After nearly a decade of running the farm, Gene Painter began to make plans to retire. He actually attempted to retire two or three times, but his sons and grandsons helped re-establish the dairy activities each time. A new milking parlor barn was constructed between the historic farmstead and the tenant farmer's farmstead in 1972. The Painters added corn cribs in 1973 and 1975. A tractor shed was added near the tenant farmer's house in 1985. In 1985, title to the farm (412 acres at the time) passed from Eugene G. Painter, Sr., and his wife Shirley to their son Eugene G. Painter, Jr., and his wife Edythe, although Eugene, Sr., continued to live at the house for at least 16 more years. In 2001, Eugene G. Painter, Jr., moved into the house with his father and conveyed 10 acres at the southwestern fringe of the farm to his son, Eugene Gass Painter, III. Eugene G. Painter, Sr., had a continued presence on the property until 2005, primarily as a resident of the Isaac Manchester House.

*Fifth Generation of the Manchester Family Acquires the Farm in 2005*

The property was purchased by Margaret Manchester Pagliarulo and her husband Joseph, in 2005. Margaret is another direct descendant of Isaac Manchester, by way of his oldest son Benjamin Manchester, who had moved to the Ohio side of the valley in the early 1800s. They have been busy repainting and restoring the historic buildings since then. Because the farm has not been impacted by chemicals used in recent years in crop dusting, it was an excellent location to start an organic dairy. In 2008, near the tenant farmer's house, the Pagliarulos added the loafing shed (a large outdoor work pavilion designed to hold about 100 cows) as part of their transformation of the farm to modern organic dairy standards. Today, the Pagliarulos produce their own private label, "Manchester-Farms Local Organic Milk" for the Pittsburgh area, as well as other organic products. Since 2005, they have cleared a large area of the acreage that had become overgrown in the northeastern half of the farm (the acreage that Asa Manchester left to Mary Manchester Perrin in 1896), restoring the openness of the land and making almost the entire 400 acre tract into active pasture and crop land for the first time in generations.

*Final Thoughts: The History of Historic Preserving Plantation Plenty*

Plantation Plenty has been the subject of commentary for the architecture of the house and the extensive development of agricultural facilities since Isaac Manchester first won second place in the county's best-cultivated farm category in 1823. The state of preservation of the property, including the preservation of the tools to build the house and the retention of agricultural implements from various time periods, was part of the discussion of the Visiting Committee when they toured the farm in 1874.<sup>124</sup> In his 1882 county history, Boyd Crumrine commented on the architecture of the house, drawing a connection between the excellence in design and how quickly a large amount of acreage was in cultivation upon the completion of the construction.<sup>125</sup> When Joseph Doddridge's 1824 memoir on frontier life, *Notes on the Settlement and Indian Wars*, was republished in 1912, William Lindsey contributed a new chapter on the Teeter (or Teter, as Lindsey spelled it) and Manchester families, explaining how the frontier fort was transformed into and replaced by the current house under Isaac Manchester's direction.<sup>126</sup> Beginning with the 1874 Visiting Committee's report and the 1912 Lindsey essay, references began to appear regarding how the original tools used in building the house were still in place in the toolshed. While the Visiting Committee report was written in the interest of identifying and promoting good techniques for farmers in general,

<sup>124</sup> *Report of the Farm Visiting Committee for the Washington County Penn'a Agricultural Society for the Year 1874.*

<sup>125</sup> Boyd Crumrine, *History of Washington County*, 1882, pg. 827.

<sup>126</sup> William T. Lindsey, "The Teter and Manchester Families," as found in an appendix to the 1912 edition of Joseph Doddridge's 1824 narrative, *Notes on the Settlement and Indian Wars*, pages 286-289.

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the Lindsey essay was written purely for reasons of history and historic preservation, and it served to demonstrate that this farm's historic character rose above that of its neighbors. The Lindsey essay appeared just a year after the unmarried Manchester sisters running the farm were reduced from four to three in Anna Manchester's 1911 death. The reverence for history appears to have crystallized at least at that early date. As a result, the tools were kept in place throughout the remaining years that the sisters ran the farm. A concern for the continued preservation of these aspects of the farm was inherent in the transfer of the property to Eugene G. Painter in the 1960s, as well as in the 2005 transfer to Margaret Manchester Pagliarulo.

*The Role of Alice and Cora Manchester in the Preservation of Plantation Plenty*

Alice Manchester made many decisions that were based on preserving the legacy that her father and grandfather had left her. She kept the large collection of carpenter's tool, plows, saddles, carriages and sleighs, parts of the cider press, cheese making equipment, domestic furnishings, and family archives almost without moving them from the time she had inherited the farm. When the coal rights were sold, she used the proceeds to build a parallel farmstead so a hired man could carry out day-to-day operations with minimal disturbance to the pristine domestic sphere around the house where the Manchester family lived. The introduction of gaslights was accomplished with minimal disruption to the property's fabric by adding a small gas-making plant in the distillery building which was, by then, no longer in use. When electricity was introduced in 1925, Alice's sister, Cora insisted upon placing the lines to the house underground. It was Alice's explicit wish that Eugene Painter change nothing about the house when she left it to him in 1960.<sup>127</sup> In fact, her will speaks of the property as if it is to be a public museum, available to those scholars wishing to study it, but also where one of her nephews would be allowed to live (with that nephew's family/descendants) to preserve the living connection to the family line.<sup>128</sup>

*The Role of Regional Architectural Historians in the Preservation of Plantation Plenty*

In the 1930s, a team of architects led by Charles Morse Stotz came by to measure and document the house.<sup>129</sup> Stotz entrusted this particular house to the Celli brothers, two promising young architects who were about to establish an important firm in Pittsburgh after the economy improved. Stotz paid high homage to Plantation Plenty in the way he treated it in his 1939 publication on the survey's high points entitled *The Early Architecture of Western Pennsylvania*. Later, in 1972, James D. Van Trump, regarded at the time as the dean of Pittsburgh's architectural historians, prepared the National Register nomination for the house and several key outbuildings. Other historians have had the opportunity to comment on the house from Solon Buck, in his 1939 volume *The Planting of Civilization in Western Pennsylvania*, to numerous more recent books and magazine articles. Interestingly, most of the historians who have written about the house have built upon one another's assessments in a genuine way without exactly plagiarizing one another's ideas. However, the house deserves further study because the assessments lack accurate or up-to-date groundwork. Charles Stotz, for instance, found the house "faithful even in the smallest detail to the character of the buildings in his [Isaac Manchester's] native Newport," and James D. Van Trump repeated this in the prior nomination. An anonymous writer, writing in 1940 in the WPA-funded *Pennsylvania: A Guide to the Keystone State*, on the other hand, called the house only "vaguely reminiscent of Rhode Island." The information that is more readily available today through online sources shows that only certain details of the design connect it to more than one or two known Rhode Island models, and at least one important model was demolished in the 1850s.

*Conclusion*

While Plantation Plenty exhibits a broad range of important design characteristics and remarkable integrity, this is the result of an unusually well-developed and productive agricultural complex being cared for and cherished by one family across a long period of time. The family made changes to keep the farm productive, almost always insisting on preserving the older facilities within the complex down to smallest items, furnishings, farm implements, and carpentry tools. Modifications were made for the sake of maintaining a functioning family farm, often in the same spirit of innovation that had already guided the family time and time again. Almost no actions were taken for the

<sup>127</sup> See: Eugene Gass Painter, *The Manchester House: An Oral History Talk*, typescript, summer 1987, page 73.

<sup>128</sup> Will of Alice Manchester (signed and dated typescript, with signatures of two witnesses, but no reference to whether it was recorded or probated), 22 May 1958, in Manchester archives at the house.

<sup>129</sup> The survey that Stotz conducted was funded separately, but was nearly identical to the Historic American Building Survey, inaugurated just a few years later on the same model of using underemployed trained architects to draw, photograph, and write historical synopses on historic buildings to carefully established standards.

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sake of accommodating the public or adding a layer of interpretation. The changes that did occur only minimally affect the property's integrity. At the same time, almost nothing on the farm has been altered and then later restored. Everything here authentically represents how farming was done on this piece of land and as a model for surrounding farms. This makes it an especially important example of how a historic farm could have been carefully designed for both aesthetics and function, how farming and farm production were carried out in the past, and how the integrity of an important resource can be maintained across two centuries.

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Name of Property

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**Manchester family archives at the house:**

Analysis of Eugene G. Painter and Sons Farm, by Stanley Painter, ca.1980. (Standard format 36-page document, apparently prepared for an agricultural class, on all aspects of the farm from the 1940s through 1978, including layout, buildings and floor plans, photographs, acreage, field sizes and uses, soil types, fertility, crops, livestock, equipment, etc., with no emphasis or information on earlier history)

“Article of Agreement” (contract between Isaac Manchester and Christopher Klein, mason, with Asa Manchester attesting) for a segment of the barnyard wall in 1851.

Asa Manchester’s 1834 essay entitled “Every Man A Farmer.”

Barker, William J. *Map of Washington County, from actual surveys by James M Sherman and A R Day*. North Hector, NY: William J. Barker, 1856. Reprinted by Washington County Historical Society, ca.1982.

Beers, S. N., and F. W. Beers, Civil Engineers, *Map of Washington County, Pennsylvania, from actual Surveys...*, Philadelphia: Published by A. Pomeroy & S. W. Treat, 1861.

Certificate documenting that Asa Manchester was discharged from military service after seven years service, dated May 20, 1842.

Certificate indicating that Isaac Manchester had joined the Newport Association of Mechanics and Manufacturers, dated Jan. 14, 1795.

Document indicating that Asa Manchester had been elected Second Lieutenant of the Cross Creek Militia, dated May 15, 1846.

Essay by Asa Manchester entitled “Objections of Abolition.”

Feb. 21, 1824 correspondence about Isaac Manchester having been awarded the “Second Best Cultivated Farm” award in December 1823 by the Washington County Agricultural Society.

Gabriel Hiester (Pennsylvania Surveyor General), 1824 facsimile of Samuel Tetor’s (Teeter’s) 1786 property survey.

Letter to Col. Asa Manchester from brother-in-law John McClane of Texas, dated Feb. 6, 1857.

Note from Alfred Creigh (county historian) dated June 1, 1877, indicating the basis for Creigh’s conclusion that Alexander Reed had begun raising Merino sheep by 1821-22, referencing a March 20, 1824 letter from “Mr. Alex Reed” to Pa Agricultural Society.

Plantation Plenty (Bound. Incr. & Add. Docu.)  
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Property survey made for Isaac Manchester by James Henry dated Dec. 2, 1814.

Washington County Deed Book 452, page 253-54 (Deed for sale of mineral rights to the Pittsburgh Coal under portions of the farm) (Copy on file at the house).

Wheeler, Jane Manchester. *New England Influences in Pennsylvania: Plantation Plenty, an 18<sup>th</sup> Century Homestead*, Muncie, Indiana: Ball State University, April 1980 (typescript of a student paper submitted for a course in Historic Preservation by a member/descendant of the Manchester family).

Will of Alice Manchester (signed and dated typescript, with signatures of two witnesses, but no reference to whether it was recorded or probated), dated 22 May 1958, in Manchester archives at the house.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 1975, NR# 75001673

Plantation Plenty (Bound. Incr. & Add. Docu.)  
Name of Property

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**10. Geographical Data**

**Acreage of Property** 402 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 545154 | Northing: 4456529 |
| 2. Zone: 17 | Easting: 546778 | Northing: 4457523 |
| 3. Zone: 17 | Easting: 547510 | Northing: 4453202 |
| 4. Zone: 17 | Easting: 545781 | Northing: 4455108 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries are identified on the attached USGS and site plan/maps.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries are based on the initial survey of the property, as claimed in 1773, surveyed for the initial owner in 1786, and as re-surveyed for the second owner in 1814, as well as recent adjustments. Acreage has been added and subtracted, particularly in the northeastern half of the boundary, but the lines closely follow those of the original 388.8 acre tract. Although one field has been separated from the property, and other minor boundary changes have occurred, no extant buildings, structures, or sites historically associated with this property have been excluded.

Plantation Plenty (Bound. Incr. & Add. Docu.)  
Name of Property

Washington County, PA  
County and State

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### 11. Form Prepared By

name/title: Terry A. Necciai, RA, principal  
organization: Terry A. Necciai, RA, Historic Preservation Consulting  
street & number: 400 Meade Street  
city or town: Monongahela City state: Pennsylvania zip code: 15063  
e-mail losghello@aol.com [losghello@aol.com](mailto:losghello@aol.com)  
telephone: (703) 731-6266  
date: 30 May 2015

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Plantation Plenty (Bound. Incr. & Add. Docu.)  
 Name of Property

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Plantation Plenty  
 City or Vicinity: Independence Township  
 County: Washington State: Pennsylvania  
 Photographer: Wickliffe W. Walker, III  
 Date Photographed: September 2013  
 Description of Photograph(s) and number:

Photo #	Description	Camera direction
1	from State Rt. 231, looking across the rectangular pasture and crop fields toward the historic farmstead, with the center tree line, modern barns, and northeastern acreage at a distance.	NE
2	from State Rt. 231, looking across the rectangular pasture and crop fields toward the historic farmstead. The Sheep Barn is in the distance at the right.	NE
3	looking across the fields and pond to the Isaac Manchester House and 1803 Main Barn, with 1972 Milking Parlor Barn and 2005 Loafing Shed in distance.	NE
4	looking across pond at Isaac Manchester House, Spring House, Granary, and related buildings on retaining wall.	NE
5	looking along old lane toward 1803 Main Barn and barnyard, showing relationship to other buildings.	N
6	view looking from bridge along old lane toward Isaac Manchester House showing how buildings are formally aligned.	NW
7	looking toward south corner of Isaac Manchester House, with basement kitchen entrance at center. Both walls in this view are in Flemish bond (the other two walls are not), an indication that they are intended to be seen on this angle from the lane upon entry.	N
8	garden in foreground looking toward space between kitchen entrance of Isaac Manchester House and Spring House, showing relationships between buildings.	NE
9	view into barnyard from old lane, showing relationships between Spring House (left), dog churn shed enclosure, Distillery (on right), barnyard, 1803 Main Barn, etc.	NE
10	detail view of wheel of the dog power churn, looking southeast and down into the shed enclosure from opening at the shed's half-gable-end.	SE
11	looking toward fireplace within Spring House and interior part of dog-powered churn.	SW
12	looking east within Spring House toward levers that control the cheese	E

Plantation Plenty (Bound. Incr. & Add. Docu.)

Washington County, PA

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	press, situated over the hand-carved one-piece stone milk trough.
13	from within barnyard at edge of retaining wall, looking toward retaining wall, rainwater spout, sharpening shed, and Spring House. W
14	looking into sharpening shed next to carriage house doors (upper part of Spring House) S
15	looking along wall of Tool Shed and Granary, toward Wood Shed and rear wall of Isaac Manchester House. Area on the right is former orchard. SW
16	second story interior of Granary and view down stairs. NE
17	looking north in chicken coop (basement level of Granary). N
18	view south toward buildings of original farmstead with Tool Shed and Granary at center, 1803 Main Barn at left, and Wood Shed, Isaac Manchester House, and Garage at right S
19	view through Rick Yard area with modern corn cribs on left and 1803 Main Barn and Tool Shed on right. Note dovecote holes in gable end of Tool Shed. SE
20	view of benches and tools in tool room/workshop room of Tool Shed. SE
21	detail view of jack planes on shelf between joists in tool room / workshop room of Tool Shed, where they have been kept since used to finish the house in the 1820s. E
22	view toward the loom in the loom room of the Tool Shed. N
23	view toward the spring pole lathe in the lathe room of the Tool Shed. S
24	view toward the back of the dovecote in the northeast gable end of the Tool Shed. Notice access door for cleaning (i.e., collecting the highly valued manure). NE
25	rick yard area with 1965 repair shop on left, wire corn crib and drive-through corn crib at center, and Tool Shed at right. E
26	barnyard and 1803 Main Barn looking up from edge of meadow, with Granary and Spring House on retaining wall to left and the Distillery to the left of them and house behind. NW
27	view toward 1803 Main Barn from edge of barnyard, with Tool Shed, Pig Sty, and retaining wall at left. Note manure vault stone wall at corner forebay post. N
28	forebay of 1803 Main Barn looking toward Milk House. Note light joist framing above, tied to rim joist supported on posts, and handmade ladder on windlass-like brackets. NW
29	detail view of manure vault at south corner of 1803 Main Barn with Sheep Barn at distance. SE
30	interior of 1803 Main Barn looking diagonally across the hay mows and threshing floor over bales of hay. Note the tall "den walls" (vertical board walls flanking threshing floor) visible in foreground and beyond the hay bales. E
31	interior of the 1803 Main Barn looking down from the overmow into the southeast hay mow area. E
32	forebay area showing interior wall. Note the narrowness of the space confined by a solid wall on the left. The horizontal tie beams are held in place by iron fasteners. SE
33	modern milking stations in lower level of the 1803 Main Barn. W

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Name of Property

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34	view across the barnyard from the retaining wall, looking toward the Sheep Barn.	SE
35	view across the wet meadow from near the barnyard, toward the Sheep Barn.	SE
36	northwest gable end wall and eaves side wall of the Sheep Barn with porch-like shed extension on eaves side.	SE
37	view of Sheep Barn, with west corner at center, showing banked stone construction of upper eaves side of building.	E
38	east corner of the Sheep Barn.	W
39	interior view of roof framing at Sheep Barn.	NW
40	façade of Perrin House (which faces southwest toward open fields), view toward collapsed walls at house's south corner.	N
41	showing fields that were in view of the Perrin House, with buildings barely visible at a distance (e.g., the top of a silo at Milking Parlor Barn at right and hilltop Field Barn toward center).	W
42	center of view shows Milking Parlor Barn, Loafing Shed, and new Calf Shed. To the right is the Tenant Farmer House.	SW
43	Milking Parlor Barn with silos at right and end wall of Tenant Farmer House on left.	SE
44	rear and end walls of Tenant Farmer House, with Chicken Coop/Privy and the corner of the Tenant Barn on the left.	E
45	northwest gable end wall of Tenant Barn, looking toward back wall of Isaac Manchester House at a distance.	S
46	view of rear of Isaac Manchester House with Wood Shed on left and Garage on right. Note asymmetrical fenestration with single-leaf shutters.	S
47	view of area behind Isaac Manchester House, with Wood Shed and 1803 Main Barn on left, Granary at center, and Sharpening Shed/Spring House on right.	SE
48	view of fireplace and windows in parlor.	W
49	cooking fireplace in original first story kitchen.	S
50	cooking fireplace in basement kitchen.	E
51	main stairway in Isaac Manchester House.	E
52	view from dining room window to toward Spring House area, pasture and crop fields, and Sheep Barn.	SE
53	view from bedroom toward pasture and crop fields, meadow, and Sheep Barn, looking between Granary and Spring House.	SE
54	smoke chamber in attic gable end.	SE
55	Isaac Manchester House, original owner's initials ("I.M.," for "Isaac Manchester") and date of construction ("A.D. 1815") in gable curtain.	NW
56	view of barnyard, meadow area, rotated pasture and crop fields, Sheep Barn, Granary, Spring House, and other buildings from captain's walk.	SE

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
National Park Service

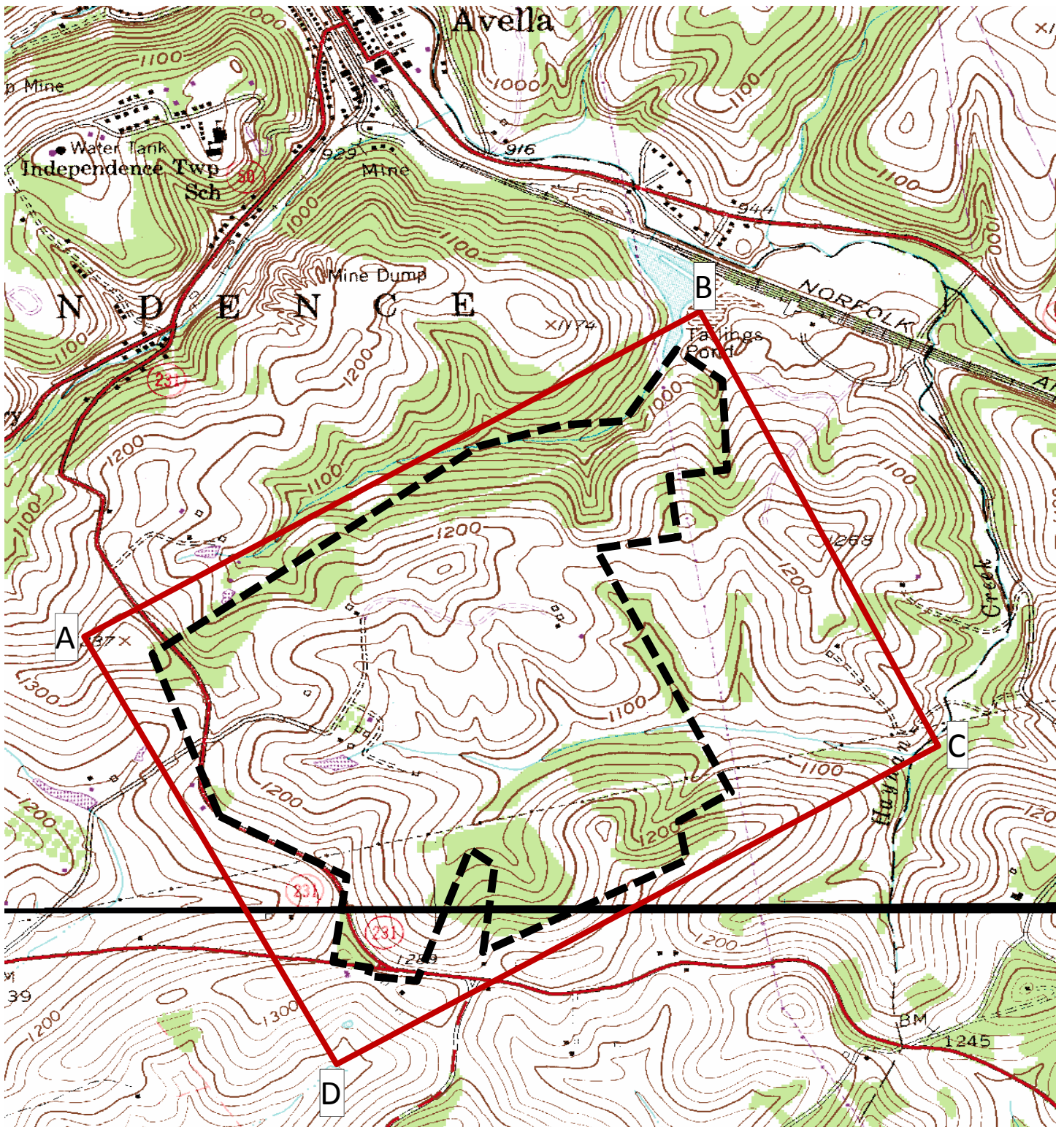
**National Register of Historic Places**  
**Continuation Sheet**

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Resource Inventory Spreadsheet:

PLANTATION PLENTY RESOURCE SPREADSHEET						RESOURCE COUNT					
						CON-TRIBUTING			NON-CONTR.		
Resource Name	Area of Farm	Resource Type	Construction Date	Status	site	building	structure	building	structure		
Teeter's Fort	Manchester Farmstead	Site	1770s	Contributing	1						
Teeter's Distillery	Manchester Farmstead	Building	1773	<i>(Already Listed)</i>		AL					
Isaac and Phebe Manchester House	Manchester Farmstead	Building	ca.1810-1820	<i>(Already Listed)</i>		AL					
Spring House	Manchester Farmstead	Building	1815	<i>(Already Listed)</i>		AL					
Main Barn	Manchester Farmstead	Building	1803	<i>(Already Listed)</i>		AL					
Tool Shed	Manchester Farmstead	Building	1800	<i>(Already Listed)</i>		AL					
Granary	Manchester Farmstead	Building	1810	<i>(Already Listed)</i>		AL					
Sheep Barn	Manchester Farmstead	Building	1818	Contributing			1				
Crypt	Manchester Farmstead	Structure	1800-1805	Contributing			1				
Wood Shed	Manchester Farmstead	Building	ca.1900	Contributing		1					
Garage	Manchester Farmstead	Building	1925	Contributing		1					
Field Barn	Manchester Farmstead	Building	1920	Contributing		1					
Milk House	Manchester Farmstead	Building	ca.1940	Contributing		1					
Silo	Manchester Farmstead	Structure	ca.1920	Contributing			1				
Repair Shop	Manchester Farmstead	Building	1965	non-contributing				1			
Drive-through Corn Crib	Manchester Farmstead	Structure	1973	non-contributing					1		
Round Corn Crib	Manchester Farmstead	Structure	1975	non-contributing					1		
Perrin House	Perrin Farmstead	Building (collapsing in 2012)	ca.1860	Contributing		1					
Tenant Farmer's House	Tenant Farmer's Farmstead	Building	1918	Contributing		1					
Tenant Farmer's Barn	Tenant Farmer's Farmstead	Building	1918	Contributing		1					
Tenant Farmer's Chicken Coop / Privy	Tenant Farmer's Farmstead	Building	1918	Contributing		1					
Tractor Shed	Tenant Farmer's Farmstead	Building	1985	non-contributing				1			
Milking Parlor Barn	Tenant Farmer's Farmstead	Building	1972	non-contributing				1			
Silo	Tenant Farmer's Farmstead	Structure	ca.1973	non-contributing					1		
Silo	Tenant Farmer's Farmstead	Structure	ca.1975	non-contributing					1		
Grain Hopper a	Tenant Farmer's Farmstead	Structure	ca.1985	non-contributing					1		
Grain Hopper b	Tenant Farmer's Farmstead	Structure	ca.1985	non-contributing					1		
Loafing Shed	Tenant Farmer's Farmstead	Building	2008	non-contributing				1			
Calf shed	Tenant Farmer's Farmstead	Building	2012	non-contributing				1			
TOTALS					1	9	2	5	6		

Plantation Plenty (Bound. Incr. & Add. Docu.)  
Name of Property  
Washington County, Pennsylvania  
County and State  
"Historic Agricultural Resources of  
Pennsylvania, ca.1700-1960"  
Name of multiple listing (if applicable)



Plantation Plenty (Boundary Increase & Additional Documentation)  
Washington County, PA

USGS Map  
Quadrangles: Avella; West Middletown  
Pennsylvania

UTM References	
A.	17/545154/4456529
B.	17/546778/4457523
C.	17/547510/4453202
D.	17/545781/4455108

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Plantation Plenty (Bound. Incr. & Add. Docu.)  
 Name of Property  
 Washington County, Pennsylvania  
 County and State  
 "Historic Agricultural Resources of  
 Pennsylvania, ca.1700-1960"  
 Name of multiple listing (if applicable)

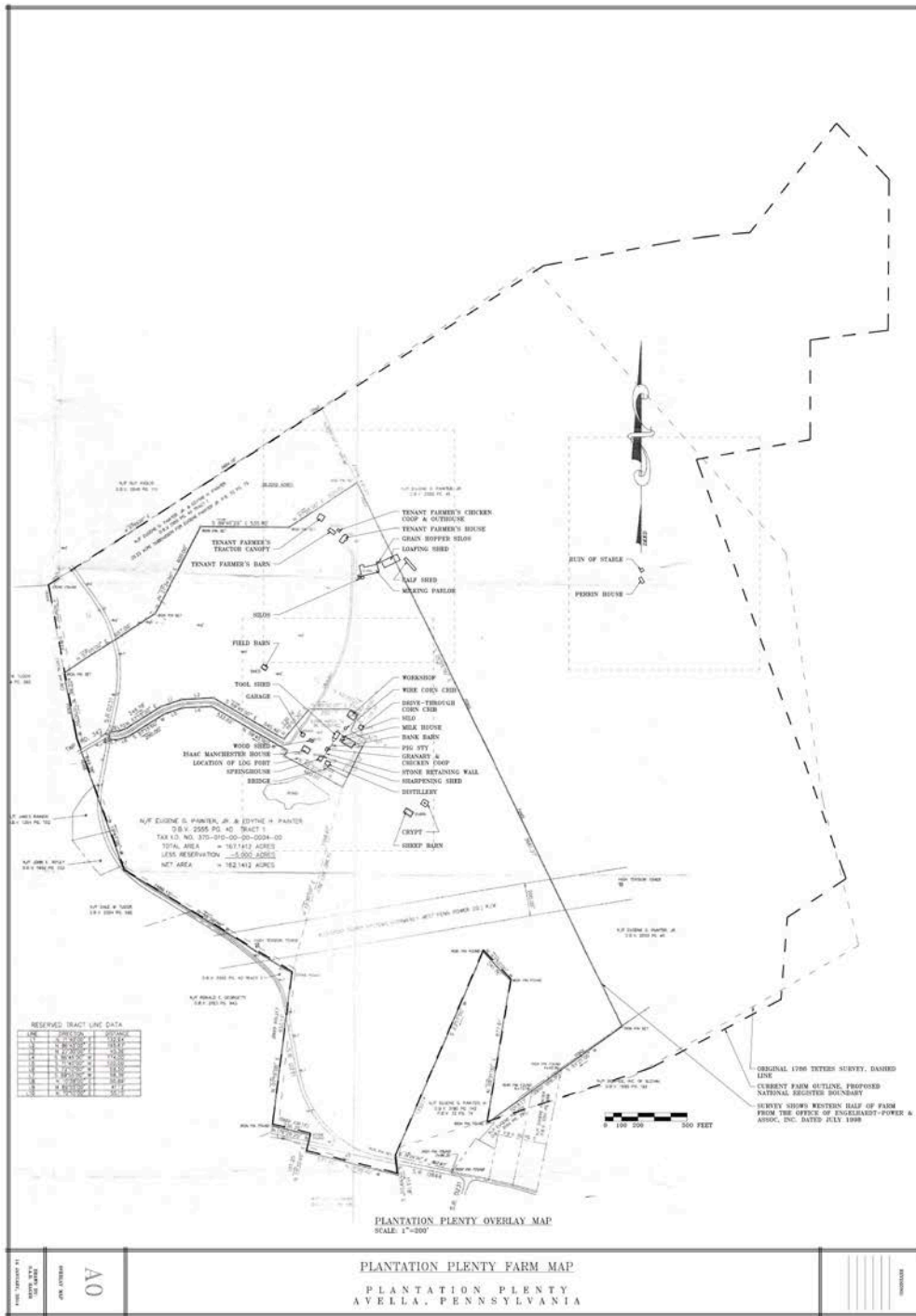


Figure 1: Plantation Plenty Site Plan/Property Map

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Section number Additional Documentation Page 93

Plantation Plenty (Bound. Incr. & Add. Docu.)
Name of Property Washington County, Pennsylvania
County and State "Historic Agricultural Resources of Pennsylvania, ca.1700-1960"
Name of multiple listing (if applicable)

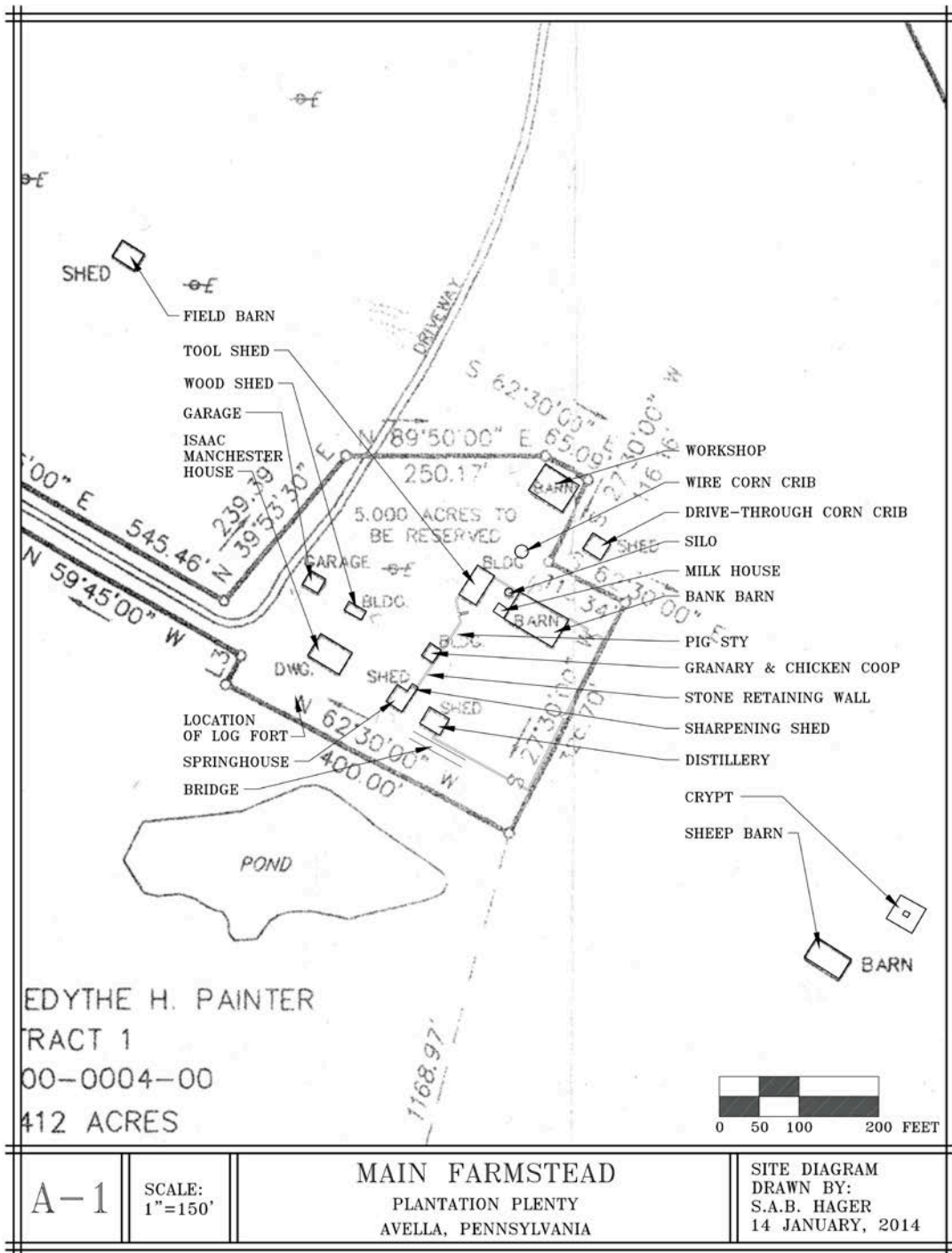


Figure 2: Plantation Plenty Original Farmstead (w/Isaac Manchester House) Detailed Site Plan

United States Department of the Interior  
National Park Service

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Plantation Plenty (Bound. Incr. & Add. Docu.)
Name of Property Washington County, Pennsylvania
County and State "Historic Agricultural Resources of Pennsylvania, ca.1700-1960"
Name of multiple listing (if applicable)

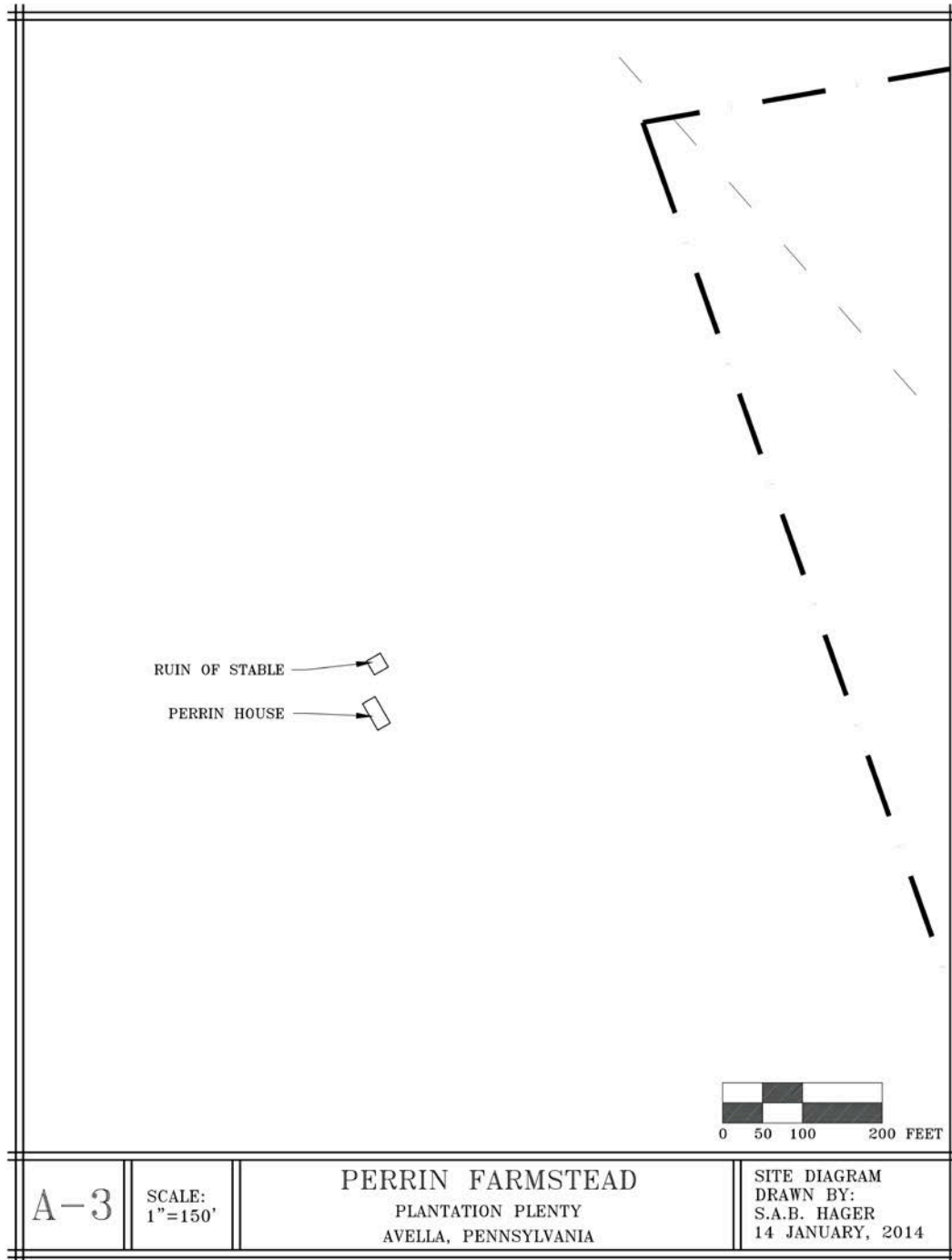


Figure 3: Plantation Plenty Perrin Farmstead Detailed Site Plan

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 95

Plantation Plenty (Bound. Incr. & Add. Docu.)
Name of Property Washington County, Pennsylvania
County and State "Historic Agricultural Resources of Pennsylvania, ca.1700-1960"
Name of multiple listing (if applicable)

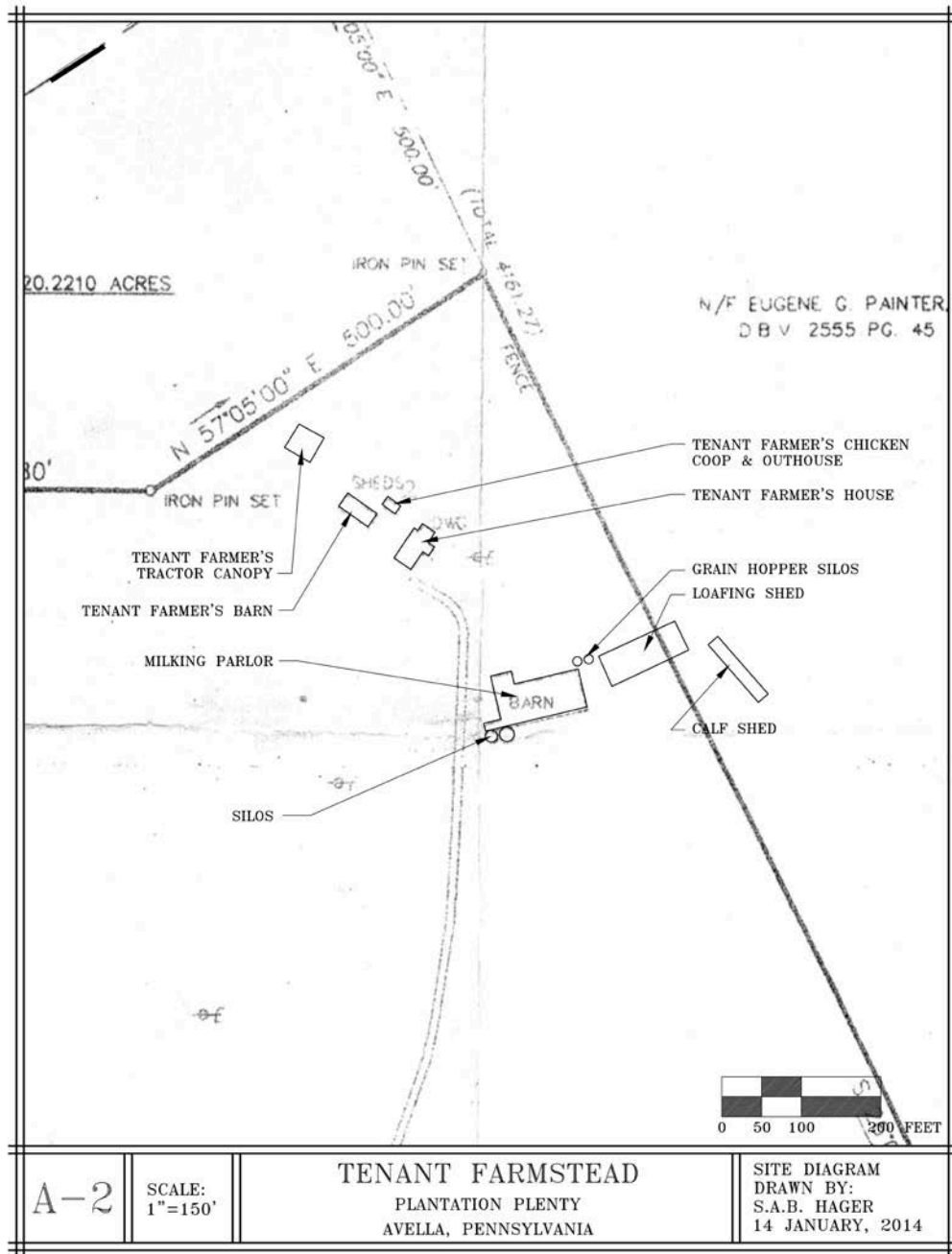


Figure 4: Plantation Plenty Tenant Farmstead Detailed Site Plan

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Plantation Plenty (Bound. Incr. & Add. Docu.)  
 Name of Property  
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 County and State  
 "Historic Agricultural Resources of  
 Pennsylvania, ca.1700-1960"  
 Name of multiple listing (if applicable)

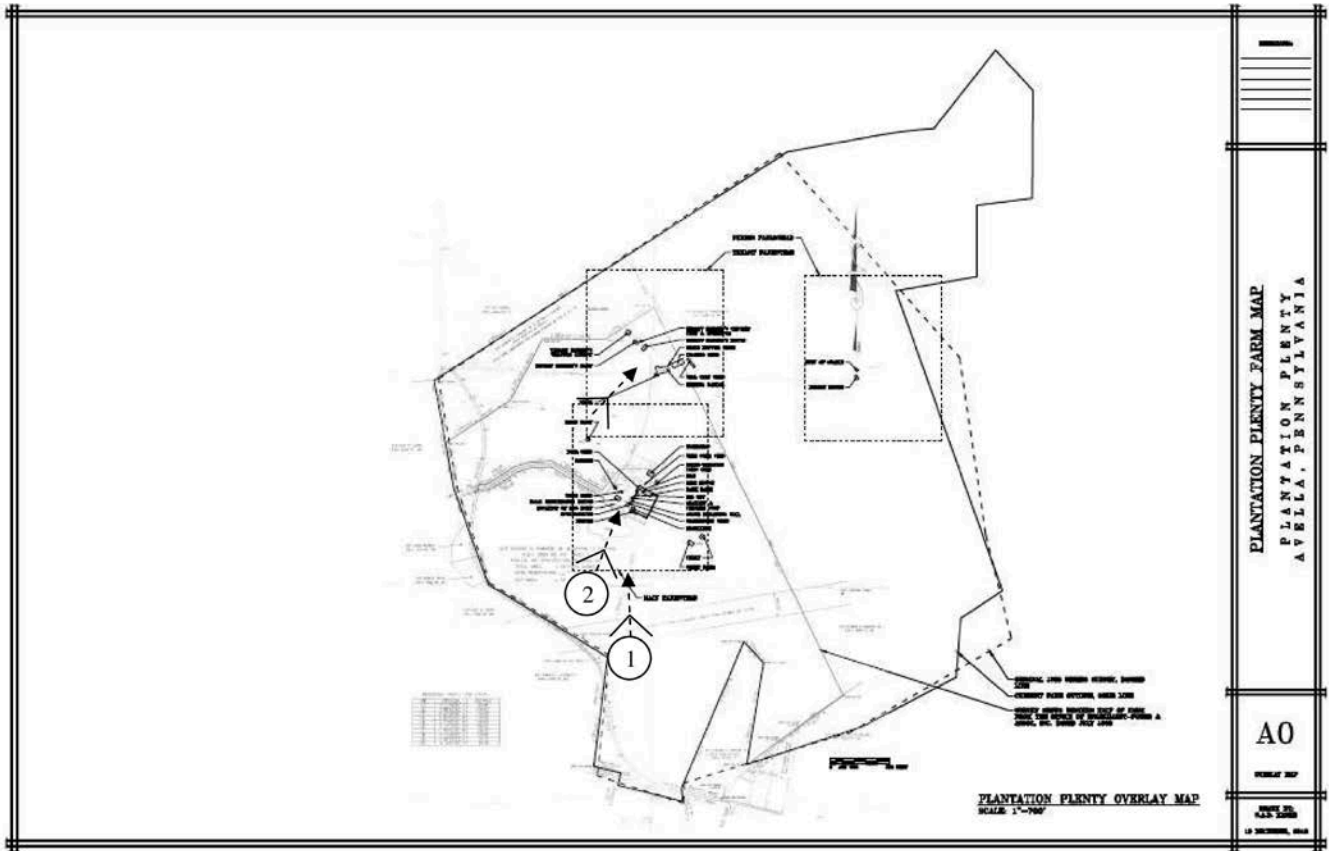


Figure 5: Plantation Plenty Overall Site Plan Photo Key Plan (first two images only)

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National Park Service

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Plantation Plenty (Bound. Incr. & Add. Docu.)
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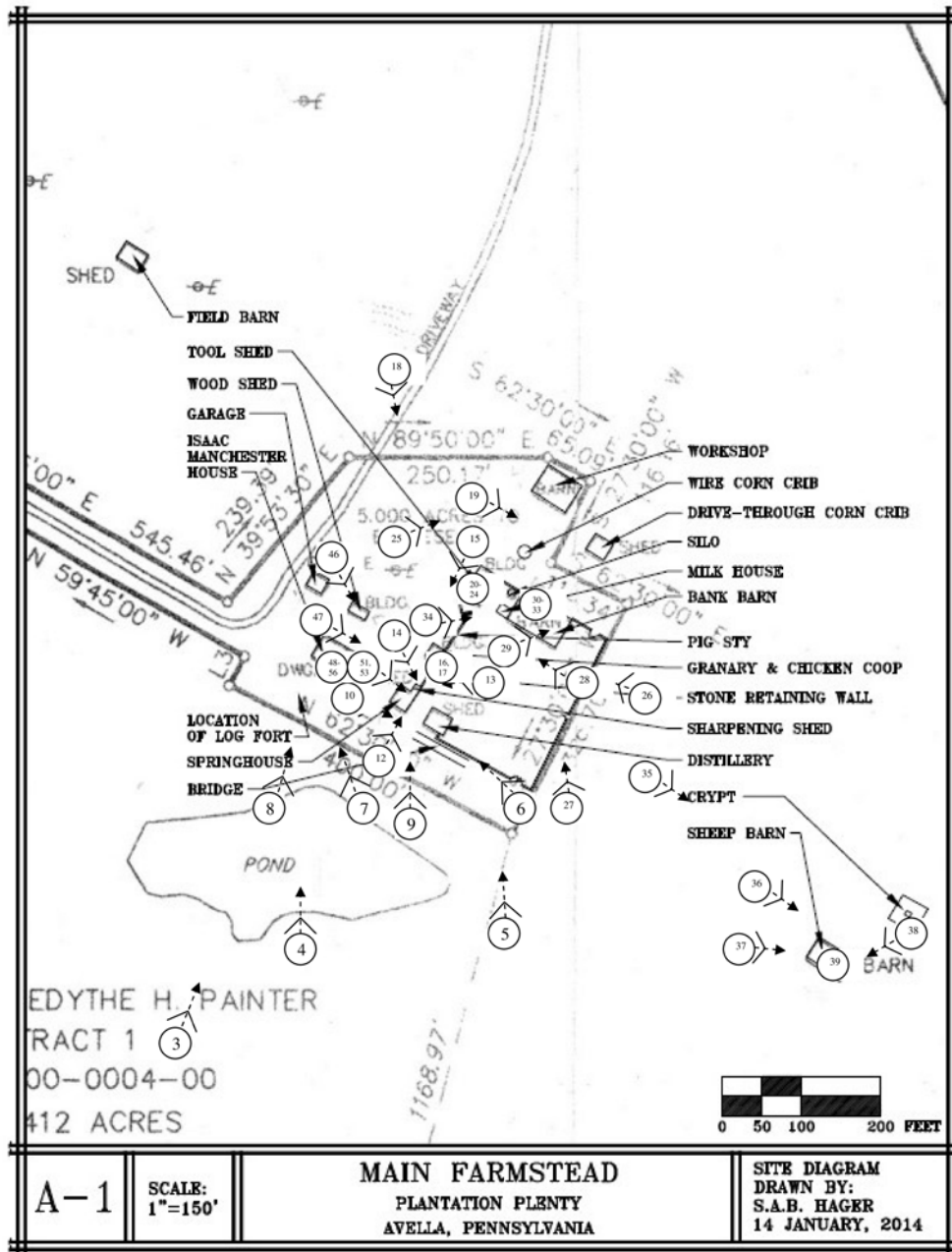


Figure 6: Plantation Plenty Original Farmstead Photo Key Plan

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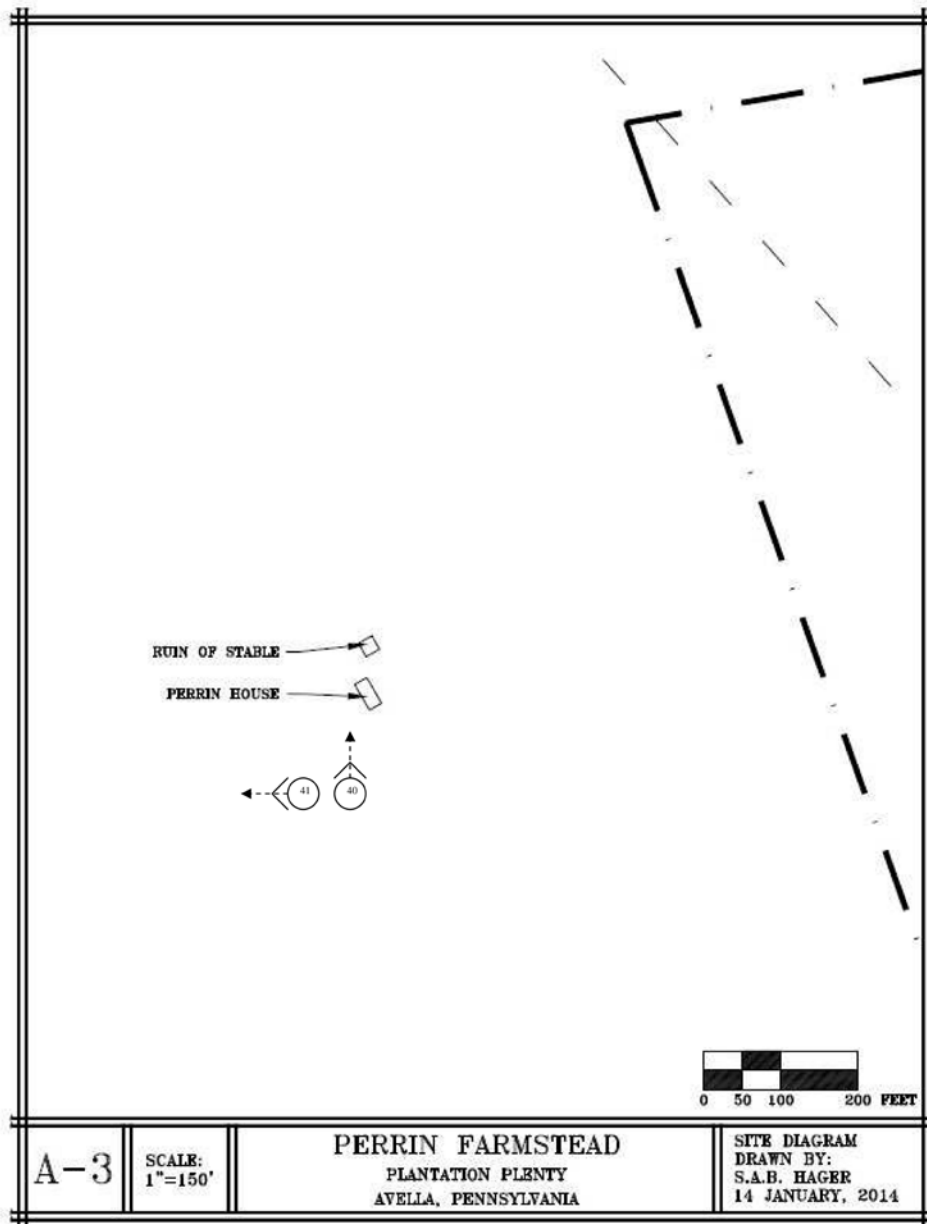


Figure 7: Plantation Plenty Perrin Farmstead Photo Key Plan

United States Department of the Interior  
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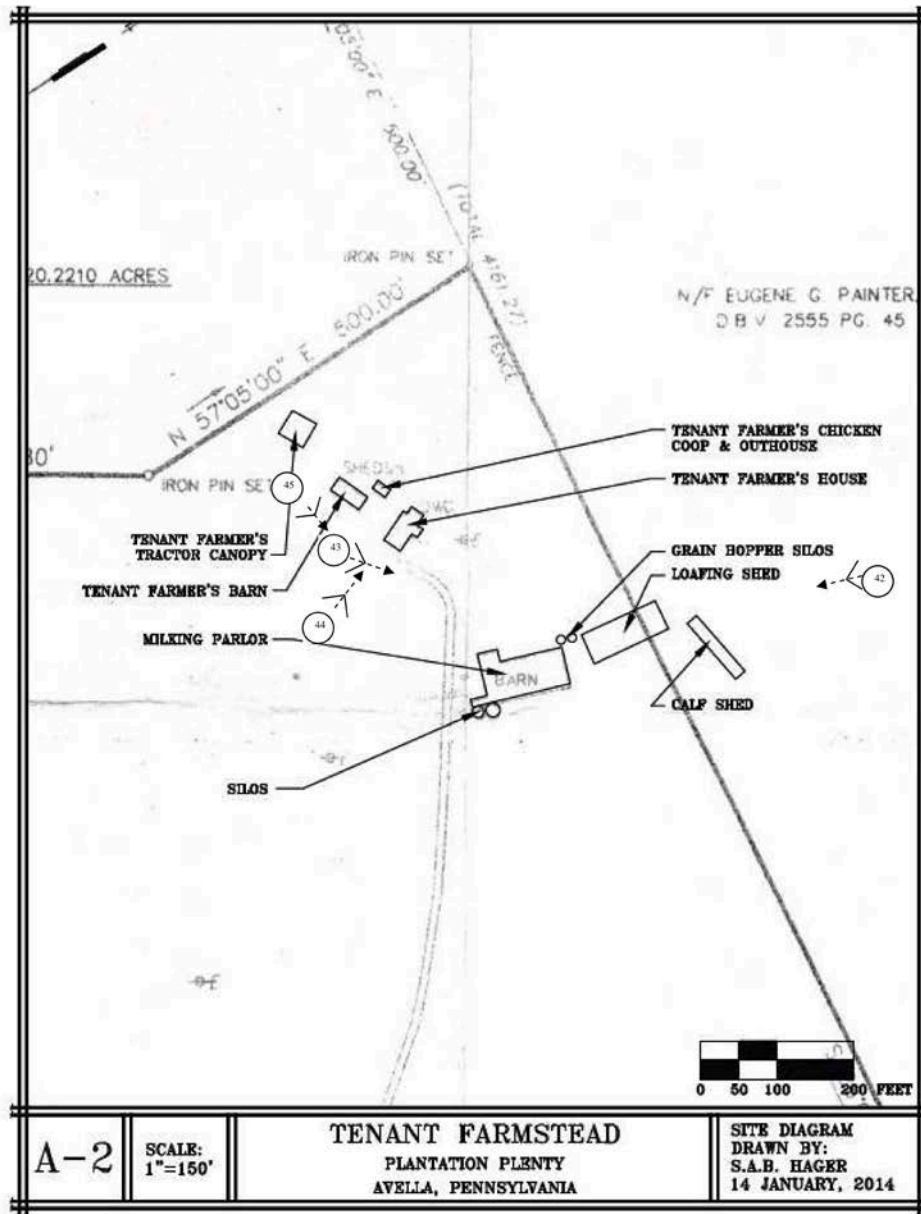


Figure 8: Plantation Plenty Tenant Farmstead Photo Key Plan

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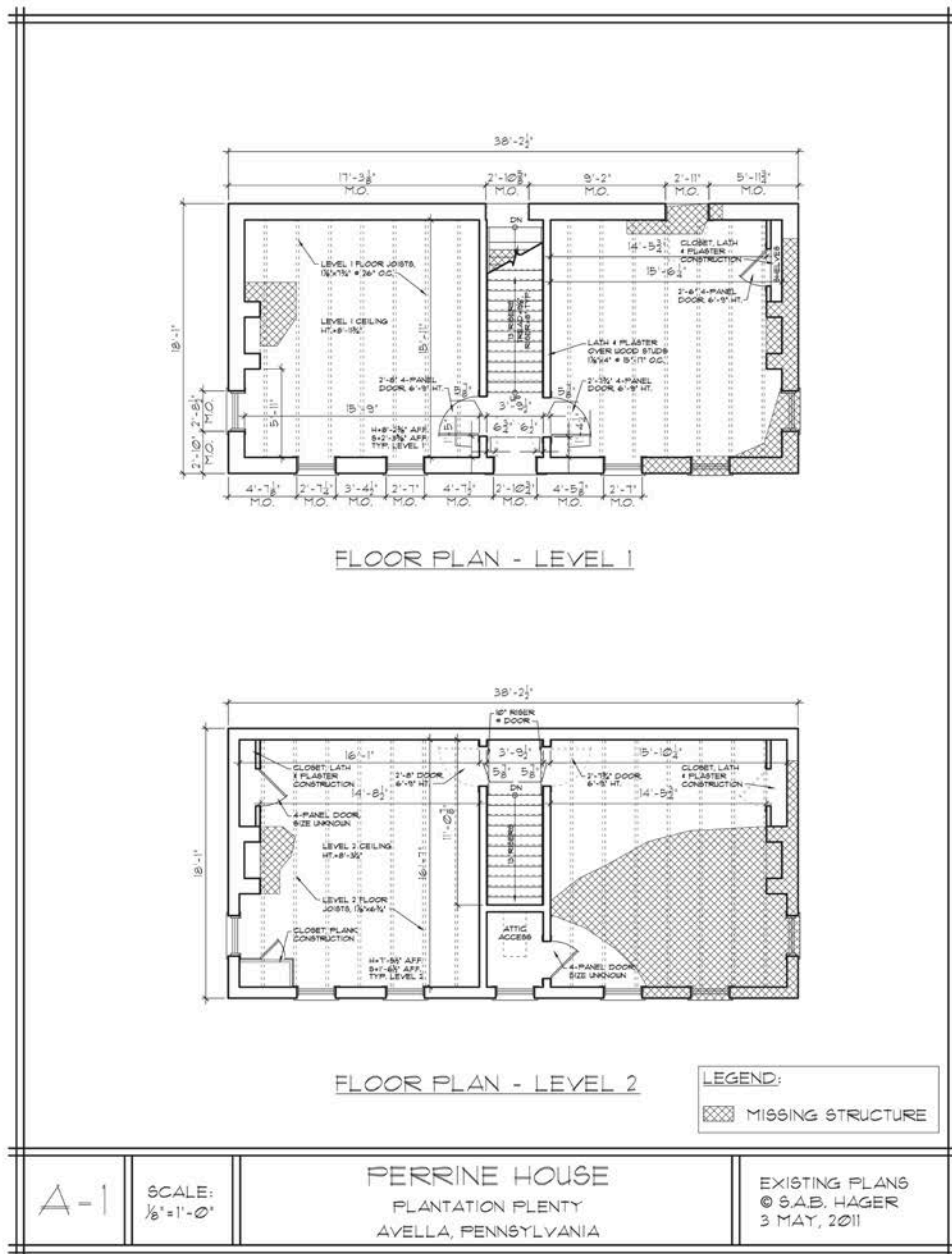


Figure 9: Plantation Plenty Perrin House Floor Plans

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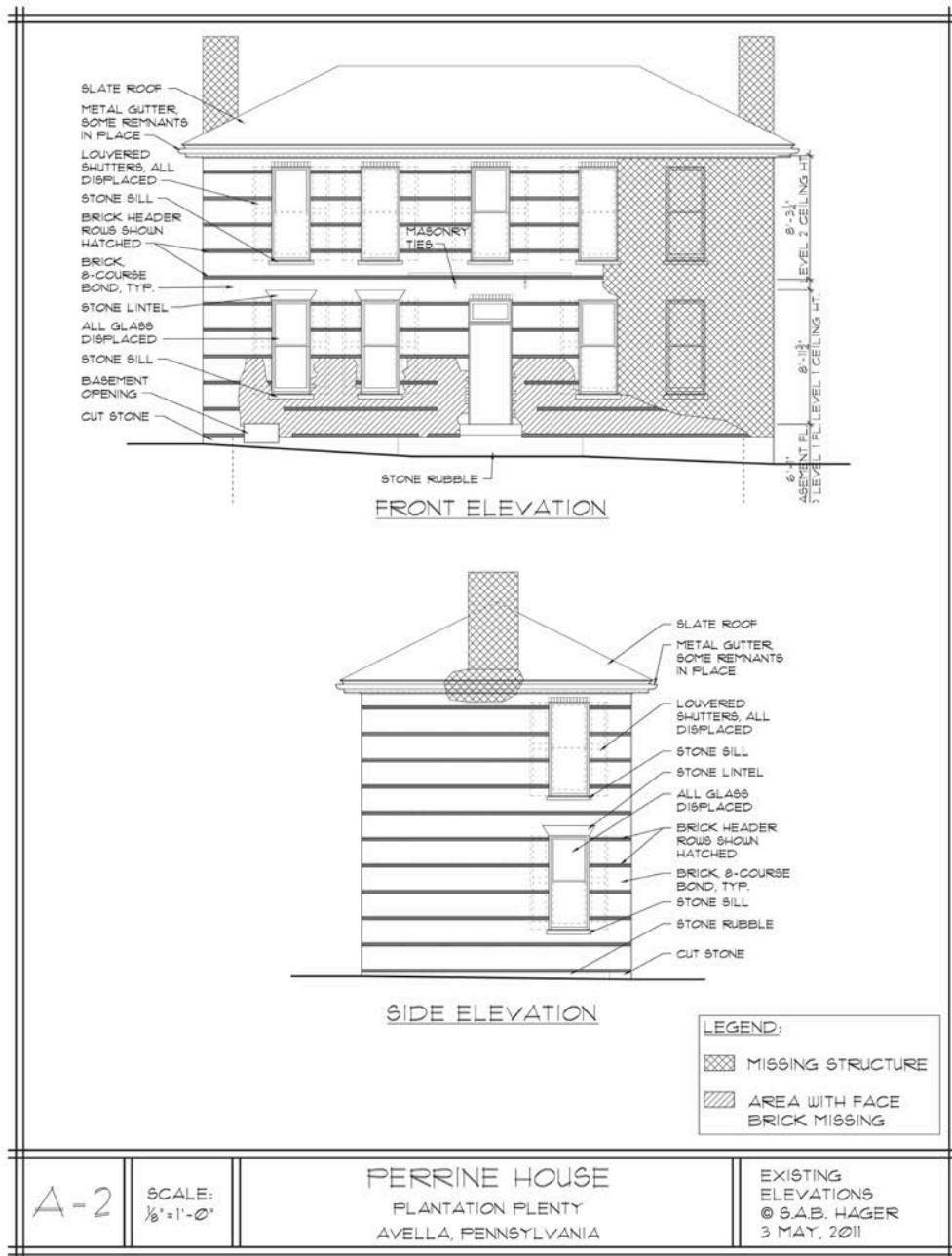


Figure 10: Plantation Plenty Perrin House Façade (front/southwest elevation) and Northwest side elevation

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National Park Service

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Plantation Plenty (Bound. Incr. & Add. Docu.)

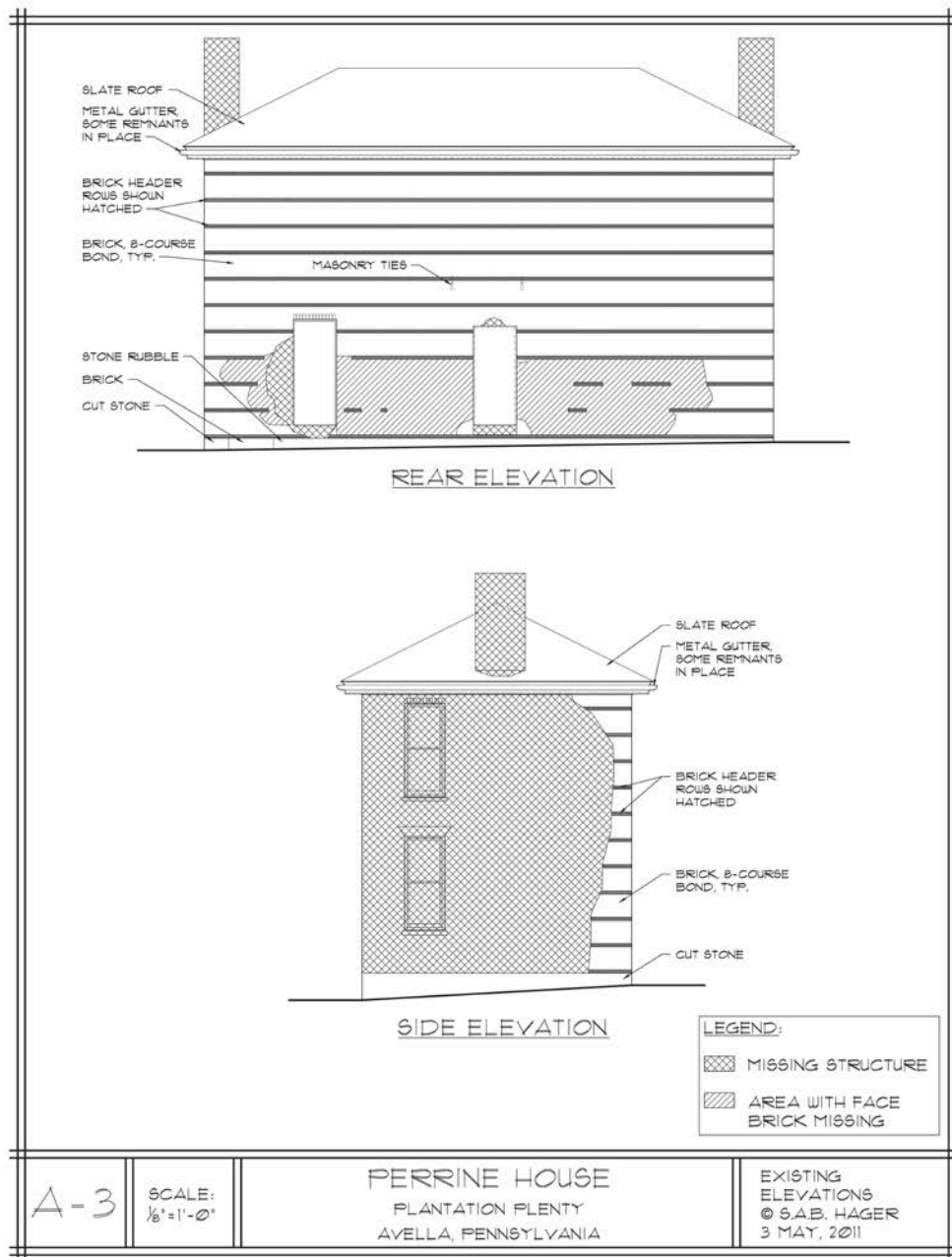
Name of Property

Washington County, Pennsylvania

County and State

“Historic Agricultural Resources of  
Pennsylvania, ca.1700-1960”

Name of multiple listing (if applicable)



A-3

SCALE:  
1/8" = 1'-0"

PERRINE HOUSE  
PLANTATION PLENTY  
AVELLA, PENNSYLVANIA

EXISTING  
ELEVATIONS  
© S.A.B. HAGER  
3 MAY, 2011

Figure 11: Plantation Plenty Perrin House Rear (northeast elevation) and Southeast side elevation

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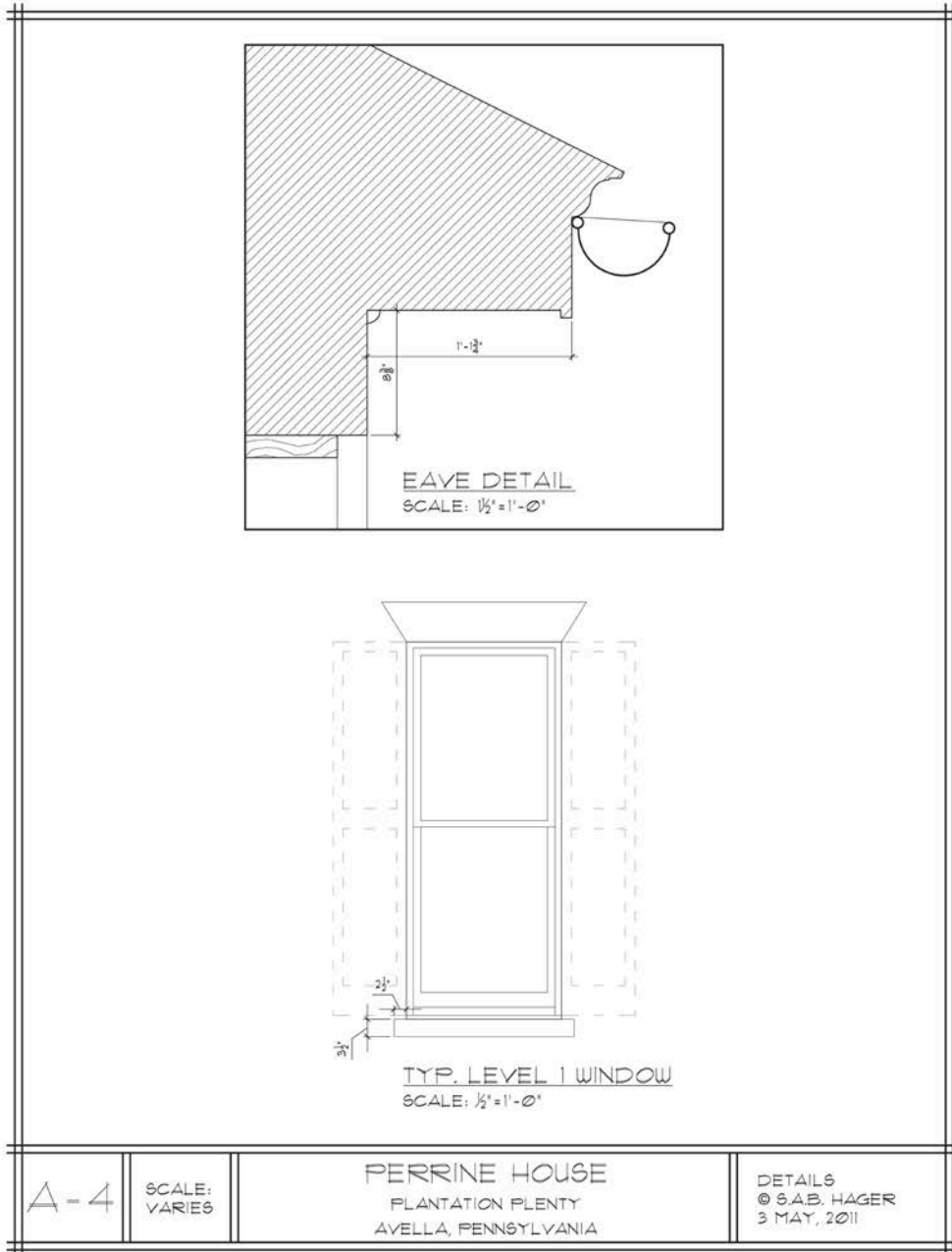


Figure 12: Plantation Plenty Perrin House Eave and Window Details

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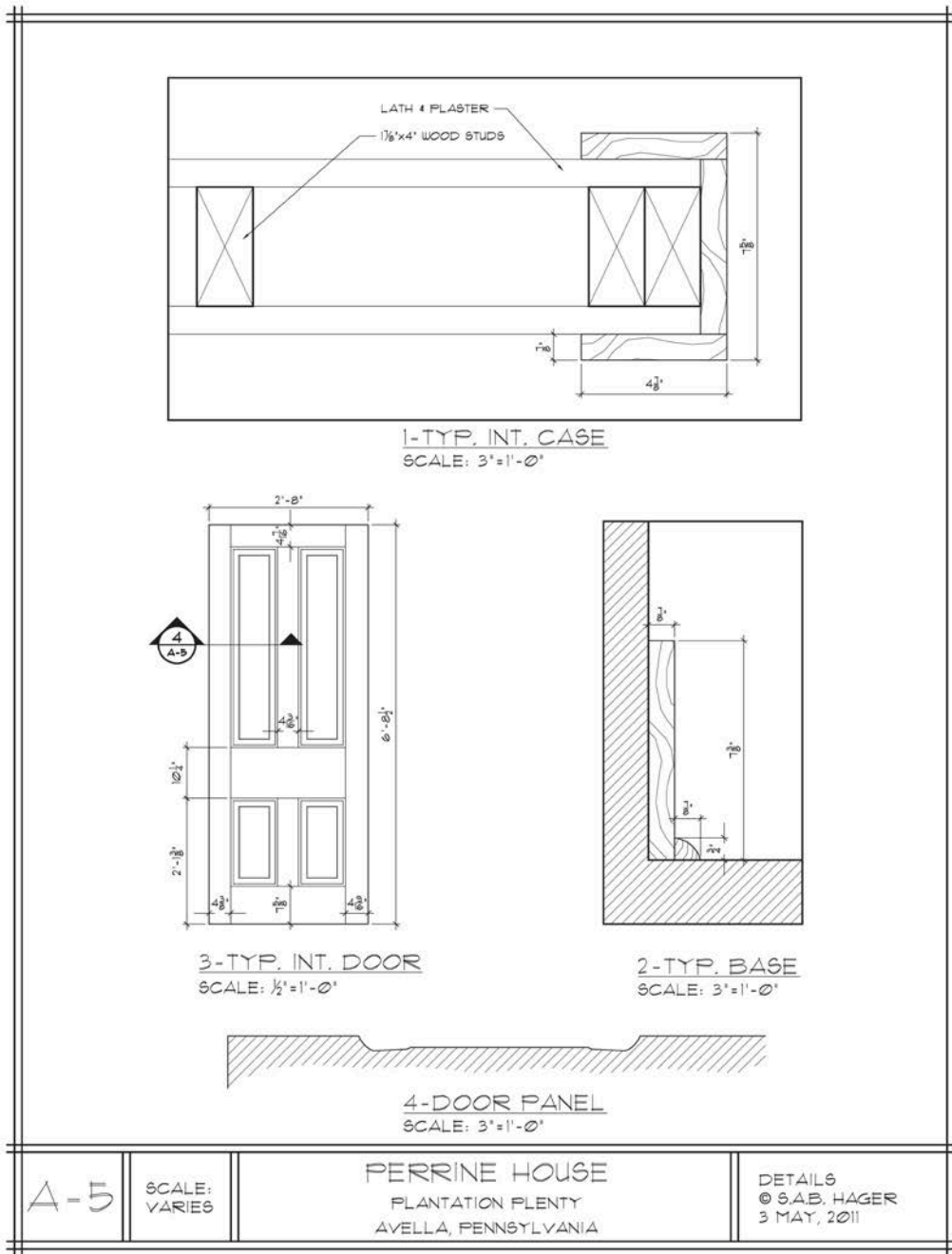


Figure 13: Plantation Plenty Perrin House Door and Door Casing Details

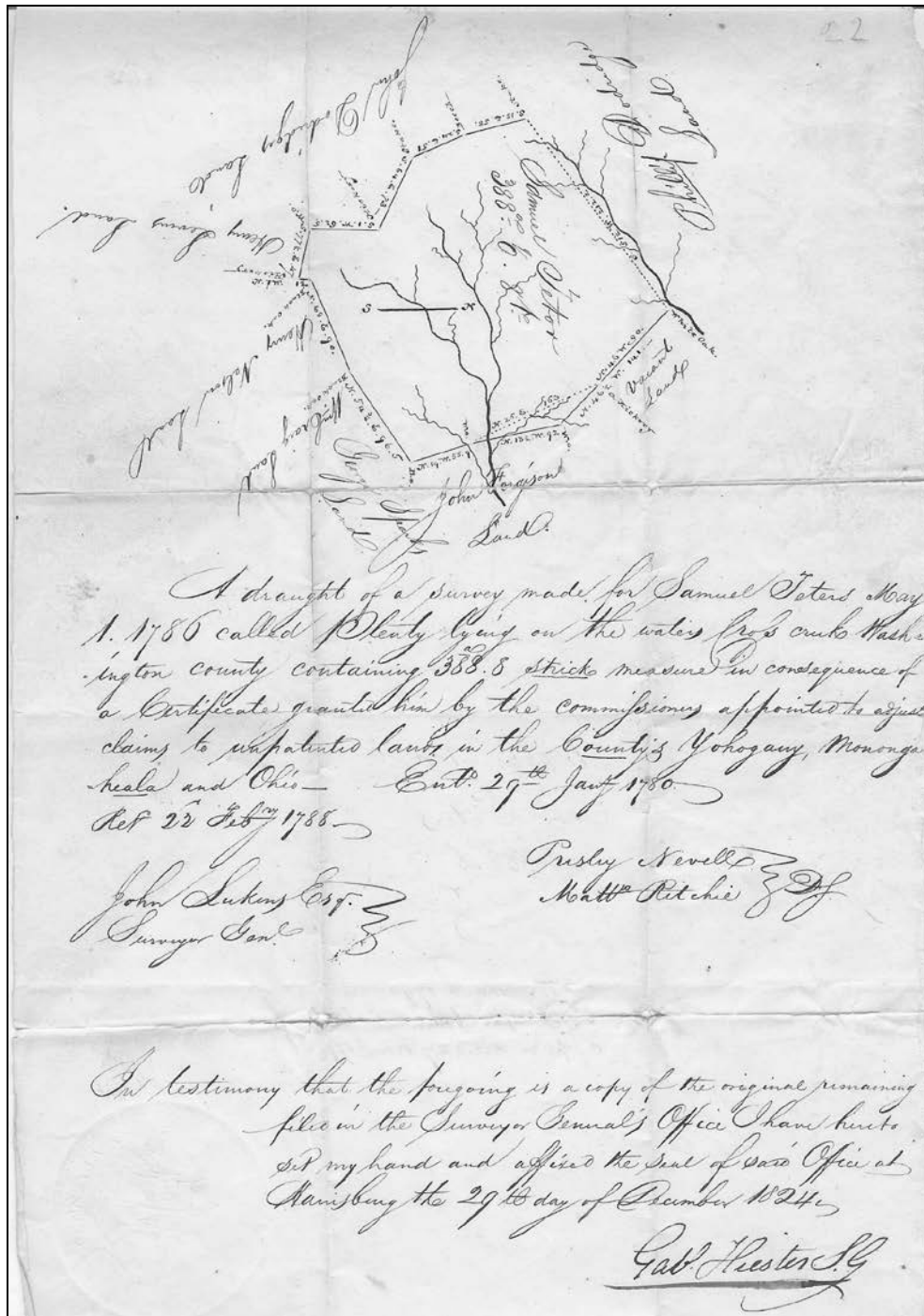
United States Department of the Interior  
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Figures 14-19: Supplemental Historic Documents from Manchester Family Archives on file at the Isaac Manchester House



14. Pennsylvania Surveyor General Gabriel Hiester's 1824 facsimile of the survey that Capt. Samuel Gibson Teeter had prepared in 1786 in the process of patenting the land. (North is toward the right.)

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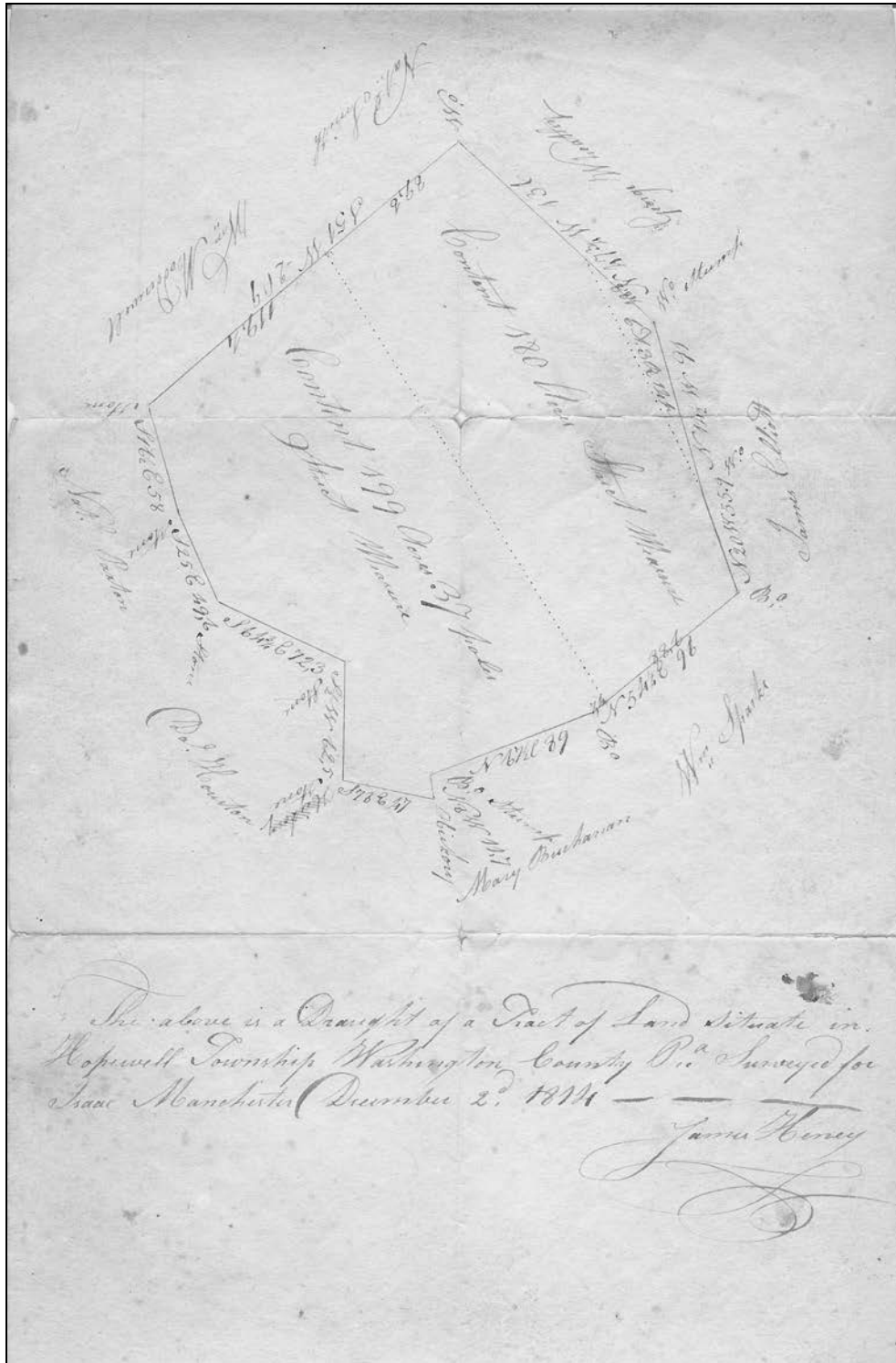
Name of Property

Washington County, Pennsylvania

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15. Survey prepared in 1814 for Isaac Manchester by James Henry (uncertain spelling: Heney?)

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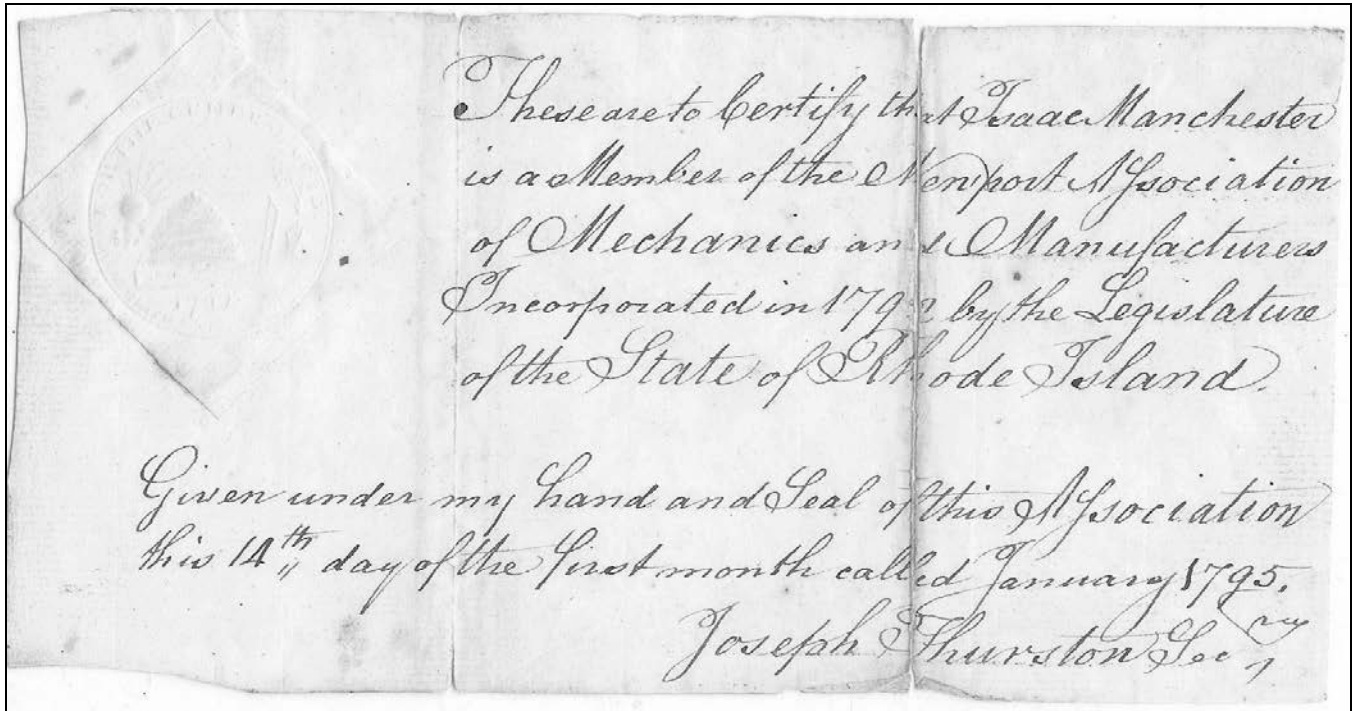
Name of Property

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16. Isaac Manchester's 14 January 1795 certificate of membership in the Newport Association of Mechanics.

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February 21 1824

Mr. Isaac Manchester

A premium of Ten Dollars  
was awarded you by the board of directors of  
The agricultural society for the second best  
cultivated farm. We wish to have the notes  
of the society settled next week and would like  
to have all the premiums paid off before the set-  
tlement. If you cannot conveniently come  
in yourself. you can sign the receipt annexed  
and send it in and we will draw the money  
for you - annexed you have the order on the  
Treasurer and the receipt which I wish you to  
sign -

Yrs. &c. &c.  
Alex. Reed  
for Alex. Reed

To Alex. Reed Treasurer of the Washington  
Society for the promotion of agriculture and  
Domestic manufactures. Pay Isaac  
Manchester Ten Dollars the premium awar-  
ded him for the second best cultivated farm

Attest

Received from Alex. Reed Treasurer Ten Dollars  
in full of the above order

\$10 Today

Mr. Swan  
Mar 24

17. 1824 notification from Alexander Reed of the Washington (County) Society for the Promotion of Agriculture and Domestic Manufacturers (also known as the Washington County Agricultural Society) saying that the farm had won "Second Best Cultivated Farm (in the county)."

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Article of Agreement Made and entered into  
 this 12<sup>th</sup> day of August eighteen hundred and fifty  
 one Between <sup>of Washington Co Pa</sup> Isaac Manchester of the one part  
 and Christopher Klein of the other, the said  
 Christopher Klein Build a wall in workman like  
 manner. dimensions the wall to be forty feet  
 square and five feet high. N. B. the foundations  
 course to be fourteen inches square the three  
 next courses to be one foot square and the  
 fifth and last course to be ten inches square.  
 Also two stone posts for Gate. Sill to be set  
 between the gate, each post of the gate to be  
 seven feet long and set two feet in the  
 ground, N. B. the said Klein agrees to fit his  
 stone in workman like order, the work to be  
 done with hammers and picks and the front  
 of the said wall to be hammer draught and  
 pick out with the mallet or mallet pick. The  
 said Klein agrees to furnish the materials and  
 finish the wall forty feet square and five feet  
 high for the sum of \$250. dollars. The said  
 Isaac Manchester agrees to pay the said Klein  
 the same \$250. dollars for the said piece of  
 work. the foundation of this wall to be ten  
 inches in the ground, N. B. the said Isaac  
 Manchester agrees to the said Christopher Klein  
 hundred dollars at the time the job is half  
 done and the balance when the job is completed.  
 The said Klein agrees to finish the said work  
 against the middle of October and sooner if  
 possible. In witness whereof we have hereunto  
 set our hands and seals the day and year  
 above mentioned.

Attest 1851  
 Asa Manchester  
 Isaac Manchester  
 Christopher Klein  
 November 1<sup>st</sup> paid in full

18. 1851 Article of Agreement between Isaac Manchester and Christopher Klein of Brooke County, West Virginia (as attested by Asa Manchester) to build a forty foot section of the barnyard wall.

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National Park Service

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Plantation Plenty (Bound. Incr. & Add. Docu.)

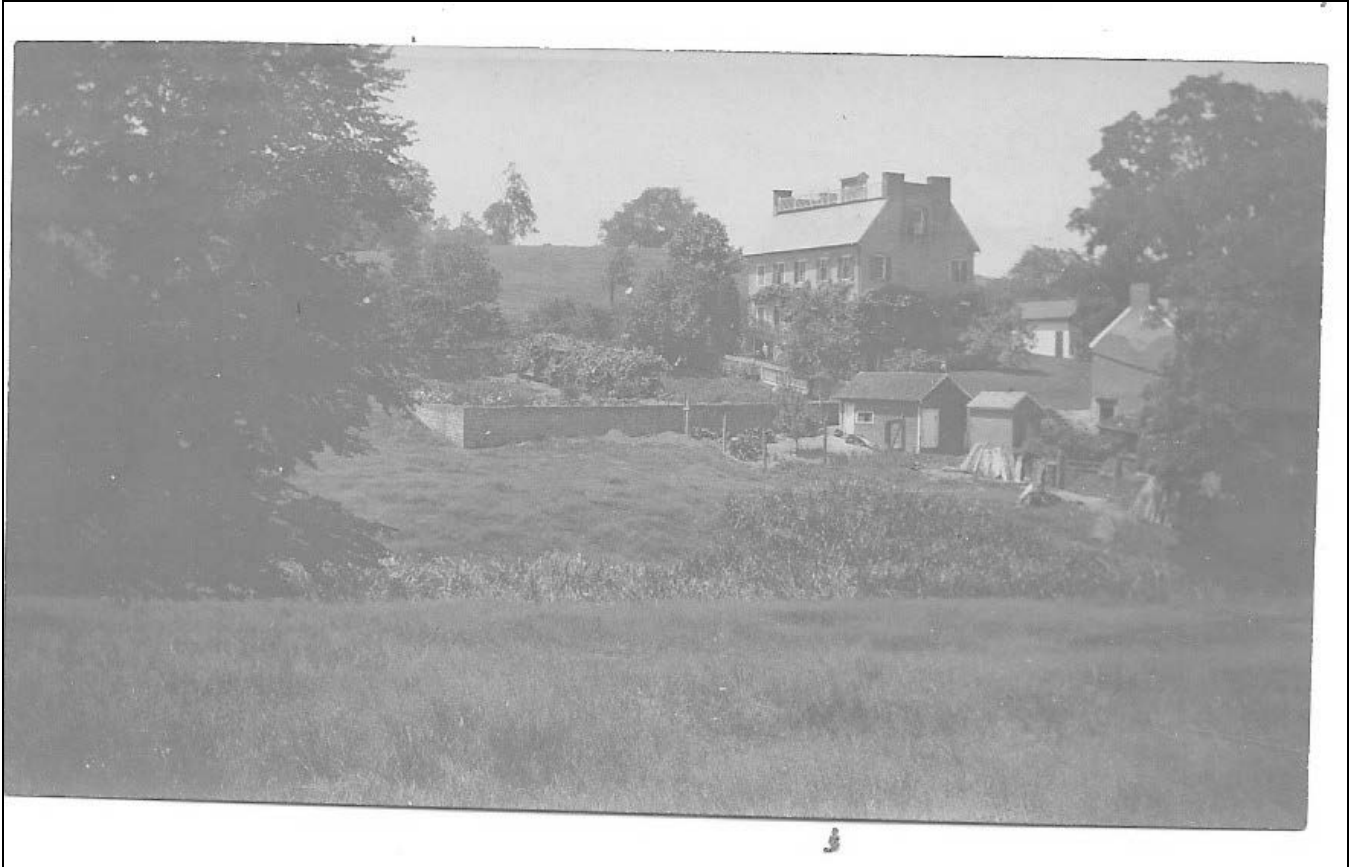
Name of Property

Washington County, Pennsylvania

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19. 1909 photograph of the farmstead taken from a field southwest of the house. Left of the house is the picket fence and beyond it, the garden surrounded by a stone retaining wall. Below the house are the privy and one or two small sheds, all no longer standing. To the right of the house is the woodshed (behind the house) and the springhouse (below the house, to the right of the image, partially blocked by a large tree; the tree is at the bridge and distillery, which are out of view to the right; it is apparently the tree that knocked over part of the bridge side wall). In the foreground is the valley of the small stream that passes under the bridge, with meadow grass along it; to the left, where the tree is, there is now a large pond.

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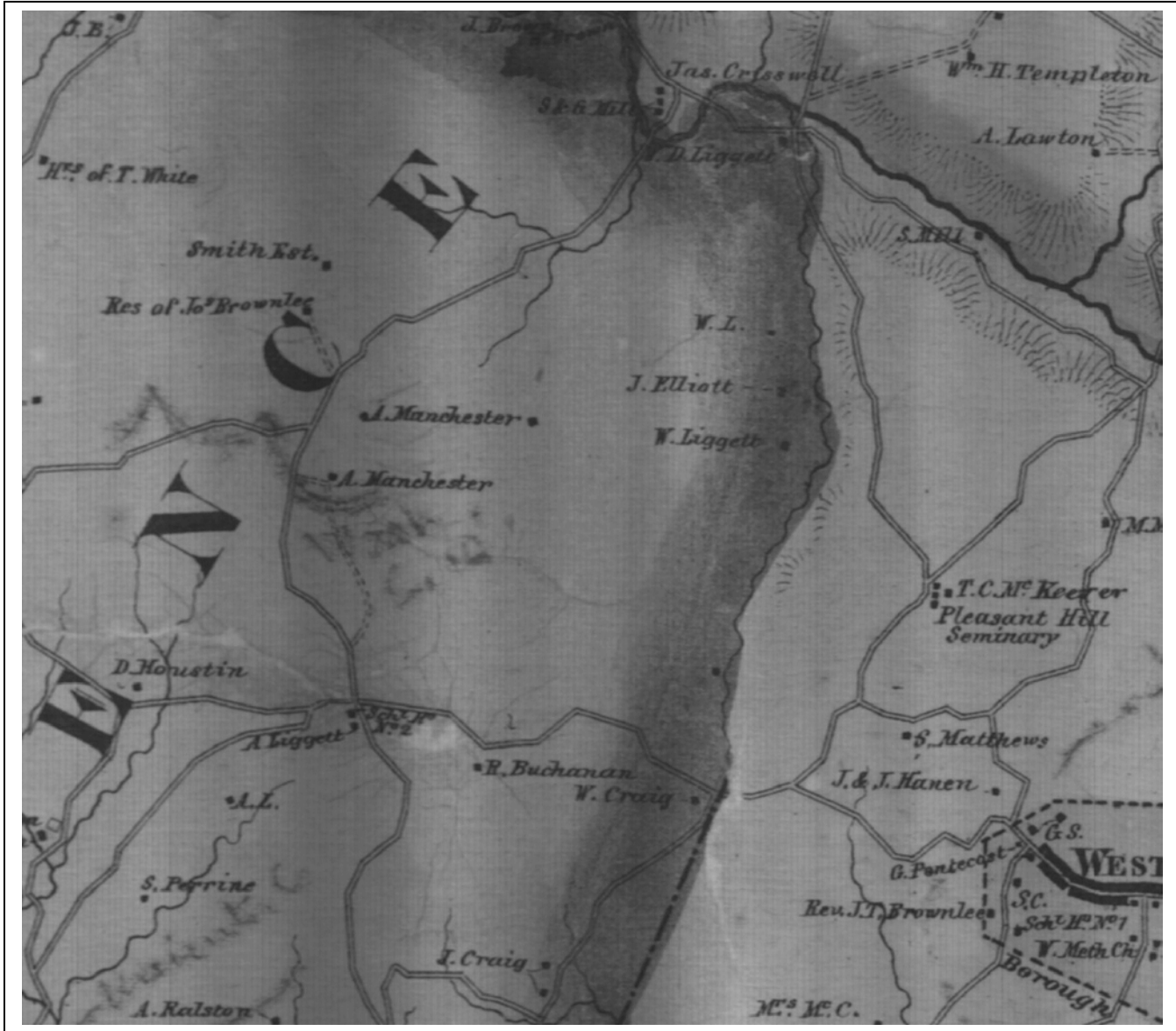
20. Excerpt from 1855 Map of Washington County (William J. Barker, *Map of Washington County, from actual surveys by James M Sherman and A R Day*. North Hector, NY: William J. Barker, 1856. Reprinted by Washington County Historical Society, ca.1982). Plantation Plenty is indicated by the name "A. Manchester" toward the center of the excerpt, between the "N" and the "C" in the vertically placed word "Independence" (naming the name of the township). The only solid square shown on the map for this farm is to the left of the "A" in "A. Manchester" (not to be confused with other accidental markings on this copy of the map which are not drafted symbols).

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21. Excerpt from 1861 Map of Washington County (S. N. Beers and F. W. Beers, Civil Engineers, *Map of Washington County, Pennsylvania, from actual Surveys...*, Philadelphia: Published by A. Pomeroy & S. W. Treat, 1861). Plantation Plenty is indicated by the name "A. Manchester," which appears twice near the center of the map. The upper indication has a drafted square representing a house to the right of the name (approximately the location of the Perrin House), and the lower one has the square to the left of the name (location of the Isaac Manchester House, in the Original Farmstead). By comparison to the 1855 map, this is taken as evidence that the Perrin House may not have been built until after the 1855 map was prepared.

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22. Aerial A: 1939 aerial view from Penn Pilot web site.

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23. Aerial B: 1958 aerial view from Penn Pilot web site.

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24. Aerial C: 1967 aerial view from Penn Pilot web site.

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25. Aerial D: Pagliarulo family’s ca. 2010 annotated aerial view (north is toward bottom of image). Though not labeled as such, the farm’s naturally occurring “Y”-shaped wet meadow is especially evident in this view because of the condition of the scrub, grasses, crops, and other plants around it. The center, or “crux,” of the “Y” shape is near the label that points to the “Family Crypt.”

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26. Aerial C: 2011 aerial view from Google Maps web site (though posted and retrieved in 2011, photograph is several years older; right half of image may be older than left; it shows the northeast half of the farm when completely overgrown with trees, which have been cleared since the Pagliarulo's became owners of the property).

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27. Google Earth View of Plantation Plenty and surrounding area, accessed 9 April 2015. The larger trees that had overgrown the northeaster acreage have been cut in this view (cut and harvested by the current owners about 2012), but the fields northeast of the center tree line are still dotted with stumps and what appears to be scrub.

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List of Figures (Plans, Copies of Documents from the Family Archives, Historic Maps, and Aerial Photographs):

1. Overall Site Plan of the Entire Property
2. Detailed Site Plan of the Original Farmstead
3. Detailed Site Plan of the Perrin Farmstead
4. Detailed Site Plan of the Tenant Farmstead
5. Photo Key Plan for First Two Landscape Views of Entire Property
6. Photo Key Plan for the Original Farmstead
7. Photo Key Plan for the Perrin Farmstead
8. Photo Key Plan for the Tenant Farmer Farmstead\
9. Floor Plans for the Perrin House
10. Façade (southwest elevation) and Northwest elevation of the Perrin House
11. Eave and Window Details
12. Door and Door Casing Details
13. Pennsylvania Surveyor General Gabriel Hiester’s 1824 facsimile of the survey that Capt. Samuel Gibson Teter (Teeter) had prepared in 1786 in the process of patenting the land. Scanned from original 1824 manuscript document, Manchester Family Archives, on file at the Isaac Manchester House.
14. Survey prepared in 1814 for Isaac Manchester by James Henry (uncertain spelling: Heney?). Scanned from original 1814 manuscript document, Manchester Family Archives, on file at the Isaac Manchester House.
15. Isaac Manchester’s 14 January 1795 certificate of membership in the Newport Association of Mechanics. Scanned from original 1795 manuscript document, Manchester Family Archives, on file at the Isaac Manchester House.
16. 1824 notification from Alexander Reed of the Washington (County) Society for the Promotion of Agriculture and Domestic Manufacturers (also known as the Washington County Agricultural Society) saying that the farm had won “Second Best Cultivated Farm (in the county).” Scanned from original 1824 manuscript document, Manchester Family Archives, on file at the Isaac Manchester House.
17. 1851 Article of Agreement between Isaac Manchester and Christopher Klein of Brooke County, West Virginia (as attested by Asa Manchester) to build a forty foot section of the barnyard wall. Scanned from original 1851 manuscript document, Manchester Family Archives, on file at the Isaac Manchester House.

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18. 1909 photograph of the farmstead taken from a field southwest of the house. Scanned from original 1909 photograph, Manchester Family Archives, on file at the Isaac Manchester House.
19. Aerial A: 1939 aerial view from Penn Pilot web site. Retrieved online at: <http://www.pennpilot.psu.edu/>
20. Aerial B: 1958 aerial view from Penn Pilot web site. Retrieved online at: <http://www.pennpilot.psu.edu/>
21. Aerial C: 1967 aerial view from Penn Pilot web site. Retrieved online at: <http://www.pennpilot.psu.edu/>
22. Aerial D: Pagliarulo family's ca. 2010 annotated aerial view. Original marked-up aerial photograph provided to the National Register preparer by the Pagliarulo family.
23. Aerial C: 2011 aerial view from Google Maps web site (though posted and retrieved in 2011 and again 2012, the photograph is several years older; right half of image may be older than left; it shows the northeast half of the farm when completely overgrown with trees, which have been cleared since the Pagliarulo's became owners of the property). Retrieved online at: <http://maps.google.com/>.









































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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Plantation Plenty (Boundary Increase)  
NAME:

MULTIPLE Agricultural Resources of Pennsylvania c1700-1960 MPS  
NAME:

STATE & COUNTY: PENNSYLVANIA, Washington

DATE RECEIVED: 12/18/15 DATE OF PENDING LIST: 1/15/16  
DATE OF 16TH DAY: 2/01/16 DATE OF 45TH DAY: 2/02/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15001034

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 2-2-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
**The National Register**  
of  
**Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Pennsylvania  
Historical & Museum  
Commission

RECEIVED 2280

DEC 18 2015

Nat. Register of Historic Places  
National Park Service

December 11, 2015

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmark Program  
National Register of Historic Places  
U.S. Department of the Interior  
National Park Service  
1201 "I" (Eye) Street, NW, 8th floor  
Washington D.C. 20005

Re: NR nomination discs

Dear Mr. Loether:

The following nomination forms are being submitted electronically per the "Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk Summary (5/06/2013)":

Loyalhanna Lodge No. 275, Westmoreland County  
Nesbit-Walker Farm, Washington County  
Pittsburgh Brass Manufacturing Company Building, Allegheny County  
Plantation Plenty (Boundary Increase and Additional Documentation), Washington County  
The Salvation Army Building, Allegheny County  
Slusher, David, Farm, Washington County  
Temple Ohave Israel, Fayette County

The enclosed discs contain the true and correct copy of the nominations for Loyalhanna Lodge No. 275; Nesbit-Walker Farm; Pittsburgh Brass Manufacturing Company Building; Plantation Plenty (Boundary Increase and Additional Documentation); The Salvation Army Building; Slusher, David, Farm; and Temple Ohave Israel. The proposed action is listing in the National Register.

If you have any questions regarding the nominations please contact Keith Heinrich at 717-783-9919.

Sincerely,

Keith T. Heinrich  
National Register and Survey

Historic Preservation Services  
Commonwealth Keystone Building  
400 North Street  
Harrisburg, PA 17120-0093  
www.phmc.state.pa.us  
*The Commonwealth's Official History Agency*