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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Smith-Manning House  
other names/site number Rockford; The Alston Farm; The Manning Farm

### 2. Location

street & number 360 Manning Road

N/A	not for publication
N/A	vicinity

  
city or town Marietta  
state Georgia code GA county Cobb code 067 zip code 30064

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  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  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  local  
U R H 2014-10-9  
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date  
Historic Preservation Division, Georgia Dept. of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 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) \_\_\_\_\_  
Ben Edson D. Beall 12-2-14  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only one box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
9	0	buildings
0	0	sites
0	0	structures
0	0	objects
9	0	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
AGRICULTURE/SUBSISTENCE: agricultural outbuilding

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

MID-19<sup>th</sup> CENTURY: Greek Revival  
OTHER: Folk Victorian  
OTHER: Georgian House

**Materials**  
 (Enter categories from instructions.)

foundation: STONE  
 walls: WOOD: Weatherboard  
 roof: ASPHALT  
 other: BRICK (chimneys)

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Located in Cobb County between the city of Marietta and Kennesaw Mountain National Battlefield Park, the Smith-Manning House property includes the main house and eight outbuildings on the remaining portion of what was once a large plantation/farm. It is currently surrounded by residential subdivisions that occupy the former agricultural fields. The house reflects two major historic periods of development --- the c.1851-1852 original construction date and the 1880s period, when several alterations were made. The front is symmetrical with three bays. The main living quarters (with 12-foot ceilings) are frame construction, above a full-height, raised, coursed-stone basement originally used for a kitchen and utilitarian purposes. The roof is front gabled with a distinct cornice and eave returns. There are two stuccoed brick chimneys. The central front door has Greek Revival sidelights and transom. It opens onto an upper-level wooden porch that is embellished with a late-19<sup>th</sup>-century jigsaw-cut balustrade and intricately cut posts and brackets. The house is two rooms deep with a central hall with front and rear staircases. Except for one replacement, all historic mantels are intact. The rear wing (c.1865) was once a detached summer kitchen. Important character-defining features have been retained in recent rehabilitation work. Most remaining outbuildings are related to domestic activity that would have occurred near the house. They include a corn crib (c.1875, recently moved closer to the house to prevent demolition), a wagon house/implement shed (c.1880), a garage (c.1922), a Delco generator shed/well house (c.1935), a small stone barn (c.1938, also called a "cotton house" by former owners), a stone smokehouse (c.1938), a privy (c.1940), and a chicken coop (c.1950).

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### Narrative Description

The Smith-Manning House (c.1851-1852) is located in a suburban residential setting about two miles west of downtown Marietta, the county seat of Cobb County. The house and its outbuildings sit on a four-acre lot with an informal picturesque landscape (photograph 6). The main section of the house is almost square with a front-gabled roof (photograph 1). It has two full levels plus an attic. The ground floor is a full-height raised basement with two-foot-thick coursed stone walls (photograph 2). The upper level (historically the main floor) and the attic have wood post-and-beam framing with wood weatherboard walls. The floor plan is that of a Georgian House type, with two rooms on each side of a central hall that runs from the front door to the back door. The three-bay façade has the same symmetry on both floors; a central door is flanked by a window on each side. The front (north elevation) features a full-width wooden porch supported on the lower level by trussed wooden posts. The rear (south elevation) has a central single-bay porch (photograph 3). There is also a rear one-story appendage that is believed to date to the late 1860s or early 1870s (photograph 5). This gabled service wing was built to connect a detached kitchen to the main house (photograph 4).

The house retains many features of its original Greek Revival style, combined with Victorian-era elements that appear to date to the 1880s. The form and symmetry of the house reflect the Greek Revival period, as do the transoms and sidelights on the main doors, the boxed eaves with distinct cornice, the wide frieze band, and the gable returns. There are three-part windows in the upper gable ends, consisting of six-over-six sashes flanked by four-light sidelights. The front door surround has a four-light transom with four-light sidelights; the back door surround has a seven-light transom with three-light sidelights. Main (upper-floor) windows are six-over-six sashes with functional wooden shutters. Ground-floor windows are smaller two-over-two sashes. Two large chimneys, constructed with thick stucco over masonry, extend from the main roofline.

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The stone walls on the ground floor (raised basement) were likely quarried from a rock outcropping at a nearby creek. (The stones match the site and the creek bank shows evidence of quarrying activity.) This raised basement served historically as a kitchen, storage area, and possibly slave/servant's quarters. It has exterior entrances under both the front and rear porches. The basement ceiling height is relatively low at eight feet, reflecting the build-up of wooden flooring on top of the lime mortar beneath. The two parallel interior load-bearing walls that make up the central hall are one foot thick and constructed of brick with lime mortar. The upper floors are wood frame construction with mortise-and-tenon framing members and wood pegs (photograph 31). Most floor boards are six-inch-wide, tongue-and-groove, heart-pine planking with face nailing. The house also features two pairs of long staircases between the ground floor and the main floor, the original one for the servants (photographs 14 and 15) and a later set added for upper (main) floor access (photographs 13 and 22, foreground). There is also a set of stairs between the main floor and the attic (photographs 23 and 29). Ceiling height on the main floor is just over 12 feet (photograph 23).

Wooden fireplace surrounds and mantels are relatively plain and simple in design throughout the house (photographs 18, 19, 20, 27, and 28). At some unknown date, additional moldings and faux wood-graining were applied to one upstairs fireplace surround (photograph 25). The door to this room, as well as the baseboards and window trim, were also painted to look like grained and burlled wood (photograph 26). This type of finish was popular during the last half of the 19<sup>th</sup> century.

Because the house conforms primarily to the Greek Revival style, it is highly likely that it was originally constructed with a front exterior staircase, which would have provided access to a main upper-floor entrance from the porch. Other antebellum houses in Cobb County have this feature. The current porch is not original and likely once had a different design. The two sets of interior staircases provide some clues. The front set was not added until c.1880. The stairs located at the rear of the home—apparently for the slaves' (and later servants') use—would have been the only interior access from the basement to the formal upstairs living area when the house was originally constructed in the 1850s. It is conjectured that an exterior stairway may have been destroyed during the extensive shelling during the Civil War, or perhaps in later years, and never replaced. Existing front and back porches date from the 1880s during the Victorian era. They feature intricately cut posts, brackets, and frieze, as well as jigsaw-cut railings (photograph 24). The porches are supported by trussed, chamfered wood posts resting on stone-capped brick piers.

The house retains most of its historic features and retains excellent integrity from the period of significance. There were five known major remodels and alterations on the main house—all maintaining the original architectural form and floor plan. The first was repair of damage caused by artillery shelling during Civil War. The one-story, partial-width, gabled-ell service wing (also called the summer kitchen) was connected to south entrance of the house, possibly in the late 1860s or early 1870s. A ground-level window was converted to an entrance, allowing for passageway between the two sections. At same time, it is believed that an original entrance doorway on the west elevation was filled in and converted to a window.

The house was remodeled in the 1880s with elements of the Folk Victorian style. What were probably Greek Revival-style porches were replaced with the current porches featuring delicately sawn frieze work, post brackets, and balustrades. Ornate paired cornice brackets were added under the eaves in the front gable end. A front interior staircase was built between the two floors, probably to replace the lost exterior staircase. The ground floor (basement) was made into a more livable space. Exposed interior stone walls were plastered. Wood flooring was placed over lime-and-sand mortar surfaces. Lath and plaster was applied to the ground-floor ceiling, which had probably previously been the exposed underside of joists and beams. Exterior wood siding and interior floors were replaced or repaired in multiple areas. Exterior stone walls were repaired and re-pointed with Portland cement. In a later 1915 alteration, the original windows of the stone basement were replaced with smaller two-over-two wooden windows (photograph 17).

After the long-time owner's (Judge James Manning's) death in 1974, the house was updated with HVAC and plumbing enhancements. This included additions of large soffits and closets for the enclosing of ductwork and

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air handlers. The fireplace and hearth in the southeast room on the ground floor (now the family room) received a modernization with red-brick surrounds and brass glass doors. The rear service wing was partitioned and furred out with two-by-four studs and gypsum board. A laundry room and bathroom were added to this area.

Between 2009 and 2011, the current owners undertook a substantial rehabilitation and updating of house systems. The main house was structurally sound, so work focused on accommodating new electrical, HVAC, and plumbing systems to serve a modernized kitchen and bathrooms. Plaster walls and ceilings were maintained and repainted. Historic "graffiti" was retained in the attic (photographs 32 and 33). Paint was not added to existing unfinished wood nor was prior painted wood stripped of paint. All existing doors and windows were preserved. Carpet was removed throughout the house to reveal original heart-pine floors. Existing light fixtures were reused in many cases. A wall, which had divided the center hall, was removed on the ground floor. (This may have been installed during the 1880s update.) The 1970s brick fireplace hearth and brass doors were removed in what is now the family room. Of the eight fireplaces in the house, this was the only one that had been replaced. The original stone and brick hearth existed underneath the newer one. The "shadow" of the original mantel was visible behind the removed modern brick. This measurement matched the dimensions of the fireplace mantel/surround in the kitchen. In order to avoid confusion, a new mantel (photograph 16) was reconstructed to match the old one in the kitchen, instead of using an "architectural antique."

The exterior was scraped and painted during the same rehabilitation. The roof material was existing asphalt shingles, which did not warrant replacement at the time. The attached rear "annex" addition was determined to be historically significant (possibly late 1860s) and was retained. It was in poor condition, and a new concrete foundation was needed in order to adhere to city codes. Recesses in the short foundation stem wall in the middle and at corners allow for the interpretive addition of stone to show how this part of the house was originally supported. The un-nailed tongue-and-groove floor boards were removed to repair rotted wood, and allow for a vapor barrier to be installed. Large poplar floor joists were maintained where possible and modern pressure-treated lumber was added to supplement them. The original floor was reinstalled. Framing and drywall that had been added in this area during the 1970s was removed to reveal the original nine-foot ceiling, the board-and-batten walls, and a ceiling flue for a wood-burning stove (photograph 21). The surrounding outbuildings were stabilized and roofs were repaired until future work can be completed. The project received final certification from the Historic Preservation Division, Georgia Department of Natural Resources, for the state income tax credit and the state preferential property tax assessment on January 16, 2013.

There are eight outbuildings on the four-acre property (all contributing buildings.) The yard retains much of its rural feeling due to the lot's large size, the house's generous setback from the street (over 300 feet), and the presence of many mature trees and open spaces. The yard setting is informal, rural, and picturesque with mature vegetation, designed drives, and walkways. The property and its various outbuildings are somewhat separated by use; former agricultural outbuildings are part of the "landscape of work" and tend to be located at the rear and the southeast corner of the property. These include a corn crib and cotton house. Domestic outbuildings are located closer to the house and are situated among the picturesque fieldstone-lined drives, paths, and planted beds that distinguish the "house yard". This area reflects some of the characteristics of ornamental yards of the Victorian period, with buildings that include a well house, garage, and smokehouse. A whitewashed wooden fence separates the house yard from a small field that has some of the former agricultural outbuildings. Hundreds of acres of fields, one large barn, and several other outbuildings were once on other parcels that were farmed, but are no longer part of this property. These resources are no longer extant after successive 20<sup>th</sup>- and 21<sup>st</sup>-century subdivision development occurred in the area.

The drive-in corn crib (c.1875) is believed to be the oldest of the remaining outbuildings from the former farm (photograph 8, foreground). In order to save it, the owners recently had it moved to its current location from nearby fields that were slated for residential development. It measures 20 feet wide by 12 feet deep with beveled siding. The side-gabled roof has an overhang on front where carts were used to load corn. It sits off

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the ground on rubble-stone foundation piers. There are two small vent windows under the gables. The door measures 41 by 82 inches. Cut nails with hammered heads and treenails secure the framing. There is a lean-to shed on the south-facing rear.

The carriage house/wagon house (c.1880) is 28.5 feet wide by 18 feet deep (photograph 9, foreground). It is a side-gabled, frame, vehicle and implement shed with four open bays. Individual bays are six feet wide. Several hinges remain from swinging bay doors that no longer exist. The building has weatherboard siding. Its mortise-and-tenon, heart pine, hand-hewn sills sit on stone bases. The post-and beam structure, treenails, and hammer-headed cut nails are evident. The roof is standing-seam metal over rough-sawn tree slats on two-by-five-inch rafters.

The c.1922 stand-alone garage is approximately 18 feet wide by 30 feet deep. It is a frame, front gabled, two-car garage with exposed rafter ends and board-and-batten siding. The interior floor is now asphalt. There is a window at the rear and an open shed/lean-to on one side that rests on a concrete slab. The metal roof sits on two-by-five-inch rafters. The garage was said to be constructed behind the house when the Manning family bought their first car in 1922.

A Delco generator shed/well house was constructed c.1935 to the west of the house (photograph 11). It measures 16 feet wide by nine feet deep. The frame side-gabled building has weatherboard siding and an asphalt shingle roof. It has a central door and two side windows on the gable ends. The floor is cement. This building contains the "house" well, which may be the oldest well, in close proximity to the kitchen. (There was once a second well next to the barns, not on the current owner's property, which were lost in a 2011 development.) The extant hand-dug well appears to have been "modernized" when it was lined with terra-cotta pipe. There are concrete walls at the well head. Manning family members report that this well was used until the 1970s when the water was tested and determined not fit for consumption. At that time a deeper "driven" well pipe was installed adjacent to the well house. The house remained on well water until the late 1990s when the water supply was brought in from the street. The well house was also once used to house a Delco generator.

What the Manning family called the "cotton house" was constructed in 1938 to the southeast of the house (photographs 7 and 10). It is a stone barn that measures 22 by 32 feet. The gambrel roof has boxed eaves, wooden gable ends, and a cantilevered roof over the front. The walls consist of 15-inch-thick random uncoursed stone anchored in Portland cement with stone vents under the eaves. The floor is hand-mixed and finished concrete. A second-level loft is entered by a step ladder. There are two small windows in the upper section of the south side. There is a loading door on the north end. Manning family members report that this structure was rebuilt after a tornado struck the property. The 1938 date is inscribed in the interior stone pointing.

The c.1938 smokehouse (photograph 12) seems to match the construction techniques of the cotton house. The building measures 14 feet wide by 12 feet deep, and is constructed of thick uncoursed stone. The mortar is Portland cement. The gables have wood siding under the boxed eaves. There are two vent windows—one at the ridgeline and the other at a low level. There is a single window on the north side, and a small cupola on the roof. The flooring is hand-mixed and finished concrete. A ladder leads to the loft storage area. Manning family members believe the smokehouse was used for salt-curing hams.

There is a c.1940 privy with wood board-and-batten siding, wire nails, and a pitched tin roof. It has a wooden toilet and lid with a four-inch vent pipe through roof. Air vents border the roof line. The unit is portable. Manning family members recall there being two privies; the existing one behind the garage and another by one of the barns.

The last outbuilding to be constructed is a 1950 chicken coop behind the garage. The 10-by-16-foot frame building has a front gable, weatherboard siding, exposed rafter ends, and an asphalt shingle roof. The north-

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facing entrance has 30-by-58-inch human door and an 8-by-10-inch opening for the "chicken walk." The east and west walls have glass-pane windows. The south wall has an opening with wire screening. There is a concrete slab floor and curb.

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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.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

c.1851-c.1950

**Significant Dates**

c.1851 - Dr. Sidney Smith builds the house

1894 - John Lipsey Manning acquires the property

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Criteria Considerations**

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

Property is:

- 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.

**Period of Significance (justification)**

The period of significance begins with the date of the construction of the house (c.1851), and ends with the construction of the last outbuilding (the chicken coop, c.1950).



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**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Smith-Manning House is significant under Criterion C at the local level as one of the few remaining antebellum houses in Cobb County that also retains several of its historic outbuildings. Dr. Sidney Smith (1805-1856) purchased the property in 1851, and used slave labor to build a house and develop a 900-acre plantation that he called "Rockford." Artifacts found on the premises, along with historic maps, seem to confirm that the house stood in the midst of surrounding Civil War activity during the Battle of Kennesaw Mountain in June-July of 1864. After several other owners had farmed the land, John Lipsey Manning (1859-1922) and subsequent generations of his family used the property for agricultural purposes beginning in 1894 through the 1970s. Except for four acres surrounding the house, all the land was eventually subdivided for several residential developments. The Smith-Manning House is significant in the area of architecture as a good example of a Georgian-plan house with Greek Revival elements that was "updated" in the 1880s with Folk Victorian details (an "evolved house"). It is also a rare surviving example of a house in the Piedmont that had its main living spaces built above a raised basement, which is normally found in the Sand Hills Cottage, as identified in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. Other significant features include the two-foot-thick stone walls on the lower level, the mortise-and-tenon joints found in portions of the upper framing, heart-pine floors, plaster-on-lath walls, and the elaborate upper-level balcony. The house has excellent integrity. The outbuildings (constructed between c.1875 and c.1950) are good examples of several types of agricultural and household ancillary buildings.

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

The Smith-Manning House is significant in the area of architecture as one of the few antebellum houses to survive intact in an area that was devastated by the Civil War. According to deed records, it was built c.1851-1852 by Dr. Sidney Smith, originally of Beaufort, South Carolina, probably using slave labor. The house was part of a plantation that comprised several hundred acres by the time of Smith's death in 1856. It is a good intact example of a house that was built in the Greek Revival style with a Georgian floor plan, as defined in *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991). It has a raised basement that is most characteristic of a Sand Hills Cottage, but was also found on other plantation houses in the Piedmont. As the Smith-Manning House evolved, Folk Victorian elements were added in the 1880s when new owners sought to "modernize" the front of their house, particularly the porches and decorative details.

The Smith-Manning House can be characterized by both type and style. As documented in *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, a house "type" refers to the overall form (the outline or "envelope") of the main or original part of the house and the general layout of the interior rooms. This includes the floor plan and the height. In contrast, a "style" relates primarily to the external ornament or decoration of a house and also to the aesthetic qualities of its overall form. Houses belonging to the same type may exhibit different styles, and the same architectural style may appear on different house types.

The Georgian House type has a characteristic floor plan, consisting of a central hallway with two rooms on each side. The floor plan is repeated on both levels, and the shape is square, or nearly so. The Smith-Manning House exhibits the most common location for interior chimneys in a Georgian House, between each

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pair of main rooms. A large number of Georgian houses were built between 1850 and 1860, but they were also constructed well into the 20<sup>th</sup> century. Most surviving examples are found in the Piedmont region of the state, which includes Cobb County. The original plan of the Smith-Manning House is intact. There is also a one-story addition on the rear of the house that functioned as a kitchen. The rear ell is an important feature of the house, as it indicates how changes were made to accommodate new owners in the historic period. The Smith-Manning House was always a commodious house, but it also had a conservative design. Its most important character-defining features, such as the central hall floor plan and original room layout, have retained a high degree of integrity. Other intact features that contribute to the significance include the two main chimneys and the large front porch.

The Greek Revival style conjures up an image of white columns often associated with Georgia; however, this image conflicts with reality. Only a relatively small number of such houses actually existed in the state and most were found in towns rather than as plantation houses in rural areas. By the 1840s, Georgia was widely settled, and the Greek Revival, used from the 1840s to the 1860s, became the first style to appear statewide. A statement of cultural independence, the Greek Revival was a clear break with English and other European Renaissance traditions. It was the beginning of a romantic revival that drew directly from the original source, a sentimental imitation of the architecture of an ancient people that provided associations with Greek democracy. Thought of as a national style, the Greek Revival was used extensively throughout the United States at every level of society and in many variations.

The Greek Revival style is characterized by details such as prominent columns, pilasters, and wide plain entablatures that encircle a house. Proportions tend to be large and heavy. A square or rectangular block has a symmetrical front facade with a central entrance. An elaborate door surround usually contains a rectangular transom, sidelights, and pilasters. A typical expression of the Greek Revival in Georgia is a low-pitched, hipped roof supported by columns to form a full-width porch. Front-gabled versions with a temple form, such as the Smith-Manning House, are also found. Vernacular interpretations with simplified details are common. Double-hung windows generally have six-over-six panes. Almost all Greek Revival houses were painted white. Interiors are usually symmetrically arranged around a central hallway, as in the Smith-Manning House. The Smith-Manning House is very similar in form to another house in Cobb County, the McAdoo House, which was listed in the National Register in 1978. The William Gibbs McAdoo House was constructed between 1835 and 1855. It also has a raised fieldstone basement and a timber-framed upper section, and is three bays wide with a front-gabled roof.

By the 1880s, the Smith-Manning House acquired several of the typical characteristics of Folk Victorian houses, mostly on and around the front and back porches. Folk Victorian houses were built across Georgia in very large numbers. They embellished simple house forms with Victorian-era decorative detailing. This detailing generally was taken from the elaborate styles, such as Queen Anne or Italianate, which were popular during the mid- to late 19th century. This often provided some hint of stylistic detailing on what was otherwise an unadorned traditional house form. This style is actually more a way of decorating a house than a precise stylistic category; however, the Folk Victorian house is so widespread that it deserves a name. The style was commonly found in both urban and rural parts of the state from the 1870s to the 1910s. Decorative details are added to the porch, in the gables, and sometimes around the window and door openings. Details are usually turned or jig-sawn woodwork such as brackets, spindlework, porch posts, other bric-a-brac, and gingerbread, as found on the Smith-Manning House. (This elaborately applied ornamentation is sometimes referred to as Eastlake detailing.)

The Smith-Manning House is also significant in architecture as an excellent example of an architectural phenomenon that in Georgia is known as the "evolved house:" a house that represents two or more successive architectural styles reflecting, in most cases, two or more generations of family ownership or a change in ownership. Such houses are not uncommon, but this example is unusually clear and well

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documented. In this case, the evolution is from the original Greek Revival style to the late-19<sup>th</sup>-century Folk Victorian style, with features of both still in evidence, and with a "common denominator" of the Georgian House type (four-over-four with central stair hall) underlying both stylistic overlays. The house retains most of its significant materials and workmanship from both periods, such as siding, windows, walls, ceilings, and mantels. On the exterior, it clearly reflects how it evolved through the period of significance. Interior changes are mostly functional and cosmetic, and respect the most important features of the house.

Because several outbuildings and all agricultural fields have been lost to development, the property is not being nominated in the area of agriculture. However, the former agricultural and domestic outbuildings that remain are significant in architecture as good examples of types of construction used on farms. All are extremely intact, and reflect utilitarian design and the use of local materials such as stone and wood. Several are rare examples of surviving forms, such as a drive-through corn crib and an early carriage house. The use of stone walls for the smoke house is highly unusual.

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**Developmental history/additional historic context information** (if appropriate)

The land areas that now comprise Cobb County were once settled by Cherokee Indians. The discovery of gold in north Georgia in 1829 and the demand for land by white settlers brought conflict and eventual removal of the Cherokee people. Land was divided into 160-acre land lots and 40-acre gold lots by 1832, though very little gold was ever discovered in Cobb County. Most of the new residents were farmers. Marietta was the first community settled in the county. It was established as the county seat in 1834 and chartered as a town in 1852. The Western and Atlantic Railroad, which connected Atlanta and Chattanooga through Marietta, was completed in 1850.

Marietta grew and thrived in its early years as a summer resort community. It reached a population of almost 2,700 by 1860, while the county population consisted of approximately 10,000 whites and 4,000 blacks. Cobb County had some limited industrial activity, such as textile manufacturing. The county was modestly prosperous, with subsistence farming as the main occupation. Most residents lived in the rural countryside, but the rolling hills and rocky geography prevented the formation of many large plantations. Timber sales provided cash for some farmers, who were mostly self-sufficient.

After the onset of the Civil War in 1861, most men in Cobb County joined the Confederate army. Some of their families found refuge in other parts of the state by the time Federal troops arrived in 1864. Heavy fighting occurred in the area in June and July of 1864, especially around Kennesaw Mountain to the northwest of Marietta. After occupying Marietta for several months, Union troops rejoined their main Army south of Atlanta. As they left, the Federals destroyed the railroad, the county courthouse, mills, tanneries, and many houses in the Marietta area.

The following excerpt from 1995 additional documentation for the Kennesaw Mountain National Battlefield Park nomination to the National Register (Section 8, page 31) describes the Kennesaw area and Cobb County after the Civil War:

After the armies left, families gradually returned to their farms and attempted to restore their livelihoods. However, by 1880, changes in southern agricultural practices had affected the community and the countryside. Tenantry (*sic*) greatly increased among Cobb County farms and throughout the South. Between 1880 and 1900, the use of tenants on Cobb County farms rose from 34 percent to 56 percent. Landowners carved up their land tracts, that had averaged 112 acres per farm, to lots of seventy-two acres or less, to better accommodate the tenant farmer and to increase the number of farms available for tenantry (*sic*). Improved acreage increased by 31 percent in these twenty years. The county population

Smith-Manning House  
Name of Property

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also rose considerably, from 14,242 in 1860 to 24,664 in 1900. Together, smaller farms and higher population density created a patchwork of cultivated fields, pastures, and orchards that replaced the woodlands and forests of the antebellum period.

It was in this setting that the Smith-Manning House and the surrounding acreage evolved. In the late 1840s, Dr. Sidney Smith (1805-1856) came to Marietta from Beaufort, South Carolina, where his family had owned a plantation. It is believed that he initially lived in a "town home" in Marietta before purchasing rural property two miles west of Marietta around 1850. Smith's first wife Eliza Lawton had died in 1845, and he married Mariah King of Savannah in 1846. Cobb County tax digests show that Smith owned 14 slaves and 60 acres in 1848, 13 slaves and 40 acres in 1849, and 12 slaves and 240 acres in 1851. It appears that Smith completed the house he would call "Rockford" (now the Smith-Manning House) with manual labor from his slaves around the 1850-1851 period. The stone basement was built with rocks that match those from a nearby creek outcropping. Family histories state that Dr. Smith had a medical office in the downstairs front rooms of the house.

Dr. Smith's property holdings increased quickly. By the time of his 1856 death, Smith's estate included a 900-acre plantation, 60 slaves, a town home in Marietta (his summer residence on Powder Springs Road), a tanning yard, a blacksmith shop, stocks, and considerable personal possessions. It appears from his holdings that the Rockford plantation had raised corn, oats, wheat, peas, rye, cows, hogs, sheep, and poultry. Probate records include detailed accounts that connote an expansive working plantation worth \$49,942 in 1856. Smith's wife Mariah died four months after Sidney, leaving four young boys to the guardianship of other family members in Marietta. The house became the residence of the plantation's overseer. Much of the personal property was liquidated, and parcels of the 900-acre estate were sold to sustain the orphaned children.

Sidney Smith's brother, James Laurens Smith, ran the estate for several years. He had numerous financial difficulties and apparently was not able to profitably farm the land. The Civil War was devastating to the economy of the region. The Smith land lies just east of Cheatham Hill and south of Kennesaw Mountain where fierce fighting occurred. Maps and diaries from the period indicate that Confederate General William Hardee held a position near Rockford, and used as his headquarters a house described by a soldier as "1 story stone, 2<sup>nd</sup> frame." Whether this was the Smith-Manning house cannot be definitively confirmed, but amateur historian Wilbur G. Kurtz (1882-1967) ingrained this belief in future generations by painting a watercolor depicting General Hardee and his soldiers on horseback in front of Rockford. This 1962 painting now hangs in the offices of the Kennesaw Mountain National Battlefield Park visitor's center.

The Smith-Manning house was not burned or otherwise destroyed in the Civil War, but did sustain some damage. Bullet holes were found in downstairs walls by Manning family members (later owners). Artillery shells, Minnie balls, shrapnel, a bayonet hook, and pieces of cannon have been recovered on parts of the property over the years. During recent construction work, a solid 12-pound cannon ball was found next to the house. Dozens of uniform buttons from the nearby Georgia Military Institute were found approximately 100 feet from the house. (These may pre-date the Civil War, during a time when the property was believed to have been used to quarantine cadets during outbreaks of communicable diseases.)

Sidney Smith's son, William King Smith (1845-1901), returned to Marietta after serving in the Confederate Army during the Civil War. He inherited the Rockford house and 180 acres upon turning 21 in 1866. The house had been occupied by family friends, Dr. Henry and Eliza Nicholes and their four children. In 1870 William married the Nicholes' daughter, Rosa. Some sources seem to indicate the William Smith focused on repairing the house, also possibly attaching an overseer's cabin or summer kitchen to the back. The surrounding land was contracted out to tenant farmers who grew corn and cotton.

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In 1873 William Smith sold the house and 176 acres to Mary F. Cooper Myers (1842-c.1910) for \$11,500. She was a great-granddaughter of Major James Fairlie, a member of General George Washington's staff. Her husband Frank Minus Myers was the son of a prominent lawyer, Colonel Mordecai Myers, who had homes in Savannah and Marietta. The colonel was a member of the Georgia House of Representatives from 1814 to 1839 and helped establish the Georgia Military Institute in Marietta in 1851. The Myers' tenure at the house occurred during a six-year depression brought on by the Panic of 1873. The 1880 census lists Frank and Mary Myers as farmers with six children. The agricultural schedule shows they had 192 acres, including 65 acres in woodlands or forests. They grew corn (400 bushels) and feedstock (200 bushels), but only had one cow, a pig, and 12 chickens. Reconstruction, the 1873 panic, and declining real estate values appeared to take a toll on the family's finances.

Octavus Solomon Cohen, Jr. (1846-1887) of Savannah purchased the property from Mary Myers in 1880 for only \$1,500. Cohen was the cousin of Frank Myers; both came from prominent Jewish families in Savannah. The warranty deed also cites the transfer of houses, buildings, stables, yards, and gardens to Cohen. He may have purchased the property for speculative purposes, as he had recently inherited great wealth, and there is no evidence of him ever residing there. Based on the increase in property values, it appears that Cohen began making improvements before selling the property in 1882 for \$4,000.

The next owner was Dr. William Joseph Alston (1829-1904) of Cobb County. He ran the farm with his three sons, selling cotton, seasonal produce, and feed for cows and horses between 1882 and 1889. The *Marietta Daily Journal* reported that it was one of the "best and most productive farms in the county." Alston sold the house and 180 acres to Matthew N. Cannon for \$6,500 in 1889. Cannon worked as a traveling salesman and a clerk during this time, and apparently could not fulfill his mortgage obligations on the farm. The property was foreclosed upon, and title reverted to a secured creditor, Virginia Semmes Payne (1821-1897). In 1891 Ms. Payne transferred the property to her son, John Carroll Payne (1856-1931) when he paid the final amount due on the note from Matthew Cannon. J. Carroll Payne was a prominent Atlanta attorney who apparently never resided on the premises. Photographs show the house in disrepair at this time.

John Lipsey Manning (1859-1922) purchased the house and 180-acre tract for \$5,200 in March 1894. He and his descendants would be the longest and best-known caretakers of the property. Manning prospered in several endeavors, including farming, real estate, and insurance businesses. John and his brother Henry owned Manning Brothers mercantile store on the Marietta square. The Cobb County tax digest of 1900 shows John Lipsey Manning owning a total of 420 acres including Land Lot 37 with a value of \$7,500. His total estate value was \$8,950. The Manning farm grew Elberta peaches in the early 1900s until weather and market volatility proved such ventures unprofitable.

By 1919 John Lipsey Manning had acquired additional property totaling 520 acres valued at \$13,000. Despite Marietta's boom in cotton prices in late 1919, the Manning farm recorded no valued cotton inventory in the Cobb County tax digest of that year. However, \$1,280 in cattle value was listed—a sizable amount at the time. By the 1920s the Manning farm had joined a trend in Cobb County of purchasing pure-bred Jersey and Guernsey sires in an effort to upgrade the stock. Along with the improvement in stock, there was the need to optimize feed crops and pasturage. Family descendants contend that the Manning family concentrated its commercial efforts on cattle while their tenant farmers were encouraged to produce primarily cotton and subsistence crops. (Aside from a family garden area to the southwest of the house, and the remains of an orchard to the east, there is no evidence of crop farming on the 4.2-acre property included in this nomination.)

John L. Manning's wife, Mamie H. Manning (1867-1936), and four children inherited the house and surrounding acreage upon his death in 1922. Upon John's death, the value and productivity of the farm began to decrease. In 1922 his probated estate was valued at \$26,557. The estate was still comprised of the 520 acres and valued at \$8,000 plus personal property of \$860, as recorded in the 1930 tax digest. The Great

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Depression of the 1930s and a boll weevil infestation took their toll on the once prosperous farm. It appears that Mamie Manning had to drain resources to service debt and sustain an unprofitable farming operation.

Upon her death on March 1, 1936, Mamie Manning willed the 520-acre estate to be divided equally among her four surviving children, James Thomas, Isabella, Emma, and Edith Manning. In 1937 the siblings sold 20 acres of the 520-acre tract to the National Park Service for \$800. (In 1970 the Cobb County Youth Museum was dedicated on this tract, which is adjacent to Cheatham Hill at the Kennesaw Mountain National Battlefield Park.) The remaining 500 acres were sold in 1946 by Isabella and Emma Manning to their siblings, James Thomas and Edith Manning. The Cobb County tax digest of 1946 shows James Thomas and Edith as co-owners of the 500-acre tract valued at \$7,000.

In 1948 James Thomas Manning (1904-1974) bought the remaining interest in the house and property from his sister, Edith Manning. James Thomas, who was born in Marietta, was influential in local politics as a state representative and a state senator. Manning went on to become the first judge of the Cobb Judicial Court after its creation following World War II. He later became a judge of the Superior Court. Manning also served terms as assistant U.S attorney in Atlanta, solicitor general of the Blue Ridge Judicial Circuit, and solicitor general of the Cobb Judicial Circuit. As evidence he was considered one of the county's power brokers, Manning's portrait hangs today in a courtroom of the Cobb Judicial Building in Marietta.

Initially living on the farm with his mother and three sisters, James Thomas Manning strived to develop his budding legal career while helping the family struggle with a farm during harsh economic times. Cotton was no longer deemed profitable after the boll weevil decimated the industry in the 1930s. The fields for many row crops were converted to pasture for cattle. After a labor shortage during World War II, and with his judicial responsibilities consuming his time, James T. Manning focused the farm's production to less labor-intensive cattle production. The 1930 U.S. Census listed James Thomas, 25, head of household, living in Marietta with his mother Mamie and three sisters—Edith, Lula, and Emma. He listed his profession as lawyer and valued his estate at \$18,000.

In 1939 James Thomas married Mary Elizabeth Cousins (1913-1908). The 1940 U.S. Census showed James and his new wife Mary living in Marietta with his sister Edith. James Thomas listed his property value at \$15,000 and his profession as U.S. Assistant District Attorney, Northern District of Georgia. His wife Mary was a junior clerk with the Agriculture Conservation Association. Edith was a school teacher for the Marietta City schools. James and Mary had two children, Mary Margaret Manning (1942-present) and John Robert Manning (1944-2004).

Staunchly dedicated to his legal vocation, Manning's day-to-day involvement with cattle operations was limited, but he remained concerned with maintaining a well-run and pristine house and grounds. The property had a dedicated breeding and inoculation barn and a feed barn; these are no longer extant. While no evidence supports dairy farming, family accounts have Jersey and Guernsey heifers being raised and sold commercially as milk cows. This enterprise was managed by the Grogan family who leased acreage and performed as overseers. The farming and livestock operations continued, on a limited basis, into 1998. An aerial photograph of the Manning farm taken c.1978 shows cattle grazing on the property.

After James Manning's death in 1974, the remaining family members (James Manning's heirs) sold off the majority of the original farm property (excluding the house tract). This included 300 acres for what are now the surrounding Lee's Crossing subdivision, A.L. Burruss Elementary School, and Marietta High School. In 2006 James Manning's heirs sold the remaining 27 acres, including the main house and outbuildings, to Keeler Woods Joint Venture, Inc. This transaction included "Declaration of Covenants for Historic Preservation" which protected the 4.2-acre parcel that included the house.

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On March 26, 2009, the Smith-Manning House and the surrounding 4.2 acres were purchased by William and Erin Etheredge from Keeler Woods Joint Venture, Inc. The tract is protected by deed restriction by the city of Marietta and cannot be subdivided. This deed restriction will remain with the property into perpetuity. The Etheredges have rehabilitated the house in accordance with the Secretary of Interior's Standards for Rehabilitation and received Georgia's state income tax credit and the state preferential property tax assessment on January 16, 2013. (The other approximately 23 acres referenced in the previous paragraph were recently developed into subdivisions called Rockford Township and Rockford Commons.)

---

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Blythe, Robert W. and Steven H. Moffson. "Kennesaw Mountain National Battlefield Park," Cobb County, Georgia, National Register of Historic Places Registration Form, 1995 Additional Documentation.

Cobb County Superior Court, Marietta, Georgia. Deeds and Records. Grantor Indexes. Grantee Indexes. Deed Books. Plat Books. Tax Digests.

Etheredge, L. B. "Historic Property Information Form, Rockford" and supporting documentation, 2012. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta.

Georgia Department of Natural Resources, Historic Preservation Division. *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. 1991.

*Marietta Daily Journal*. Various articles regarding Smith, Myers, Alston, Payne, and Manning families.

Marietta Historic Preservation Commission. "Preservation Plan and Design Guidelines, Smith-Manning House." October 12, 2007.

Scott, Allan Thomas. *Cobb County, Georgia and the Origins of the Suburban South: A Twentieth Century History*. Marietta, Ga.: Cobb Landmarks and Historical Society, 2003.

Temple, Sarah Blackwell Gober. *The First 100 Years: A Short History of Cobb County in Georgia*. Marietta, Ga.: Cobb Landmarks, 1997 reprint. Originally published 1935.

United States of America. "Population and Agriculture Schedules of the Censuses of the United States, 1850-1940, inclusive. Located on microfilm at the Georgia State Archives (Morrow, Georgia).

*(Note: Numerous additional reference sources are listed in the "Historic Property Information Form," prepared by L. B. Etheredge, cited above, including specific county records and family papers.)*

Smith-Manning House  
Name of Property

Cobb County, Georgia  
County and State

**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): 203832

**10. Geographical Data**

**Acreage of Property** approximately 4.2 acres  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**  
**Datum if other than WGS84:** \_\_\_\_\_  
(enter coordinates to 6 decimal places)

**Latitude:** 33.944219      **Longitude:** -84.581721

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

Boundaries are indicated by a dark line on the attached National Register boundary map, drawn to scale.

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

The boundary is the current legal boundary, which is the remaining acreage historically associated with the house. The agricultural fields are no longer intact, but have been developed as residential subdivisions.

**11. Form Prepared By**

name/title Denise P. Messick, National Register Historian

organization Historic Preservation Division, GA Dept. of Natural Resources date October 9, 2014

street & number 254 Washington Street, Ground Level telephone (404) 656-2840

city or town Atlanta state GA zip code 30334

e-mail denise.messick@dnr.state.ga.us



Smith-Manning House  
Name of Property

Cobb County, Georgia  
County and State

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**Additional Documentation**

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Submit the following items with the completed form:

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

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Smith-Manning House

City or Vicinity: Marietta

County: Cobb

State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: April 16, 2013

Description of Photograph(s) and number:

- 1 of 33. Front (north-facing) façade of house. Photographer facing south.
- 2 of 33. North and west elevations of house. Photographer facing southeast.
- 3 of 33. South (rear) and east elevations of house. Photographer facing northwest.
- 4 of 33. South (rear) and east elevations of house. Photographer facing northwest.
- 5 of 33. Rear (south-facing) elevation of house and back wing. Photographer facing north.
- 6 of 33. Asphalt driveway to house. Photographer facing west/southwest.
- 7 of 33. "Cotton house" (foreground) and carriage house (background). Photographer facing southwest.
- 8 of 33. Corn crib (foreground) and "cotton house" (background). Photographer facing southwest.
- 9 of 33. Carriage house (foreground) and "cotton house" (background). Photographer facing north.
- 10 of 33. "Cotton house." Photographer facing north.
- 11 of 33. Well house. Photographer facing northwest.
- 12 of 33. Smokehouse. Photographer facing southwest.

Smith-Manning House  
Name of Property

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County and State

- 13 of 33. Hall on ground floor. Photographer facing south/southeast.
- 14 of 33. Hall on ground floor. Photographer facing north.
- 15 of 33. Newell post and stairs on ground-floor rear staircase. Photographer facing east/northeast.
- 16 of 33. Family room on ground floor. Photographer facing northeast.
- 17 of 33. Window in family room on ground floor. Photographer facing east.
- 18 of 33. Dining room on ground floor. Photographer facing southwest.
- 19 of 33. Study/guest room on ground floor. Photographer facing southeast.
- 20 of 33. Kitchen on ground floor. Photographer facing northeast.
- 21 of 33. "Keeping room" in back wing of house. Photographer facing south/southwest.
- 22 of 33. Hall on main floor. Photographer facing south/southeast.
- 23 of 33. Hall on main floor. Photographer facing north.
- 24 of 33. Front porch on main floor. Photographer facing west.
- 25 of 33. Library/parlor on main floor. Photographer facing southeast.
- 26 of 33. Faux-grained door to library/parlor on main floor. Photographer facing northwest.
- 27 of 33. Master bedroom on main floor. Photographer facing northwest.
- 28 of 33. Southwest bedroom on main floor. Photographer facing northwest.
- 29 of 33. Attic staircase. Photographer facing south.
- 30 of 33. Plaster and lath in attic. Photographer facing west.
- 31 of 33. Attic framing in corner, showing treenail (pegged joint). Photographer facing northwest.
- 32 of 33. Historic "graffiti" on plaster walls in attic. Photographer facing east.
- 33 of 33. Historic "graffiti" on plaster walls in attic. Photographer facing east.

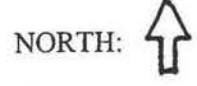
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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 18 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.

**SMITH-MANNING HOUSE  
MARIETTA, COBB COUNTY, GEORGIA**

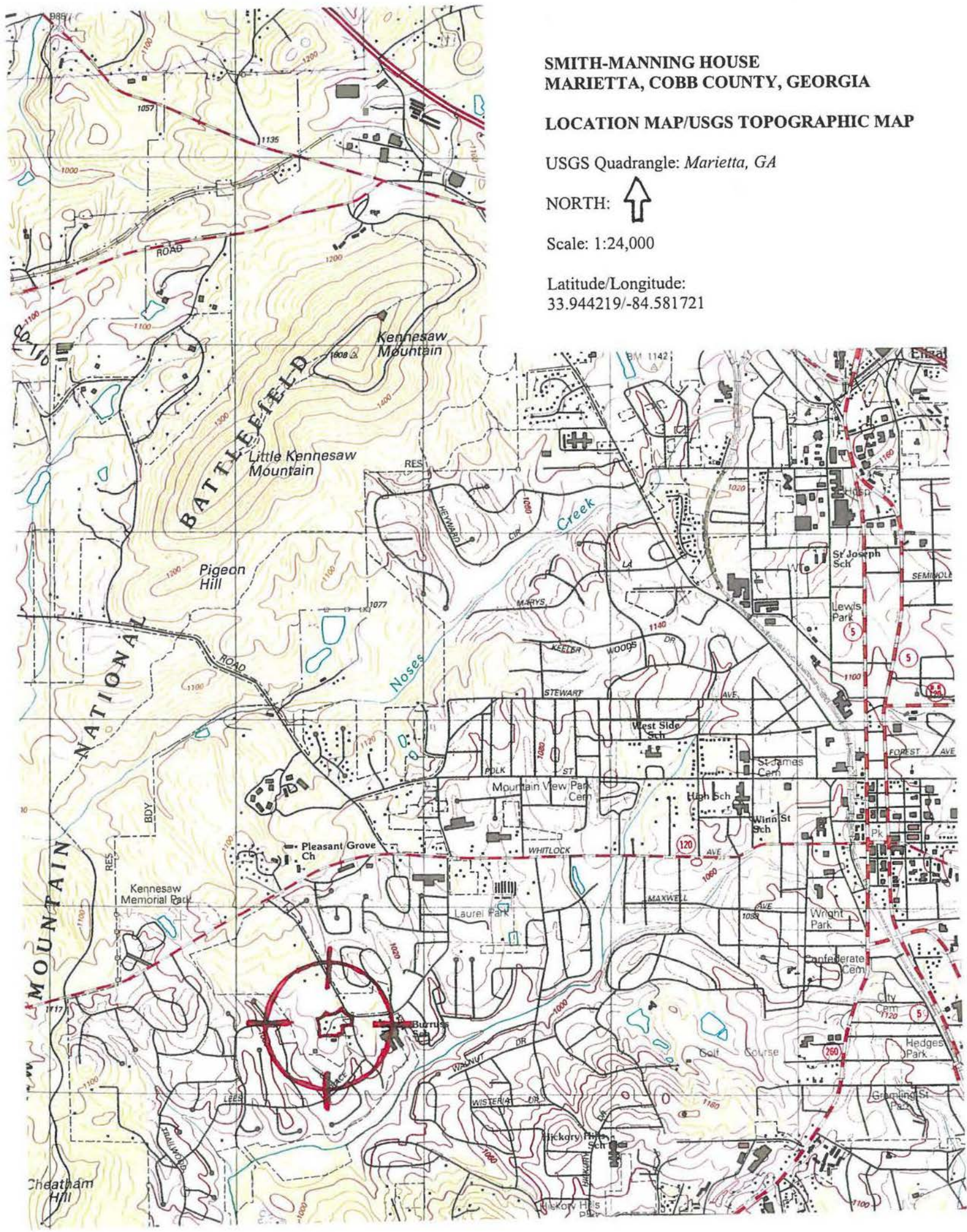
**LOCATION MAP/USGS TOPOGRAPHIC MAP**

USGS Quadrangle: *Marietta, Ga*



Scale: 1:24,000

Latitude/Longitude:  
33.944219/-84.581721



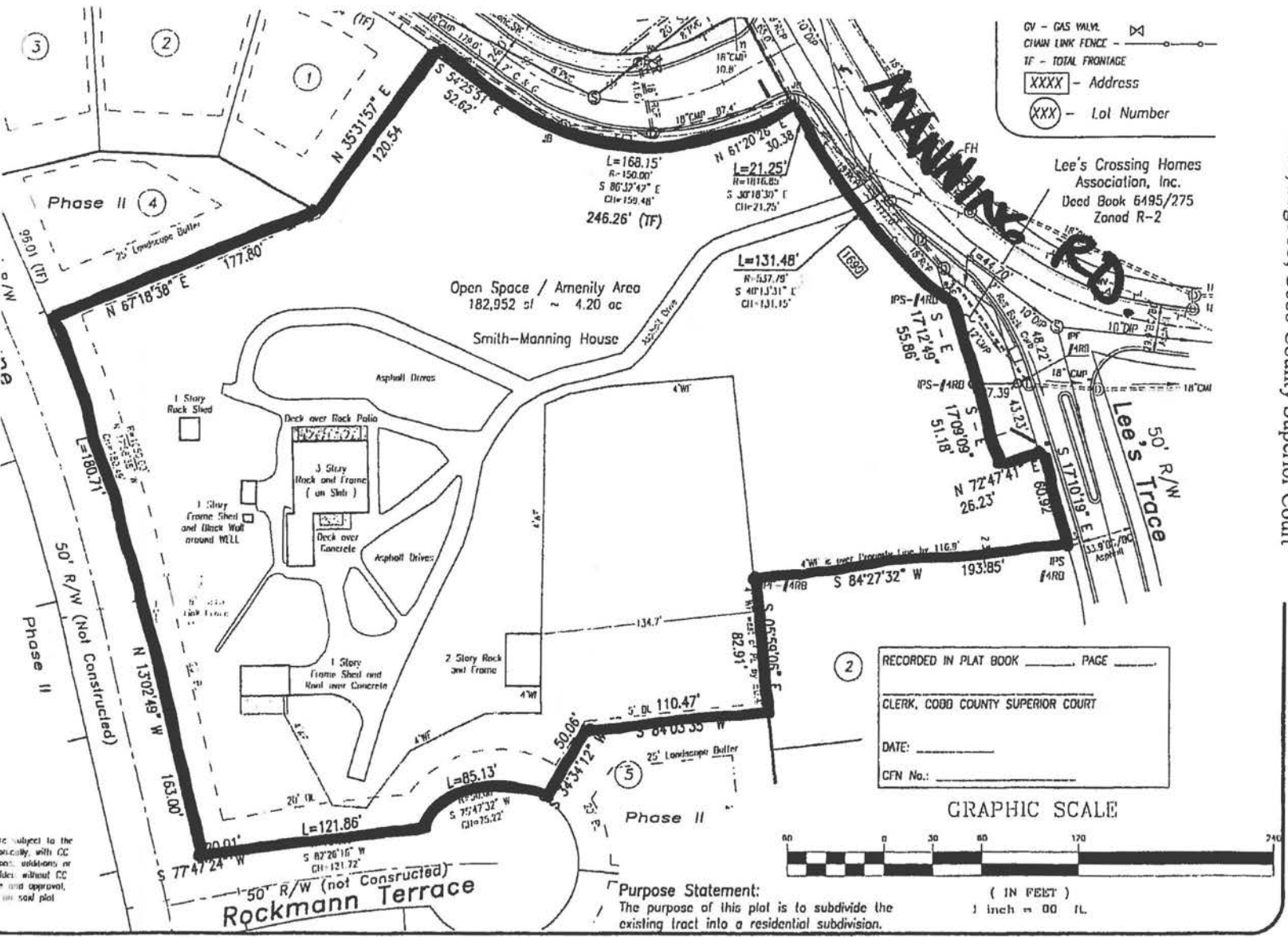
**SMITH-MANNING HOUSE  
MARIETTA, COBB COUNTY, GEORGIA**

**NATIONAL REGISTER BOUNDARY MAP**

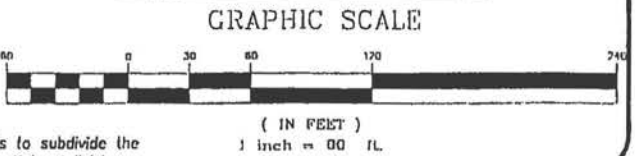
National Register Boundary: 

North: 

Scale: 1 inch = approx. 100 feet  
Source: Plat Book 268, Page 55, Cobb County Superior Court



RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
CLERK, COBB COUNTY SUPERIOR COURT  
DATE: \_\_\_\_\_  
CFN No.: \_\_\_\_\_



**Purpose Statement:**  
The purpose of this plat is to subdivide the existing tract into a residential subdivision.

Final Subdivision Plat For:

**Rockford Township Subdivision**  
Phase I  
(f.k.a Manning Subdivision)  
Land Lots 36, 37 and 38  
19th District 2nd Section  
City of Marietta, Cobb County, Georgia

Revisions:	
1.	05-04-07 City Comments
2.	
3.	
4.	
5.	
6.	

Crew Chief: WH  
CAD Operator: VI  
Designed By: JW  
Checked By: CC  
Field Date: 03-21-07  
Plat Date: 04-03-07  
SCALE: 1" = 60'

SHEET: OF:  
**2 5**

JOB No.:  
06-0074-22 FN Plat

**SMITH-MANNING HOUSE  
MARIETTA, COBB COUNTY, GEORGIA**

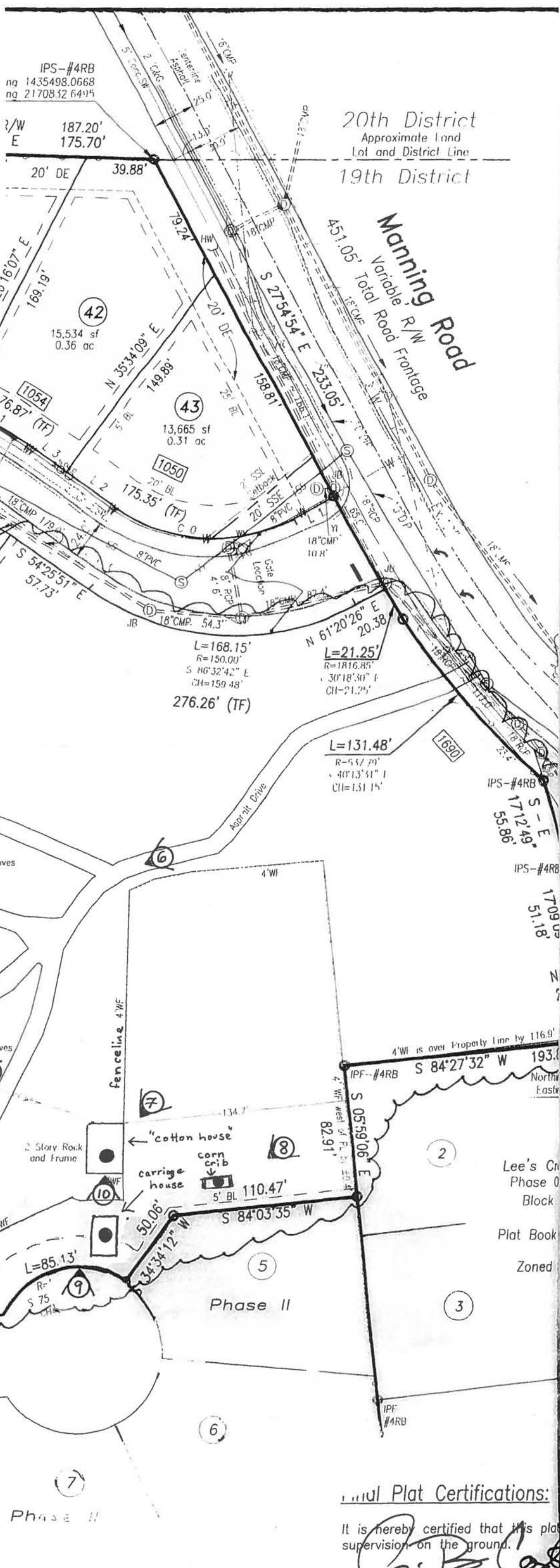
**SITE PLAN/EXTERIOR PHOTO KEY**

Contributing: ●

North: ↑ Photograph/Direction of View: #

Scale: 1 inch = approx. 60 feet

Source: Plat Book 268, Page 55, Cobb County Superior Court




Final Plat Certifications:


It is hereby certified that this plat is correct and true to the original survey on the ground.

*[Handwritten Signature]*

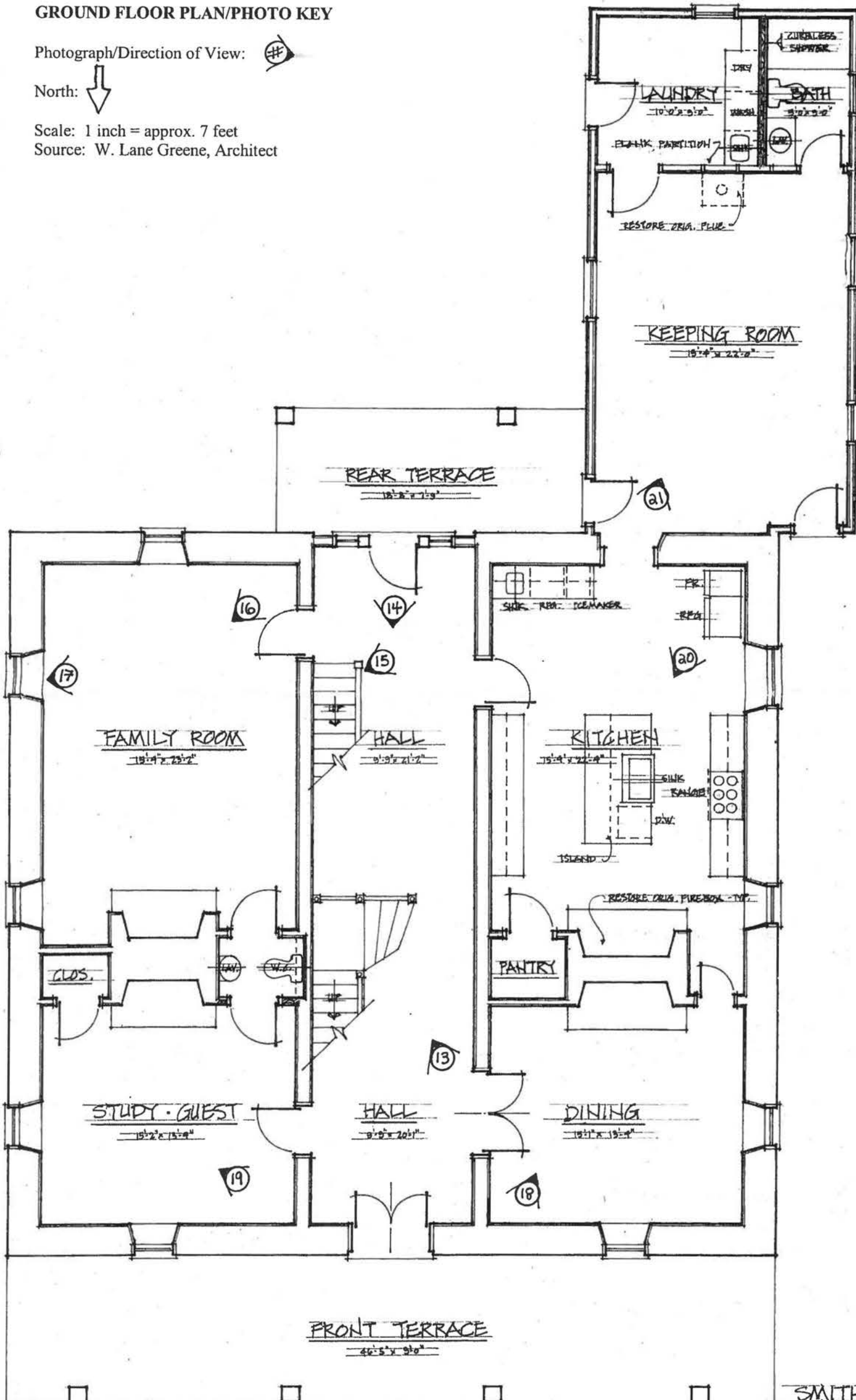
**SMITH-MANNING HOUSE**  
**MARIETTA, COBB COUNTY, GEORGIA**

**GROUND FLOOR PLAN/PHOTO KEY**

Photograph/Direction of View: 

North: 

Scale: 1 inch = approx. 7 feet  
 Source: W. Lane Greene, Architect





W. LANE GREENE, ARCHITECT  
 840 N. MARIETTA CIRCLE N.E. #713  
 ATLANTA, GA 30324-6614

**SMITH · MANNING HOUSE**  
 MARIETTA, COBB COUNTY, GEORGIA  
**GROUND LEVEL**  
 JULY 20, 2000 SCALE: 1/4" = 1'-0"

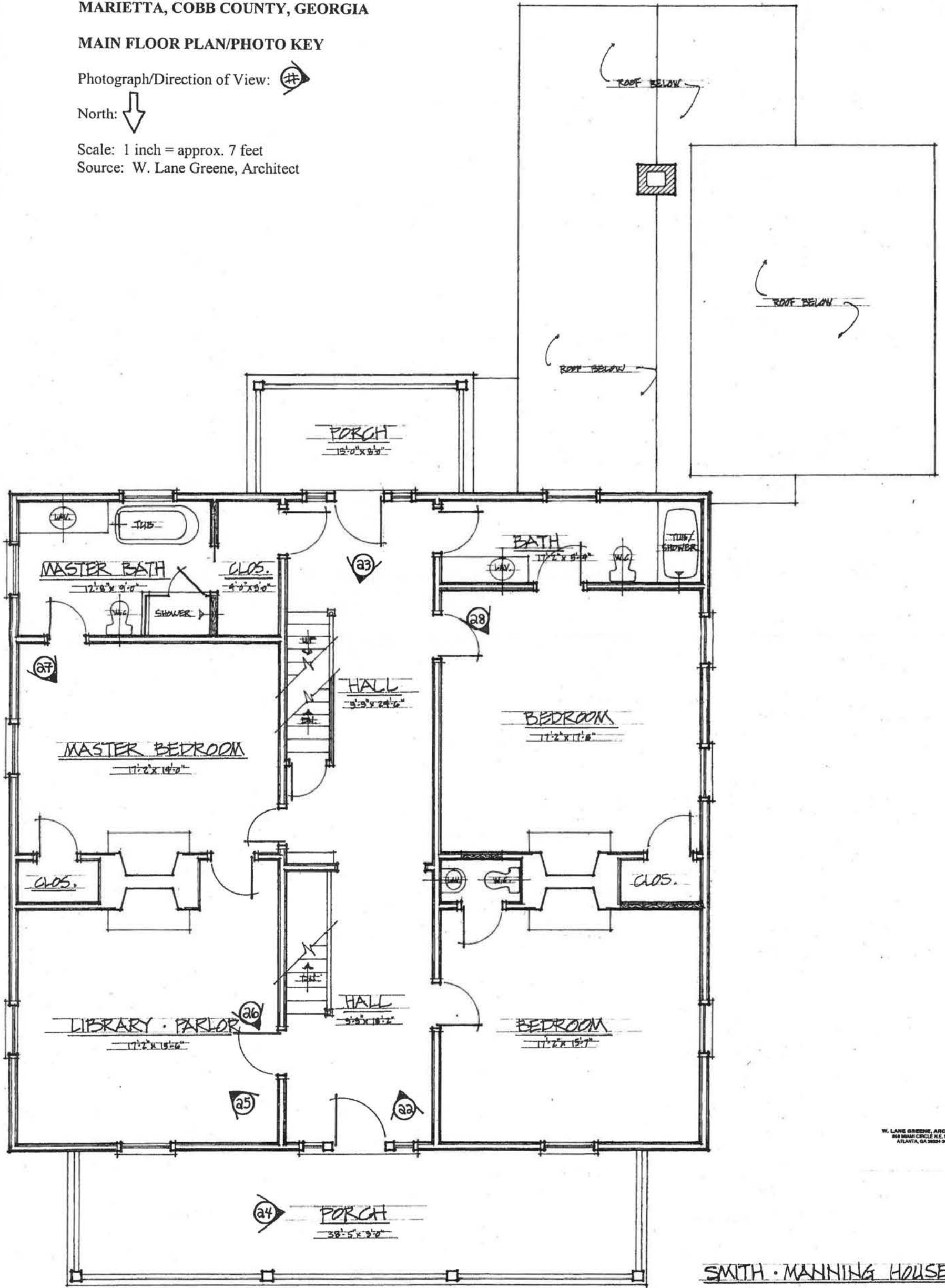
**SMITH-MANNING HOUSE**  
**MARIETTA, COBB COUNTY, GEORGIA**

**MAIN FLOOR PLAN/PHOTO KEY**

Photograph/Direction of View: 

North: 

Scale: 1 inch = approx. 7 feet  
 Source: W. Lane Greene, Architect





W. LANE GREENE, ARCHITECT  
 848 MIAMI CIRCLE N.E. STE. 3  
 ATLANTA, GA 30324-2648

**SMITH · MANNING HOUSE**  
 MARIETTA, COBB COUNTY, GEORGIA  
 [REDACTED] MAIN LEVEL **2**  
 JULY 20, 2009 SCALE: 1/4" = 1'-0"

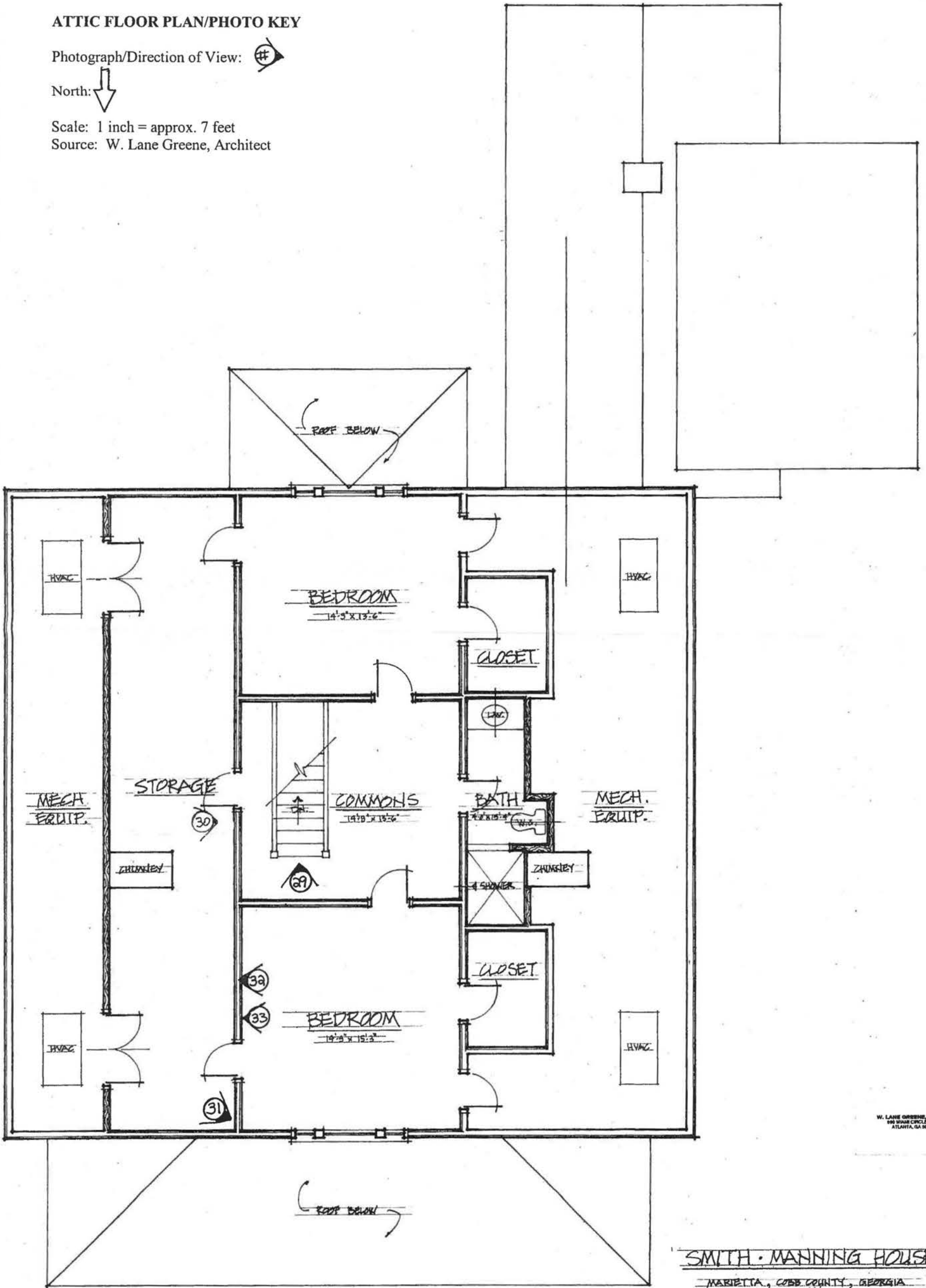
**SMITH-MANNING HOUSE  
MARIETTA, COBB COUNTY, GEORGIA**

**ATTIC FLOOR PLAN/PHOTO KEY**

Photograph/Direction of View: 

North: 

Scale: 1 inch = approx. 7 feet  
Source: W. Lane Greene, Architect



W. LANE GREENE, ARCHITECT  
890 MIAMI CIRCLE, N.E., STE. 2  
ATLANTA, GA 30324-3648

**SMITH-MANNING HOUSE**  
MARIETTA, COBB COUNTY, GEORGIA  
**PROPOSED ATTIC LEVEL 3**  
MAY 20, 2008 SCALE: 1/4" = 1'-0"

































































phia









Across the layers of the wall

colours in show plate

① the hand





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Smith--Manning House

MULTIPLE NAME:

STATE & COUNTY: GEORGIA, Cobb

DATE RECEIVED: 10/17/14      DATE OF PENDING LIST: 11/12/14  
DATE OF 16TH DAY: 11/28/14      DATE OF 45TH DAY: 12/03/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000969

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    12.2.14 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.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS  
COMMISSIONER

DR. DAVID CRASS  
DIVISION DIRECTOR

October 9, 2014



J. Paul Loether  
National Park Service  
National Register of Historic Places  
1201 "I" (Eye) Street, N.W. 8th floor  
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Smith-Manning House, Cobb County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do  do not  constitute a majority of property owners.
- Special considerations:

Sincerely,

Lynn Speno  
National Register Specialist

Enclosures