

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

54/ 175/ 13/ 1

Billerica

CLM.430

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Town/City:** Chelmsford

**Place:** (*neighborhood or village*): North Chelmsford

## Photograph



View looking northwest from Manning Road.

**Address:** 9 Manning Road

**Historic Name:** Stephen and Hanna Pierce House; William Manning House

**Uses:** Present: Single-family dwelling

Original: Single-family dwelling; Rest Home

**Date of Construction:** ca. 1778

**Source:** Marriage date; Waters

**Style/Form:** Greek Revival

**Architect/Builder:** Not known

**Exterior Material:**

Foundation: Concrete block

Wall/Trim: Wood clapboard; wood trim

Roof: Asphalt shingles

**Outbuildings/Secondary Structures:** None

**Major Alterations** (*with dates*): Greek Revival details and roof with overhanging eaves likely added in mid-19<sup>th</sup> C. Ells and barn removed circa 1960. Replacement windows (Late 20<sup>th</sup> or early 21<sup>st</sup> C).

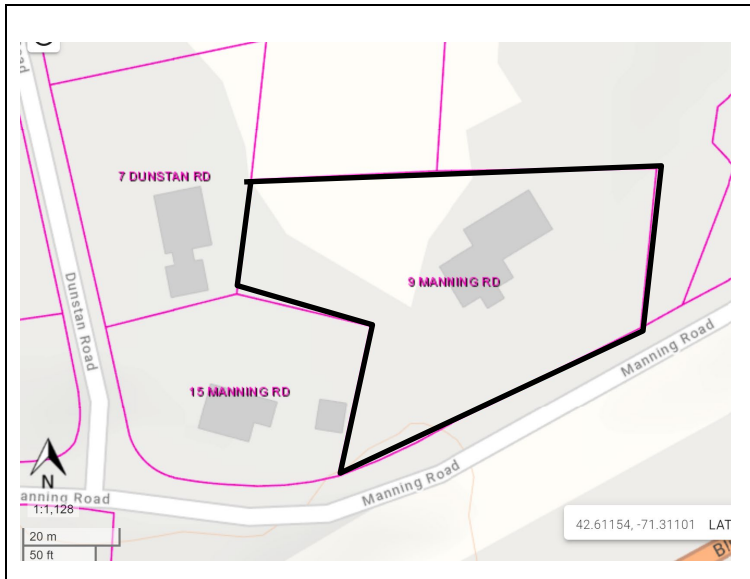
**Condition:** Good

**Moved:** no  yes  **Date:** 1960

**Acreage:** 1.0 acre

**Setting:** Wooded residential neighborhood of early-mid 20<sup>th</sup>-C residences and one 18<sup>th</sup>-C residence. Highway 495 is located across the street.

## Locus Map



**Recorded by:** Stacy Spies, Historic Preservation Cons. for

**Organization:** Chelmsford Historical Commission

**Date:** March 2022

# INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

9 MANNING RD

MASSACHUSETTS HISTORICAL COMMISSION

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 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

## ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house is oriented to the southeast and set parallel to Manning Road. Two telescoping lateral ells extend from the east elevation of the main block. An asphalt-paved drive leads from Manning Road past the west elevation of the house. The level lot is planted in grass with mature trees along the property boundaries.

The house consists of a two-story main block constructed in the late 18<sup>th</sup> century and remodeled (or added) in the mid-19<sup>th</sup> century. (It is also possible that one of the ells was originally used as the main house.) The main block is three bays wide and two bays deep. A single window is located in the east and west gable peaks. The main block and ells rest on a concrete block foundation. The main block is capped with a side-gabled roof with overhanging eaves and gable-end cornice returns. The main block is sheathed with clapboard with paneled corner pilasters. A wide architrave is located at the façade eaves. The ells are sheathed with clapboard with narrow cornerboards. Two slender brick interior chimneys are located at the main block's roof ridge. Windows on the main block and inner ell feature wood surrounds with shallow crowns. Windows throughout the main block, interior ell, and east elevation of east ell are 1/1 vinyl sash, with the exception of windows in the south elevation of the east ell. Plastic screw-on shutters are located throughout the building.

The main block's center entrance is sheltered by a hipped-roof porch that was enclosed, or added, after the building was moved in 1960. The porch contains a late 20<sup>th</sup>-century metal door and is flanked by single windows. The porch side elevations each contain a pair of windows.

The 1½-story interior ell (located between the main block and the east ell) is attached to the east elevation of the main block. The ell has a side-gabled roof with overhanging eaves. This ell rises to the height of the main block's second story. The ell's half-story windows are tucked up against the plate and smaller than those on the ell's first floor. The ell is three bays wide with a center entrance on the south (façade) elevation. A hipped-roof hood supported by Eastlake/Italianate-style turned wood brackets shelters a paneled wood door containing a large light in the top half.

The 1½-story east ell, has an asymmetrical side-gabled roof with shallow eaves on the south elevation and no overhang on the east elevation. The south (façade) elevation contains three slider windows at the first story and two casement windows at the half story. The east elevation contains three irregular window bays and a door. A single window is located in the gable peak.

Interior inspections were beyond the scope of this survey, but a closer examination of surviving framing, floorplans, and interior features and finishes by an architectural historian could provide additional insights into a likely original construction date and on the physical evolution of the building over time.

## HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house at 9 Manning Road was likely constructed circa 1778, around the time that Stephen Peirce (1754-1826)<sup>1</sup> married Hannah Marshall (1756-1825).<sup>2</sup> Oliver Peirce, Stephen Pierce's brother, had a house at the west end of Manning Road.<sup>3</sup> Stephen Pierce served in the Revolutionary War.<sup>4</sup> Stephen and Hannah Pierce had eight children.

<sup>1</sup> <https://www.findagrave.com/memorial/18169149/stephen-pierce>. Accessed Dec. 28, 2021.

<sup>2</sup> <https://www.findagrave.com/memorial/18169132/hannah-pierce>. Accessed Dec. 28, 2021.

<sup>3</sup> Waters: 399.

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In 1824, J. O. Livingston purchased 60 acres here from Jonathan Pierce, the youngest son of Stephen and Hannah Pierce.<sup>5</sup>

In 1848, William Manning, a manufacturer,<sup>6</sup> and his brother, Theophilus Manning, purchased 46 acres here.<sup>7</sup> William Manning (1823-1913) had married Mary Ann Baldwin in Acton a few years before, in 1845. William Manning served on the Chelmsford Board of Selectmen from 1877-1879.<sup>8</sup> Manning likely had constructed (or remodeled) what is now the two-story main block of the house.

William Manning manufactured "corn cakes" consisting of popcorn with a molasses binder. He began this business at his home, making the product by hand. As the business grew, Manning purchased property at the corner of Broadway and School Street in Lowell and moved the business there in 1868. "So successful was his venture that he soon was importing his popcorn from farms all over the country and he registered sales of his corn cake from coast to coast."<sup>9</sup> In 1875, he added "Cocoanut Corn Cakes" to his product line.<sup>10</sup> Manning's success extended to the design and securing of patents for machinery with which to make the corn cakes. In 1879, Manning was awarded U.S. Patent No. 109,29 for a "machine for making corn-cake."<sup>11</sup> Manning's success made him one of Chelmsford's wealthiest citizens.<sup>12</sup> (Manning also owned extensive real estate in Lowell and in Billerica.) The Manning farm in Chelmsford was sufficiently large to require several farm laborers who lived on site, according to census records. Historic maps of the period indicate that Manning owned more than one house on what is now Manning Road, which may have been used to accommodate the extended family that appears on census records. The household included Mary Ann's mother, Mary, aunt Susan Frye, and William and Mary Ann Manning's daughter Charlotte (Lottie) (1847-1919) and her husband, Erastus A. Bartlett, who worked as superintendent of the Manning farm.<sup>13</sup> The property passed on to Lottie and Erastus A. Bartlett after William Manning's death.

Erastus A. Bartlett (1842-1923)<sup>14</sup> served in the Civil War and mustered in in August, 1862. A part of Company A, 33<sup>rd</sup> Regiment, Infantry, Bartlett was wounded at Gettysburg on July 13, 1863. Bartlett mustered out in May, 1865.<sup>15</sup> Erastus Bartlett became a member of the Chelmsford Veterans Association.<sup>16</sup>

Erastus A. Bartlett bequeathed the property to family members William and Frederick Baldwin.<sup>17</sup> A plan of the property at that time (1921) shows the house and numerous outbuildings.<sup>18</sup>

<sup>4</sup> Waters: 547.

<sup>5</sup> Middlesex South Registry of Deeds Book 502, p. 429

<sup>6</sup> Thomas Manning Death Certificate, Ancestry.com. Accessed Dec. 22, 2021.

<sup>7</sup> Middlesex South Registry of Deeds Book 534, p. 130. Theophilus Manning sold his half of the property to William Manning in 1848, Middlesex South Registry of Deeds Book 559, p. 144.

<sup>8</sup> Waters: 766.

<sup>9</sup> Ingraham, Alec. "A Middlesex Canal Legacy with Vignettes of the Lives of Those Who Contributed."

<http://www.middlesexcanal.org/towpath/towpathtopicsFeb2019.htm>. Accessed Feb. 25, 2022.

<sup>10</sup> Ingraham, Ibid.

<sup>11</sup> <https://www.uspto.gov/patents/search>. Accessed Feb. 25, 2022.

<sup>12</sup> Ingraham, Ibid.

<sup>13</sup> Ingraham, Ibid.

<sup>14</sup> <https://www.findagrave.com/memorial/70139756/erastus-a-bartlett>. Accessed Dec. 31, 2021.

<sup>15</sup> Waters: 379; U.S. Civil War Soldier Records and Profiles, 1861-1865. Ancestry.com. Accessed Dec. 31, 2021.

<sup>16</sup> Waters: 370.

<sup>17</sup> Middlesex North Registry of Deeds Book 710, 189.

<sup>18</sup> Middlesex North Registry of Deeds Plan Book 42, Plan 4.

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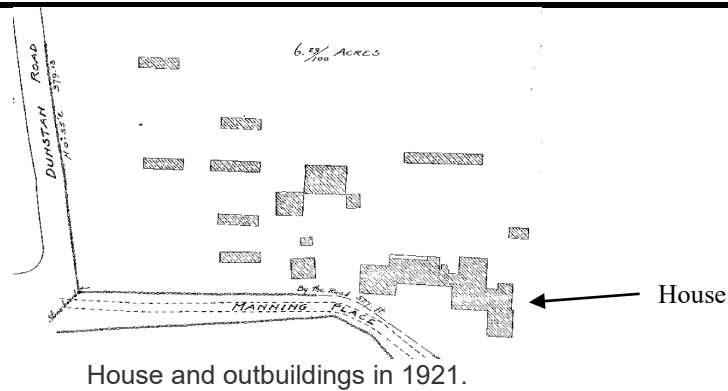
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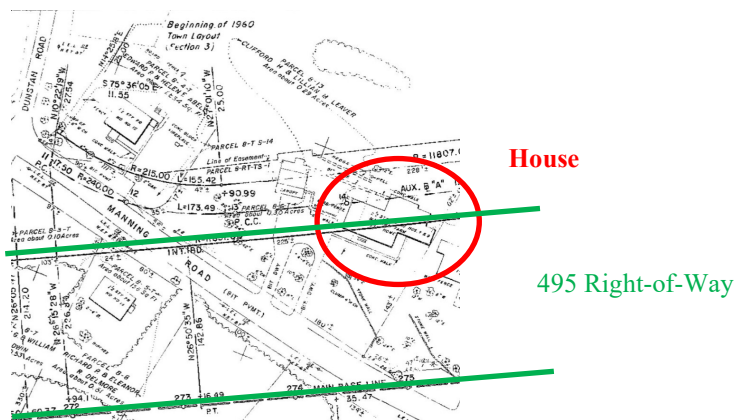
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In 1946, Lillian and Clifford Leaver (1911-2002)<sup>19</sup> purchased the property and lived here with their two children.<sup>20</sup> Census records indicate that the couple was renting a house on Manning Road as early as 1935. Clifford worked as a “chipper” and “caulker” at the Boston Navy Yard through the 1940s.<sup>21</sup> In the 1950s, the couple established the Manning Farm Rest Home on the property.<sup>22</sup>

In 1960, the house was moved a short distance to the north, out of the way of the highway.<sup>23</sup> Lillian and Clifford Leaver sold the property in 1976.<sup>24</sup>



Proposed alignment of Route 495 in 1960. Plan Book M, Plan 587, Sheet 2.

**BIBLIOGRAPHY and/or REFERENCES**

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 Findagrave.com.

<sup>19</sup> <https://www.findagrave.com/memorial/18179299/clifford-h-leaver>. Accessed Dec. 31, 2021.

<sup>20</sup> Middlesex North Registry of Deeds Book 1043, p. 257.

<sup>21</sup> Chelmsford City Directory, 1949. Ancestry.com. Accessed Dec. 31, 2021.

<sup>22</sup> Chelmsford City Directory, 1957. Ancestry.com. Accessed Dec. 31, 2021.

<sup>23</sup> Order of Taking. Middlesex North Registry of Deeds Book 1480, p. 210ff.

<sup>24</sup> Middlesex North Registry of Deeds Book 2195, p. 53.

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Massachusetts Marriage Records. Ancestry.com.

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Walling, Henry Francis. *Map of Middlesex County*. Boston: Smith & Bumstead, 1856.

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## SUPPLEMENTARY INFORMATION



View looking northeast from Manning Road.



View looking north at south elevation of center section (center ell).

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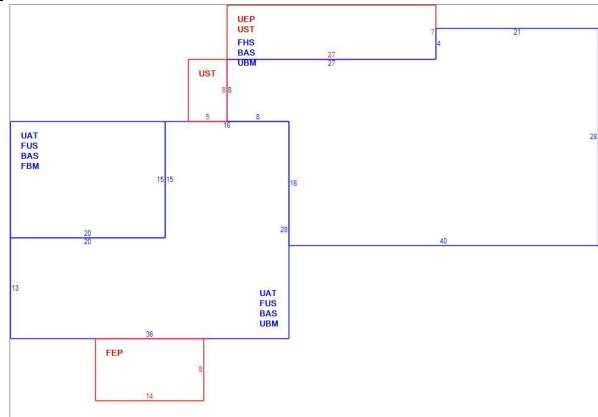
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Assessor's sketch.



House (pre-1955) as seen in Chelmsford Tercentenary Souvenir Program, 1955.