

FORM B - BUILDING

Area C	Form no. 195
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108



Reading
Address 140 High Street
Historic Name Jacob Manning House
Original dwelling
Present dwelling
Ownership: Private individual
Private organization _____
Public _____
Original owner Jacob W. Manning

location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.



DESCRIPTION:
Date 1877
Source Chronicle
Style Stick style
Architect unknown
Exterior wall fabric clapboards
Outbuildings none standing
Major alterations (with dates) _____
none
Moved no Date _____
Approx. acreage 25,875 sq. ft.

Recorded by Architectural Preservation Associates Setting On high hill, behind which was
Organization Reading Historical Commission railroad tracks, near Highlands depot.
Date November 1980 Large shade and ornamental trees
near house.

Date 6/82

UTM: 19/326440/4710000

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community) This is a fine example of the Stick style of architecture. The same device of the band of vertical siding embellished with small holes is used in the Pierce house, 128 Salem Street (form no. B-44). Pierce, like Manning, was a *prosperous* businessman who had recently earned a good deal of money. All the features of the style are here: the high peaked roof, different kinds of gables, tall thin windows, vertical and horizontal members, half timbering as pure decoration, cut-out work and turning, and tall fanciful chimneys.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This was the home of Jacob Manning, the nursery man. In 1875, he had an upper and lower nursery, with building plots of Bancroft and Temple between. In 1894 it had "The largest and most comprehensive variety of hardy perennials in the United States." The nursery covered 20 acres and employed 30 men. This nursery played a part in the spread of interest in landscape gardening: Manning and his son landscaped the Massachusetts building at the Chicago Worlds Fair in 1893.

Manning specialized in propagating evergreens, introduced a new strawberry, and was the first in the United States to plant from the original stock of the Concord grape.

This house was a landmark for those who arrived at the Highlands station, and shows on his advertising card.

BIBLIOGRAPHY and/or REFERENCES

- 1875 map Jacob Manning (earlier house now located at 218 High Street)
- 1889 map Jacob Manning
- Eaton, Memorial Volume, p. 328
- Reading Chronicle, March 1877, May 1877 & February 2, 1878
- Diary of Jacob Manning's wife, Lydia. Property of Reading Antiquarian Society

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No: C-195
Property Name: 140 High St.	

Indicate each item on inventory form which is being continued below.

CRITERIA FOR EVALUATION

This property is significant (1) for its role in the development of the Reading Highlands area; (2) for its connection with the famous nurseryman, Jacob W. Manning; and (3) as a good example of the Stick style of architecture. It retains integrity of location, design, setting, materials, and workmanship, and meets Criteria A, B, and C of the National Register.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 6/11/84
date entered

Continuation sheet

Item number

Page 649

Multiple Resource Area
Thematic Group

Name Reading Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review		Date/Signature
51. House at 206 West Street	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
52. House at 242 Summer Avenue	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
53. House at 322 Haven Street	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
54. House at 483 Summer Avenue	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
55. House at 1177 Main Street	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
56. Lewis House	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
57. Manning, Charles, House	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
58. Manning, Jacob, House	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
59. Masonic Block	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____
60. Nichols, Daniel, Homestead	Entered in the National Register	<i>for</i> Keeper <u>Melrose Byers 7-19-84</u> Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Manning, Jacob, House (Reading MRA)
Middlesex County
MASSACHUSETTS

Working No. JUN 4 1984
Fed. Reg. Date: 2/5/85
Date Due: 7-5-84 - 7-19-84
Action: ACCEPT 7-19-84
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Manning School House (Reading M.H.A.)
 Middlesex County
 MASSACHUSETTS

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Mrs. Jacob, House

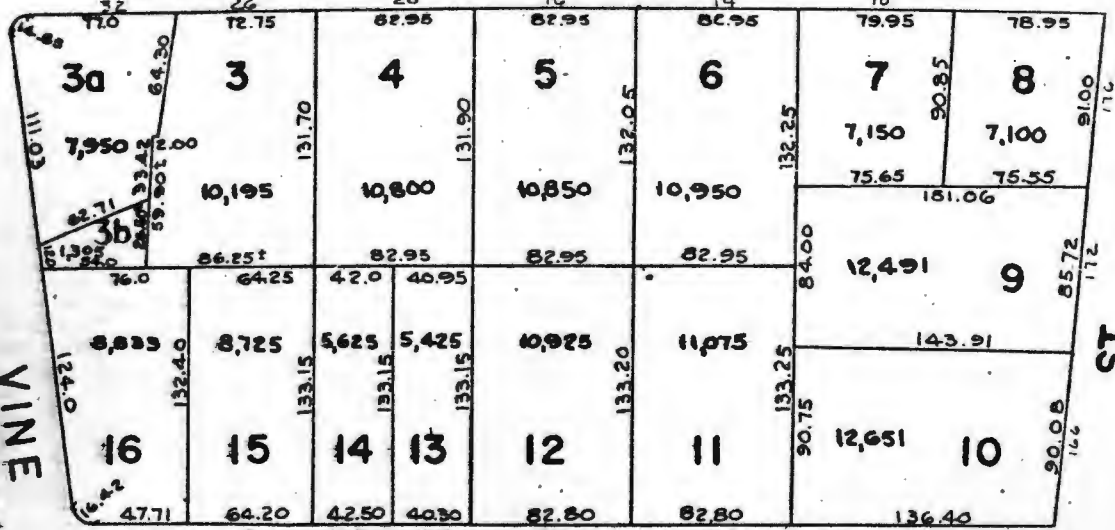
Reading, N. H.

1871

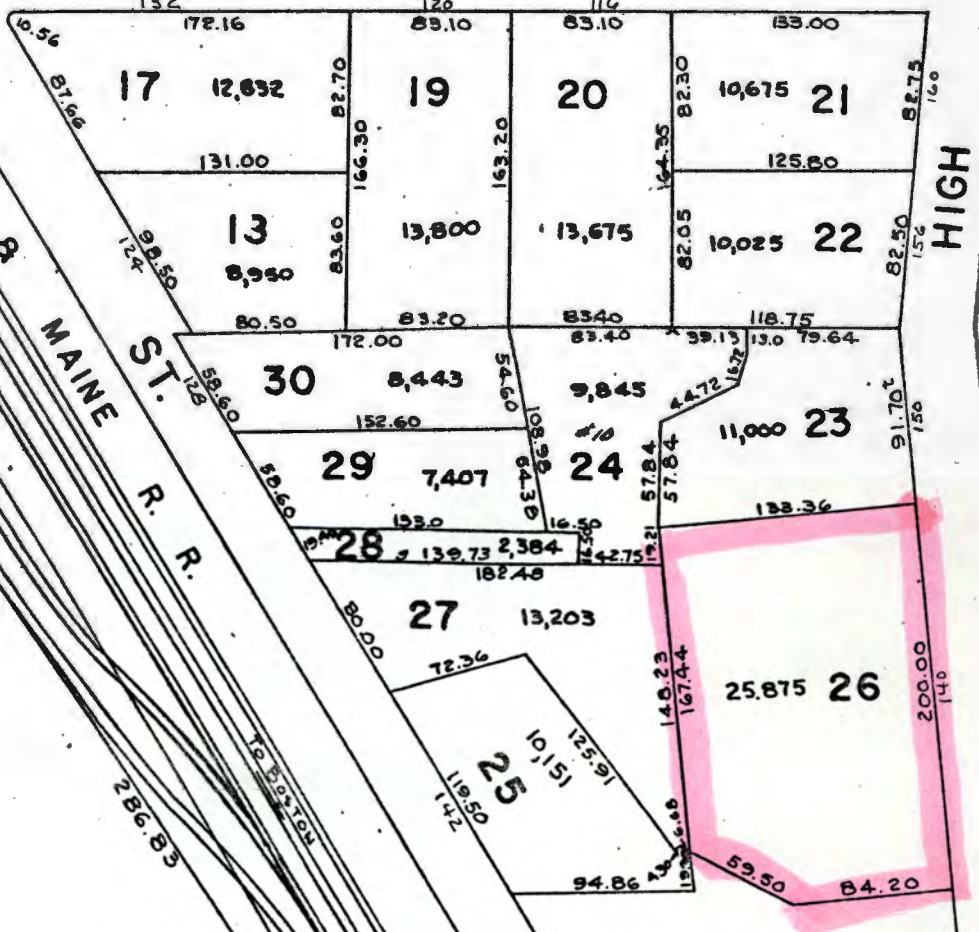
140 High St.

XI 7A

MINERAL STREET



MIDDLESEX AVE.



#C-195 140-142 High St.
 Map 72, Lot 26
 1983 Assessors Map
 1" = 100'

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000290