

**NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name Manning Gin Farm  
other names/site number

**2. Location**

street & number Rt. #1 Manning Gin Road  
city, town Bethlehem (x) vicinity of  
county Barrow code GA 013  
state Georgia code GA zip code 30620

(n/a) not for publication

**3. Classification**

**Ownership of Property:**

- private
- public-local
- public-state
- public-federal

**Category of Property**

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property:**

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	16	0
sites	0	0
structures	1	2
objects	1	0
total	18	2

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 meets the National Register criteria. ( ) See continuation sheet.

Elizabeth A. Lyon  
Signature of certifying official

3/25/91  
Date

Elizabeth A. Lyon  
State Historic Preservation Officer,  
Georgia Department of Natural Resources

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

**Entered in the  
National Register**

entered in the National Register

Melora Byrum 5/8/91

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

for \_\_\_\_\_  
Signature, Keeper of the National Register Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC:single dwelling/secondary structures

AGRICULTURE:processing/agricultural field/agricultural outbuilding

### Current Functions:

DOMESTIC:single dwelling

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## 7. Description

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### Architectural Classification:

LATE VICTORIAN

OTHER:I-House

### Materials:

foundation	brick
walls	weatherboard
roof	asphalt
other	

### Description of present and historic physical appearance:

The Manning Gin Farm is located approximately one-half mile southeast of Bethlehem, Barrow County, Georgia and is a late 19th- and early 20th-century farm complex that consists of a c. 1887 farmhouse and an extensive collection of historic outbuildings. The farm is located on approximately 15 acres in a rural setting (photograph 1).

The farmhouse is a wood-framed I-house with a one-story rear ell (photograph 2,3). The house is covered with weatherboarding and has exterior brick end chimneys, with a third chimney at the rear of the ell. Exterior features include cornice returns, boxed cornices, and corner pilasters. The two-story front porch was built in the early 20th century, and the upper portion was rebuilt in 1982. A two-story, rear shed was also added in 1987. The front facade is five bays with central entrances on each floor. The large front door has carved detailing with a multicolored stained-glass window. The original four-over-four windows are intact. On the interior, the floor plan is a central hallway with a room on either side and two rooms in the rear ell. Pine tongue-and-groove board walls and ceilings, doors, mantels, floors, and a simple stairway remain (photograph 4-7).

Across the road from the house is a c. 1905, metal-sided cotton gin with gin machinery intact (photograph 18). Surrounding the house is a collection of wood-framed outbuildings constructed from the 1880s to the 1930s. A gable front warehouse features unpainted clapboard siding and a corrugated metal roof. It has three windows on each side, batten shutters, and double batten doors on each gable end (photograph 12). The grain house and harness barn is a red clapboard, gabled front building with a deep rear shed and batten doors. A tongue-and-groove ceiling loft used for drying grain remains intact

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(photograph 10). The mule barn is a gabled front, clapboard-sided building on a cement and fieldstone foundation. Double doors are at both ends with three stalls on either side of the central passage and a hay loft above. The shed addition contains a hayrack and trough (photograph 11). The corn crib is a gabled front building with wide, unpainted boards, metal roof, and a solid center interior wall (photograph 15). The milk barn is clapboard and flushboard-sided with a gable front. Vertical batten doors are at both ends with the rear door retaining its metal hasp (photograph 13). A small gabled front hay storage building with unpainted wide flush boards on fieldstone piers also remains. A c. 1900s smokehouse with broad horizontal flush boards and a centered front door was constructed with light corner bracing on a large sill (photograph 9). A gabled front, clapboard-sided cook's house stands with a metal roof, three windows, one horizontal panelled door, fieldstone piers and two-inch pine floors (photograph 8). A maid's house also exists and is similar to the cook's house in design (photograph 14). Other buildings--two outhouses, a small tenant building, a chicken house, and a shed--are all wood frame construction with unpainted clapboard or flush board siding, some on stone pier foundations. The condition of the outbuildings ranges from excellent to fair. Noncontributing structures on the property include a new wellhouse constructed over the original well (photograph 3) and a modern carport.

The house and most of the outbuildings sit on a hill overlooking Manning Gin Road, the gin, and accompanying farmland. The front yard is terraced with historic cast-concrete block walls (photograph 2). The front walkway is patterned with hexagonal concrete pavers. The Mannings grew a variety of crops including cotton, corn, wheat, and oats. The farm was used by the Mannings until 1945. It is now a private residence; the land is used for pasture.

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**8. Statement of Significance**

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**Certifying official has considered the significance of this property in relation to other properties:**

nationally     statewide     locally

**Applicable National Register Criteria:**

A     B     C     D

**Criteria Considerations (Exceptions):**     N/A

A     B     C     D     E     F     G

**Areas of Significance (enter categories from instructions):**

Architecture  
Agriculture  
Landscape Architecture

**Period of Significance:**

c. 1887-1941

**Significant Dates:**

c. 1887

**Significant Person(s):**

n/a

**Cultural Affiliation:**

n/a

**Architect(s)/Builder(s):**

n/a

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**Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:**

**Narrative statement of significance (areas of significance)**

The Manning Gin Farm is significant as a late 19th-century and early 20th-century farm complex on approximately 15 acres consisting of a c. 1887 farmhouse with a significant collection of historic outbuildings, including a c. 1905 cotton gin. In the area of architecture, the property is significant for both the c. 1887 farmhouse and the important collection of outbuildings that were constructed from the 1880s to the 1930s. The farmhouse is a good example of a wood-framed I-house with central hallway floor plan and one-story, rear ell. Exterior features consist of a two-story, full-length front porch, cornice returns, and corner pilasters. Some interior rooms are plain, with unpainted horizontal pine-paneled walls, ceilings, and floors. Architectural features include four-paneled doors, simple mantelpieces, and a plain unpainted stairway. The outbuildings are excellent examples of the types of structures used on a late 19th-through early 20th-century farm. Except for the cotton gin, all the buildings are either clapboard or flushboard-sided. The c. 1905 gin is metal-sided with the gin machinery still in place. Although cotton gins like this were once common on early 20th century-Georgia farms, they are now quite rare and it is especially unusual to have one with intact machinery. The farm complex is significant on a statewide level for its large and intact collection of farm related buildings, a cotton gin, and the farmhouse.

In the area of agriculture, the property is significant as an intact late 19th-century and early 20th-century farm complex operated by Robert L. Manning (1863-1943). The farm sits on land originally owned by Manning's father and included approximately 700 acres. Manning grew cotton, corn, wheat, oats and later operated the cotton gin. The fine collection of historic outbuildings, represent the many agricultural activities that took place on the Manning farm. The property is also significant for the operation of the cotton gin from c. 1905 to c. 1945. Manning formed the Manning Gin Company c. 1912 to operate the gin as a business and served the needs of cotton farmers in the surrounding area. The Manning Gin Farm is an excellent example of a successful complex that produced a variety of crops and illustrates a type of farming operation commonly found in northeast Georgia during the late 19th-century and early 20th-century.

The property is significant under landscape architecture as a good example of the "ornamental yard" tradition of rural landscaping in Georgia in which the front yard is set off from the surrounding "landscape of work" and given special landscape treatment. Design

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elements include the locally produced cast-concrete block fences and retaining wall, the terraced front yard, front walk with hexagonal pavers, and the use of shade trees, all of which are characteristic early-20th century landscaping features.

**National Register Criteria**

These areas of significance support the property's eligibility under National Register Criteria A and C.

Under Criteria A, the property represents the broad patterns of history by its intact, family-owned rural farmstead with its farmhouse, outbuildings, and surrounding farm land. The Manning Farm illustrates a rural farm operation commonly found in Georgia's Piedmont farm region and exemplifies the type of farm layout and types of outbuildings used during this time period. The Mannings also operated a cotton gin and serviced the surrounding area until 1945. The farm complex, with its large number of outbuildings, is one of the few remaining intact and unaltered farms left in Georgia.

The property meets Criteria C because the Manning Farm contains distinctive characteristics of a rural farm complex that also includes a former cotton gin. The c. 1887 I-house is only one element representing a particular type, method of construction, and interior detailing used during the late 1800s. The c. 1905 cotton gin, outbuildings, and surrounding field area are all contributing factors to this historic farm setting. Exterior features to the I-house include a two-story, full-length front porch, gable roof, weatherboarding and an one-story rear ell. The interior floor plan is one room deep with a central hall. Interior features are plain with some rooms unpainted pine walls, ceilings, and floors. The outbuildings are utilitarian in design, clapboard or flushboard-sided with minimal detailing. The cotton gin is metal clad and functionally designed. Hexagonal sidewalk pavers and a cast-block wall are historic landscape features. The Manning Gin Farm is typical of Piedmont region farms and provides information as to the types and functional designs used for farm buildings during the late 19th-century and early 20th-century.

**Period of significance (justification, if applicable)**

c. 1887 - construction date of farmhouse  
1941 - 50 year cut-off date (active farming operation until after World War II).

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**Contributing/Noncontributing Resources (explanation, if applicable)**

Contributing

16 buildings - house, gin, various outbuildings  
1 structure - well  
1 object - concrete block fence

Noncontributing

2 structures - wellhouse, carport

**Developmental history/historic context (if applicable)**

Solomon Manning (c. 1812-1885) was born in South Carolina. By 1850, he was a resident of Cherokee County, Georgia. His first recorded land purchase in Walton County was in 1846, when he bought a portion of the Timothy C. Wood estate from a legatee in Alabama for \$200.

In 1851, Solomon Manning made his largest land purchase--625 acres for \$1000 from William Montgomery of Floyd County, Georgia. This purchase represented the heart of Solomon's holdings and the tract extended from the Apalachee River to the "campgrounds," probably of Bethlehem United Methodist Church, which is diagonally across from the Manning I-house and settled on this tract of land.

Solomon Manning married Emily Manning (c. 1825-1897), a native of Georgia. They had eight children, all born in Georgia: Benjamin T.; John W. S.; W. L.; Margaret L.; Julia A.; S. J.; Robert L.; and Refrina L., and built a house east of the present two-story Manning house. By 1860, Solomon was a successful yeoman farmer. He owned land worth \$3750 and had a personal estate worth \$6400. Six slaves constituted the bulk of his personal worth.

Solomon, like other farmers, felt the effects of the Civil War. In 1870, Solomon's property remained intact and was valued at \$3600, but his personal estate's value had dropped to \$700 because of the loss of



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his slaves. Solomon's two oldest sons, Benjamin and John W. S., were both killed in the war.

In 1873, Solomon owned 625 acres with an aggregate value of \$3000 and employed five hands between the ages of 12 and 65. By 1878, he was prosperous enough to purchase 100 acres for \$600. Two years later, Solomon was still farming, and sons William L., S. J., and Robert L. were working on the farm.

The town of Bethlehem developed rapidly after the Gainesville Midland Railroad came through in 1884. Bethlehem prospered and had several stores and physicians over the years. It was during this period of local economic expansion that Robert L. Manning, Solomon's youngest son, assumed control over a large portion of the family land.

At the time of Solomon Manning's death (1885), sons William L., Robert L., and S. J. were listed on the tax rolls, each with livestock worth \$50-60. Solomon had left no will. In 1886, Robert L. was listed as the agent for "Sam [Manning] Dec". There were 700 acres with an aggregate value of \$2800, but the land's value was not assigned to any member of the Manning family.

The next year, 1887, the county tax digest shows that Emily owned 300 acres worth \$1200 and that W. L., R. L., S. J., and Julia each owned 100 acres worth \$400. In the same year, Emily and Robert were both taxed for their household possessions, indicating the existence of a second home. It is reasonable to assume that Robert built the two-story I-house at that time.

Solomon's widow, Emily, died in 1897. The following year 1898, Solomon's remaining children owned a total of 703 acres, distributed as follows: William L. - 100 acres worth \$400; S. J. - 163 acres worth \$652; Julia A. - 160 acres worth \$640; and Robert L. - 280 acres worth \$1120.

William appears to have bought Solomon's house and the land around it. In a deed dated 18 December 1888, the "heirs of Solomon Manning" --"W. L. Manning, S. J. Manning, R. L. Manning, J. A. Manning-- conveyed "Lot No. 2", 100 acres, to W. L. Manning for \$600. A year later in January 1890, William L. Manning sold the same to Hiram N. Rainey of Jackson County for \$250.

William and his family lived in Solomon's house, referred to on a 1943 plat map as the "old Manning homeplace" for several years and may have continued to live in the house as tenants after the property was sold. Unfortunately, Solomon's homeplace burned in 1988.

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By 1901, only two of Solomon Manning's children were left in the Bethlehem area--Robert and Julia. Robert owned 440 acres, worth \$1760. He had picked up 160 acres, probably from S. J. Julia still owned 160 acres. Neither Robert, nor Julia Manning ever married. It appears that Robert built the two-story house, the gin, and the outbuildings during his residence and ownership from 1887 until his death in 1943.

The Manning cotton gin began to operate around 1904 or 1905, when the tax digest shows Robert Manning first having cotton manufactories on hand (worth \$400). The gin machinery was manufactured by the Murray Gin Co., Dallas and Atlanta. Robert apparently sold off some of his land to finance the gin. By 1911, he had 250 of the 440 acres he had held in 1900. The Manning Gin Co. was formed in 1911 or 1912. Robert sold more land to invest in the company. By 1912, he had only 165 acres left. The company had an aggregate value of \$1000. The gin operated from c. 1904 - c. 1945.

Robert Manning ran the farm and gin successfully over a period encompassing many economic, agricultural, and social changes. When he died in 1943, he left the farm and approximately 250 acres to his brother William's surviving children. The property remained with Manning descendants until 1981. The present owners, the Van Lues, bought part of the remaining land, and have restored the house and most of the outbuildings.

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## **9. Major Bibliographic References**

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Houston, Kitty. "Historic Property Information Form, Manning Gin Farm." 1989. On file at the Historic Preservation Section, Georgia Department of Natural Resources, Atlanta, GA.

**Previous documentation on file (NPS):** (x) N/A

- ( ) 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 #

**Primary location of additional data:**

- (x) State historic preservation office
- ( ) Other State Agency
- ( ) Federal agency
- ( ) Local government
- ( ) University
- ( ) Other, Specify Repository:

**Georgia Historic Resources Survey Number (if assigned):**

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**10. Geographical Data**

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**Acreage of Property** approx. 15 acres

**UTM References**

- A) Zone 17 Easting 250070 Northing 3757300
- B) Zone 17 Easting 250360 Northing 3757200
- C) Zone 17 Easting 250290 Northing 3756960
- D) Zone 17 Easting 249960 Northing 3757060

**Verbal Boundary Description**

The National Register Property includes the house, 15 outbuildings, a well, landscaping, and the property surrounding them. The property is marked on the enclosed plat map.

**Boundary Justification**

The proposed boundary includes the property historically associated with the Manning Farm and encompasses the farmhouse, outbuildings, and landscaping.

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**11. Form Prepared By**

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**name/title** Lisa Raflo, National Register Specialist  
**organization** Historic Preservation Section, Georgia Department of Natural Resources  
**street & number** 205 Butler Street, S.E., Suite 1462  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** 404-656-2840 **date** 3/5/91

(HPS form version 11-02-90)

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Photographs

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**Name of Property:** Manning Gin Farm House  
**City or Vicinity:** Vicinity of Bethlehem  
**County:** Barrow  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** July 1990

**Description of Photograph(s):**

- 1 of 19: Robert Manning farmhouse; photographer facing north.
- 2 of 19: Front facade of the Manning farmhouse, concrete block wall; photographer facing north.
- 3 of 19: Rear facade of the Manning farmhouse and well house; photographer facing south.
- 4 of 19: Interior front room, Manning farmhouse; photographer facing west.
- 5 of 19: Interior hall and stairway, Manning farmhouse; photographer facing east.
- 6 of 19: Living room, Manning farmhouse; photographer facing northeast.
- 7 of 19: Upstairs bedroom, Manning farmhouse; photographer facing southwest.
- 8 of 19: Cook's house; photographer facing east.
- 9 of 19: View of rear ell of Manning farmhouse, cook's house, and smokehouse; photographer facing southwest.
- 10 of 19: Grain house and harness barn; photographer facing west.
- 11 of 19: Mule barn; photographer facing northwest.
- 12 of 19: Cotton warehouse; photographer facing northwest.
- 13 of 19: Milk barn; photographer facing north.
- 14 of 19: Maid's house; photographer facing southeast.

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**Photographs**

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- 15 of 19: Corn crib; photographer facing southwest.
- 16 of 19: Outhouse (3-seater); photographer facing east.
- 17 of 19: Interior of "3-seater" outhouse; photographer facing east.
- 18 of 19: Cotton gin along Manning Gin Road; photographer facing  
west.
- 19 of 19: Tenant buildings; photographer facing south.


Manning Gin Farm, Bethlehem, Barrow Co.,  
Georgia

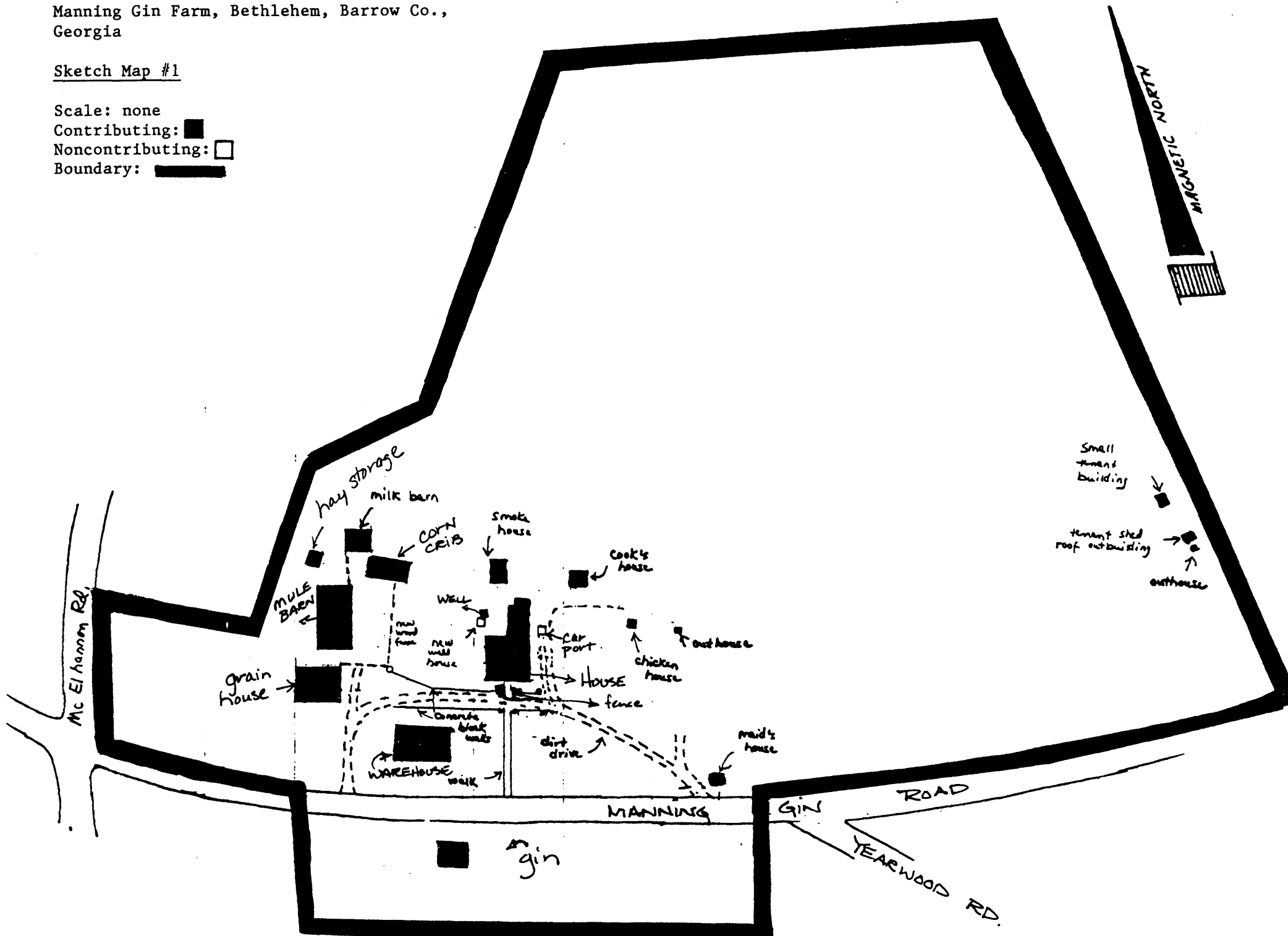
Sketch Map #1

Scale: none

Contributing: ■

Noncontributing: □


Boundary: 



Manning Gin Farm, Bethlehem, Barrow Co., Georgia

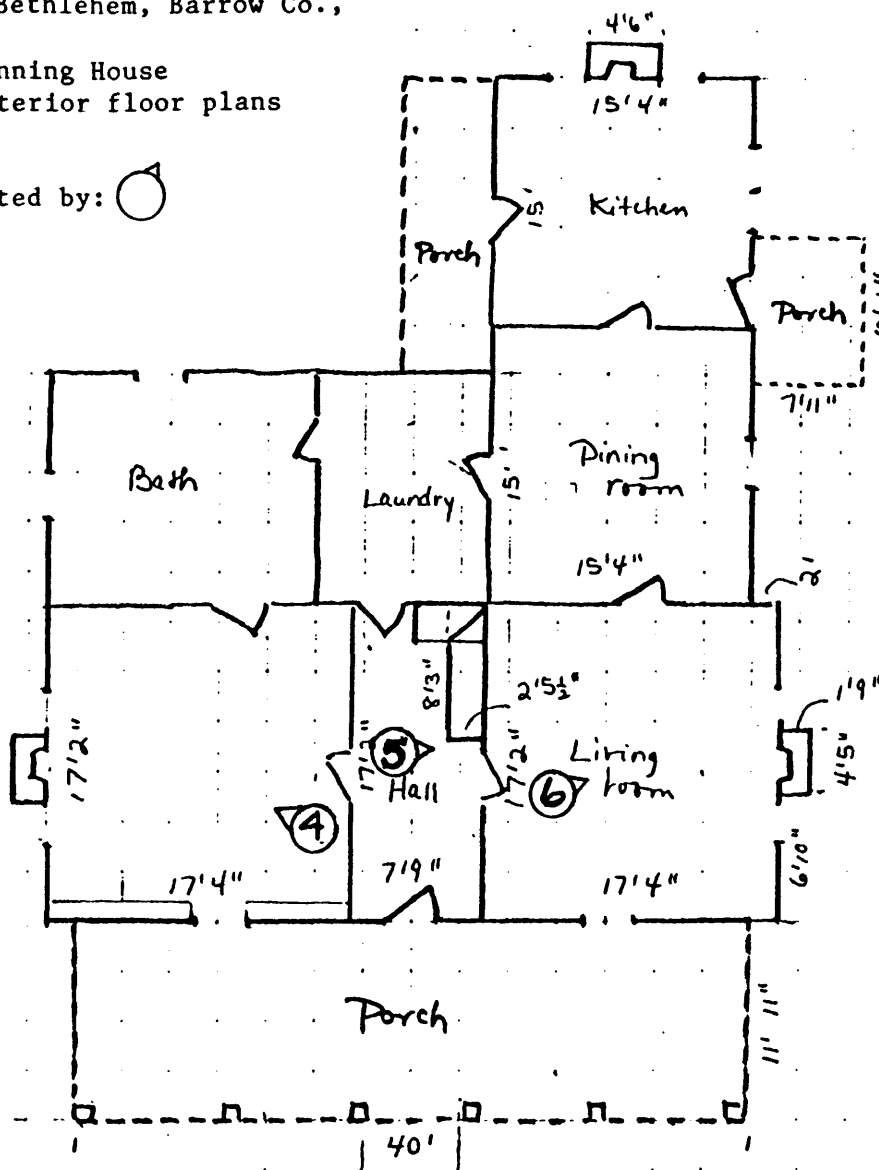
Manning House  
Sketch Map #2 - Interior floor plans

Scale: none

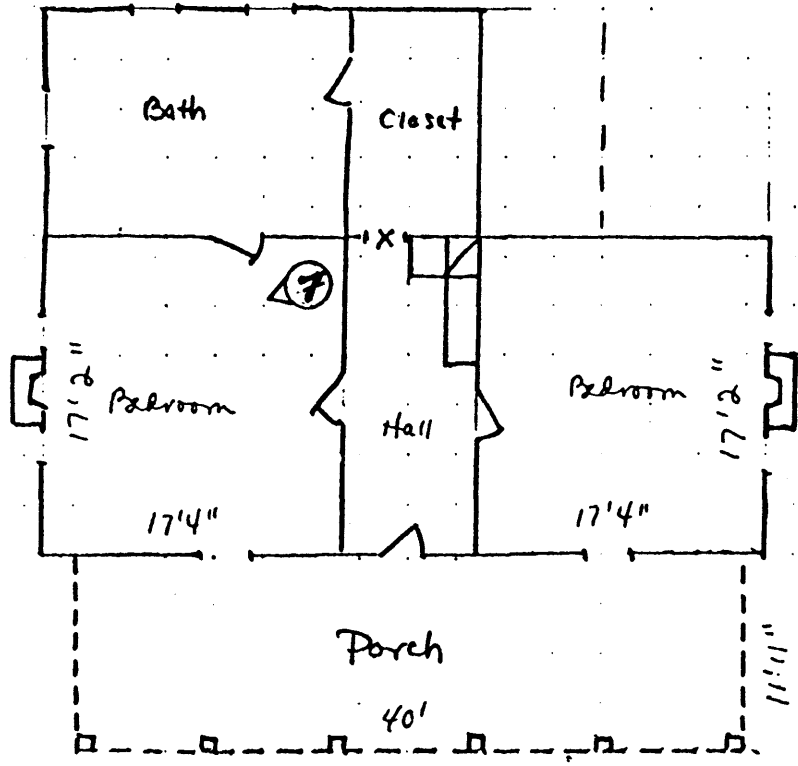
Photographs indicated by: 



1st floor



2d floor



1 block = 3'