

514 WEST MAIN STREET (HOUSE)
514 West Main Street
Lock Haven
Clinton County
Pennsylvania

HABS No. PA-5584-A

HABS
PA
18-LOKHA,
10A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
Northeast Region
U. S. Custom House
200 Chestnut Street
Philadelphia, PA 19106

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Location: 514 West Main Street ; Lock Haven, Clinton County,
Pennsylvania

U.S.G.S. Lock Haven, Universal Transverse Mercator
Coordinates 17.4557100.293800

Present Owner: George Miller and Anna B. Miller

Present Use: Vacant

Significance: Home of an early industrialist, Thomas R. Mann, a member of the third generation of the family who invented the Mann Axe. The Mann family, during the 1880's, were the most extensive manufactures of axes in the world. The structure is an example of late Queen Anne style architecture constructed in a once prestigious residential neighborhood.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: According to the Lock Haven Historic Sites Survey which was prepared in May, 1984 by Susan B. Hannegan, the structure was built in 1893.
2. Architect: Not known [Many have been contractor designed]
3. Original and subsequent Owners:

The following is a chain of title to the structure on 514 West Main Street. Reference is the Recorder of Deeds Office, Clinton County Courthouse, Lock Haven, Pennsylvania.

1893	Original owner was Thomas R. Mann
1902	Will written June 15, 1897, probated November 12, 1902. Recorded in Will Book D, p. 554-5. Thomas R. Mann to wife Annie L.
1907	Deed, June 3, 1907, recorded in Volume 79, p. 39. Annie L. Mann to T.M. Stevenson.
1927	Will written March 28, 1927, probated May 13, 1927, recorded in Will Book J, p. 61. T.M. Stevenson to Margaret E. Stevenson.
1929	Deed, March 14, 1929, recorded in Volume 116, p. 5. Margaret E. Stevenson to Jacob Miller.
1950	Will written February 20, 1950, probated October 14, 1950, recorded in Will Book P, p. 160. Jacob Miller to Anna B. Miller, George Miller, Beverly Miller and Eleanor Miller.
1963	Deed, February 4, 1963, recorded in Volume 205, p. 296. Eleanor Miller Barnstein and Coleman L. Barnstein, Beverly Miller Kassels and Edward R. Kassels, Anna B. Miller and George Miller to Anna B. Miller and George Miller.

4. Builder, contractor, suppliers: Not known
5. Original plans and construction: No original drawings or plans have been located.
6. Alterations and additions: While the building was still a single family house, a second story was added to the front porch with a covered roof and a balustrade and porch deck were added to the left side entrance porch, c. 1910. When the structure was converted to apartments in the 1920's, a metal freestanding fire escape was added in the rear. The interior was extensively altered over the

years and the original character destroyed. The fireplace mantels have all been removed.

B. Historical Content

According to local records, Thomas R. Mann had this house built in 1893 as the residence for his family. Thomas Mann was the son of Robert and Christine Mann who settled in nearby Mill Hall in 1848. Robert Mann started the Mann Axe factory and shortly thereafter the company grew rapidly and expanded into several plants in the area to produce up to 1,500 double-bitted axes daily. Thomas assumed control of the company in 1880 and was well respected as a good businessman.

Thomas Mann died in the house after only living there for five years. According to the local newspaper, "The Daily Democrat", of November 7, 1902, Thomas Mann ". . . came to his death at his residence, West Main Street, shortly before 2 o'clock Thursday afternoon, November 6, 1902 by a shot from a revolver discharged by his own hand while temporarily insane."

Mr. Mann's family retained ownership until 1970 when it was transferred several times and eventually was converted into apartments in the 1920's.

The Thomas R. Mann house is located in the Water Street Historic District and was placed on the National Register of historic places on 7/10/73. It was listed in the nomination report as a prime example of Queen Anne style and was a "significant structure" in the District's nomination. The surrounding houses in the Water Street Historic District are of several periods from the 1860's until 1915. They include examples of the following periods of architecture: Queen Anne; Colonial Revival; Italianate; Second Empire; Carpentry Gothic; and Renaissance Revival.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: Two and one half story large asymmetrical residence constructed on the south side of West Main Street, between Fifth and Sixth Streets. The structure is Queen Anne style. The floor plan of the house is a large square with a three story wood turret on the left front corner. There is a two story covered wood porch with beveled ends that wraps around the front on the north and part of the right side on the west. A smaller one story wood porch covers the main entrance on the left side. There is a projecting third floor dormer with integral porch in the front and an octagonal tower on the right front corner to "balance" the left front turret. There is a two story bay on both the left and right sides. A two story ell projection is in the rear with a one story wood lattice enclosed corner rear porch.
2. Condition of the fabric: The main structures and two related outbuildings on the property are vacant and have been vandalized. The main structure suffered fire damage on November 13, 1984 and has been vacant ever since. There is extensive water damage to this structure. There has been a complete lack of

maintenance and repairs. Extensive rotting and deterioration have caused irreparable damage to this structure. The slate on the roof is falling off. There is a large open area on the left rear caused by the fire which allows water to penetrate into the interior. The front porches are deteriorated and unsafe to walk on. A two story rear porch and stairs have collapsed. The interior hardwood floors are buckled and are rotting. There is extensive cracking in the plaster walls and ceilings and large sections of the ceilings have fallen.

B. Description of Exterior

1. Overall dimensions: The house is forty-eight feet by forty-seven feet square with a twenty-nine feet by eighteen feet ell in the rear. The three story turret on the left corner has a ten feet diameter. The left side entrance porch is eight feet by fourteen feet. The front wrap around porch is forty-three feet long, ten feet deep and is recessed twelve feet on the right side corner. The bay on the right side is approximately twenty-four feet with an eleven feet projection. The bay on the left side is eighteen feet with a four feet projection. The rear corner porch is fourteen feet six inches by fifteen feet with a seven feet depth. The ceiling heights: first floor is nine feet eight inches, second floor is eight feet eight inches, third floor is eight feet (see floor plans).
2. Foundations: The structure has a raised foundation of rubble stone with an ashlar sandstone facing.
3. Walls: The first floor is a hard burned red brick and the upper stories are of wood frame construction with wood shingles in a "fish scale" pattern.
4. Structural system, framing: The structure is wood frame interior load bearing wall, running from side to side, clear spans vary from twelve to sixteen feet in length. The joists are full two inches by twelve inches and sixteen inches on center.
5. Porches, stoops, balconies, bulkheads: There are three porches of wood frame construction.

The main porch is along the front on the north and wraps around the right side on the west. It is two stories in height. The corners of the porch are beveled. At the left beveled end on the east is an entrance with steps of six risers high with a gable covering. The front porch has three bays along the street and two bays along the side. The first floor railing is simple square pickets with molded top rail. The second floor railing is a sawn wood rail of quatrefoil pattern. The porch columns are square on the first floor with pedestal bases and small bracket trim at the top. The second floor columns of the front porch are round with round bases resting on square plinths. The capitals are simple Doric design.

The left side porch on the east is covered on the first story and open above. The railing on the left side porch and the dropped quatrefoil patterned frieze panel are both sawn wood ornamentation. The second floor railing is simple squared pickets with molded top rail.

The rear corner porch is one story in height and enclosed with a criss-cross lattice. The columns are square with simple bracket trim.

6. Chimneys: There is a large square center brick chimney that projects above the roof at the front recessed crossed gable. The brickwork is corbelled.

7. Openings:

a. Doorways and doors: The main entrance to the house is on the left side under the covered porch on the east. There is a pair of double wood recessed panel walnut doors. The light panels were originally colored glass but have been removed by vandals. The interior doors of the vestibule are double doors of similar recessed wood panel design with the exception that the right door is three feet in width and the left side leaf door is two feet in width. The other exterior doors are simple recessed, wood panel design with clear lights.

b. Windows and shutters: Most of the windows are one over one wooden double-hung sash. The turret windows have curved panes of glass. There are several decorative windows where the upper sash has fifteen lites, as in the third story of the turret, and others with diagonal criss-cross panels of colored glass as in the living room, and gang windows on both sides of the left side porch.

The exterior trim and the window sash is plain with a slight step up in the center of the wood lintels. There are no exterior shutters. Two windows on the right rear of the first floor have interior shutters.

8. Roof:

a. Shape, covering: The roof is a steep pitched cross gable covered with slate in a "fish scale" pattern. Metal "dragon teeth" adorn the ridges. The front gable is recessed with a large projecting dormer.

b. Cornice, eaves: The eaves project approximately twelve inches from the building face and the cornices are boxed in. The trim on the cornice and eaves is simple stepped down wood crown.

c. Dormers, cupolas, towers: There is a ten foot diameter round turret on the left front corner three stories in height. The turret has a conical slate roof with a metal finial at the apex. There is a partial octagonal dormer on the right front corner with a hipped roof with metal finial at the peak. Between these two architectural elements is a two-bay wide center dormer projecting from the front recessed gable. The dormer roof is hipped and there is an enclosed porch. There is also evidence of an ornamental wrought iron railing at the gutter line on the left side of the structure.

C. Description of Interior:

1. Floor Plans: (see attached)
2. Stairways: There is one main stairway that is enclosed from the first floor landing to the third floor. On the first floor in the entrance is a large newel post that is approximately twelve inches square with deep carving and rounded top. The spindles are turned wood, typical of the period. The top rail is molded wood. The steps are four feet in width with the bottom tread having a circular return at the base.
3. Flooring: Hardwood [white oak] with tongue and groove butt joints and concealed nail heads. The pattern is parallel to the sidewalls and lapped at the corner joints. Several rooms have center areas that were unfinished giving the appearance of a "rug surround" The second floor has diagonal laid tongue and groove oak flooring. The third floor is pine.
4. Wall and ceiling finishes: The walls and ceilings are of plaster with horse hair and fiber, applied to wood lath. Most of the walls and ceilings are covered with wallpaper.
5. Openings:
 - a. Doorways and doors: There is a large opening between the two main rooms on the first floor that had sliding doors at one time, since removed. There is a pair of french doors with sixteen lights in each between the front room and the entry hall. Most of the doors appear to be original eight panel doors with various periods of hardware.
 - b. Windows: Windows are wood double hung sash. Some windows have diagonal criss-cross top sash. The top sash in the living room and sitting area off the entry hall are colored glass.
6. Decorative features and trim: There is a built-in window seat in the front living room that has deeply carved scrolled side arms, under the triple window. There is another built in window seat with matching scrolled arms in an alcove adjacent to the main entrance on the left side of the first floor. The door and window casings are 1" by 6" width fluted incised vertical bands with bull's eye corner pieces.
7. Hardware: The windows have simple top locks and the window polls are recessed metal with burnished brass finish. The doors have two sets of butt type hinges. The knobs and escutcheon plates are of various periods. The design is plain and flat. Some of the door knobs are the original wood with incised rings around the side circumference.

8. Mechanical Equipment:

- a. Heating, air conditioning, ventilation: The heating system is forced hot air with floor and wall metal grilles and registers. There is no air conditioning or other form of ventilation.
- b. Lighting: None of the original lighting fixtures exist. There are several plain contemporary type fixtures of no importance.
- c. Plumbing, etc.: The pipes are copper and none of the original fixtures remain. Most of the plumbing fixtures have been vandalized. There are five baths and five kitchens that were added in the 1920's when the building was converted to apartments.

D. Site

1. General setting and orientation: The legal description of the subject property is as follows: On the North by Main Street; on the East by lot formerly owned by Mrs. T.C. Hilton, but now of B.F. Brown; on the South by an alley, and on the West by lot of the Episcopal Church; having a frontage on Main Street of one hundred and twenty (120) feet and extending in depth between parallel lines, one hundred and sixty (160) feet to said alley. The house sets in the center of a large double lot facing north on the south side of West Main Street. The house is oriented on a northeast to southwest axis.

The streetscape is of 2-1/2 story large residential structures mainly of wood frame construction. The other houses on the street are of various architectural periods from 1860 to 1915. The lot is level and is approximately two hundred feet from the corner intersection of Fifth Street and West Main. In the rear is a 15' wide right-of-way known as "Willard's" Alley.

2. Historic landscape design: There are no significant landscape features on the site. There is no evidence of formal gardens or unusual plantings.
3. Outbuildings: There are two auxiliary buildings at the rear of the property that were built approximately thirty (30) years after the main house was constructed. These structures are wood frame with insulbrick siding, one and two stories in height. They were both built as residences. They are vacant, fire damaged and vandalized. Neither structure contributes to the district nor has any architectural significance. For additional information, see HABS No. PA- -B and PA- -C.

PART III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: There are no known original architectural drawings for the structure.

- B. Current Arichtectural Drawings: Floor plans done in October, 1990 by Walter J. Haglund, AIA.
- C. Early Views: Photograph No. 313, taken by J.W.C. Floyd, c. 1900 (original in the Lock Haven Public Library, refer to Photo Index on main floor) east and north elevations showing original one story front porch on West Main Street, Lock Haven, PA.
- Historic Lock Haven: An Arhitectural Survey, by Dean R. Wagner, 1978. p. 163 east and north elevations comparing current c. 1978 to c. 1900 photograph.
- D. Interviews: Interviewed Melissa J. Smith by telephone on October 23, 1990. Ms. Smith's grandmother lived at 514 West Main Street and grew up in the house while the Stevenson family owned the structure.
- E. Bibliography:
1. Primary and unpublished sources:
The Daily Democrat.(Newspaper) Friday, November 7, 1902, Obituary section. Microfilm, Lock Haven Public Library.
Historic Lock Haven. An Architectural Survey. Dean R. Wagner, Clinton County Historical Society, 1982.
Lock Haven Historic Sites Survey. Survey Code 035-LH-206, 1983-84 prepared by Susan B. Hannegan. Located at the Lock Haven Public Library.
 2. Secondary and published sources
American Axes: A Survey of their Development and their Makers. Henry J. Kauffman, 1972, pp. 39-41. Located at the Lock Haven Public Library
- F. Likely Sources: No other.

PART IV. PROJECT INFORMATION

The City of Lock Haven proposes to demolish the subject structure utilizing funds from its Community Development Block Grant (CDBG) program. These funds are provided by the Pennsylvania Department of Community Affairs. The structure was heavily damaged by fire on November 13, 1984 and there has been extensive water damage. The structure has been vacant since the fire and was never properly sealed by the owner. The interior is filled with debris (books, newspapers, furniture, etc.) The City has taken legal action and the property

has been posted as unfit for habitation. The owner has refused to rehabilitate the structure and it has become a blighting influence on the neighborhood, as well as a health and safety hazard. After five years of being open to the elements and the damage caused by the fire, rehabilitation is no longer feasible. The City has completed legal action and anticipates that the structure will be demolished in the late fall or the early winter of 1990.

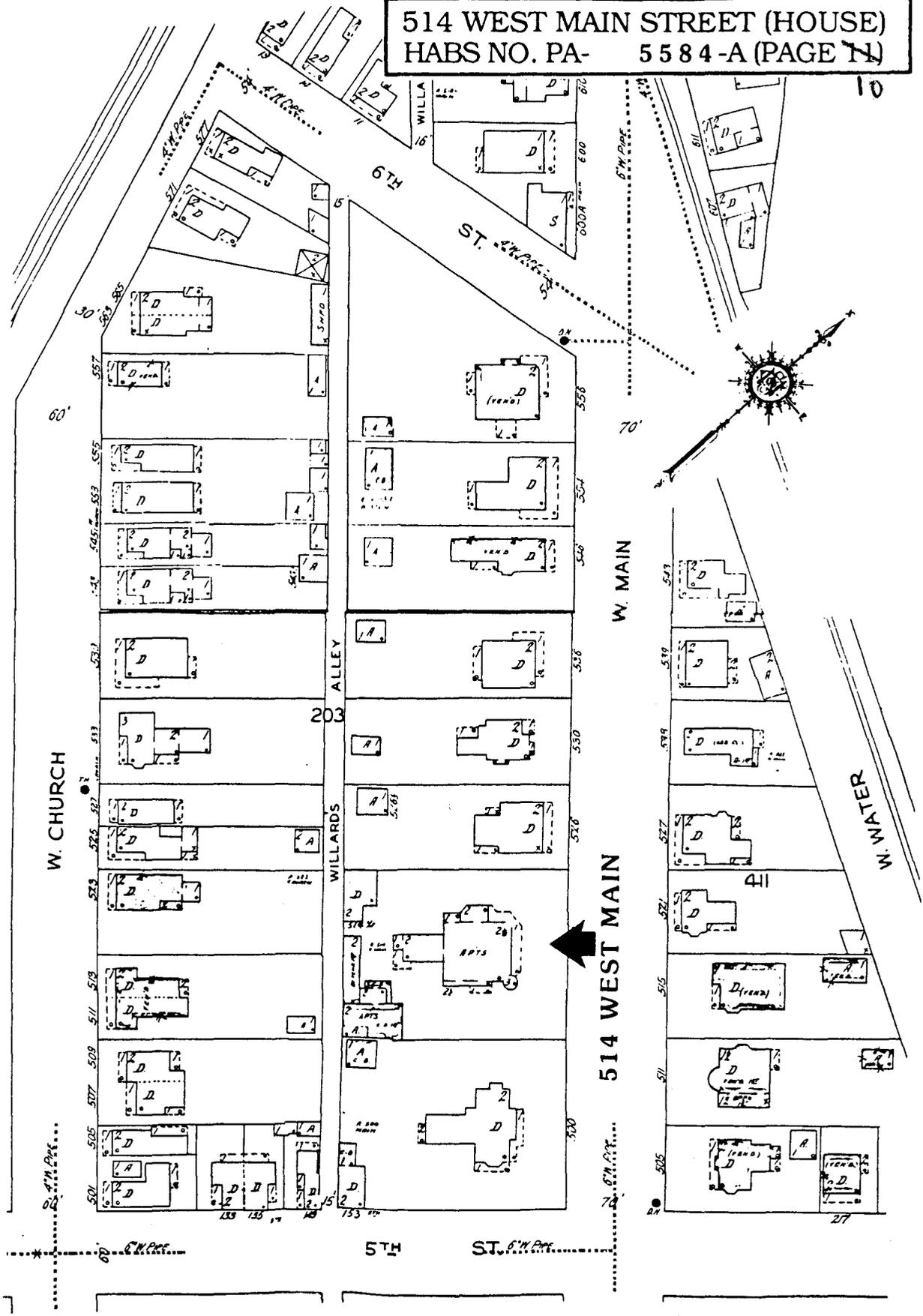
Prepared by: Walter J. Haglund, AIA

Title: Registered Architect

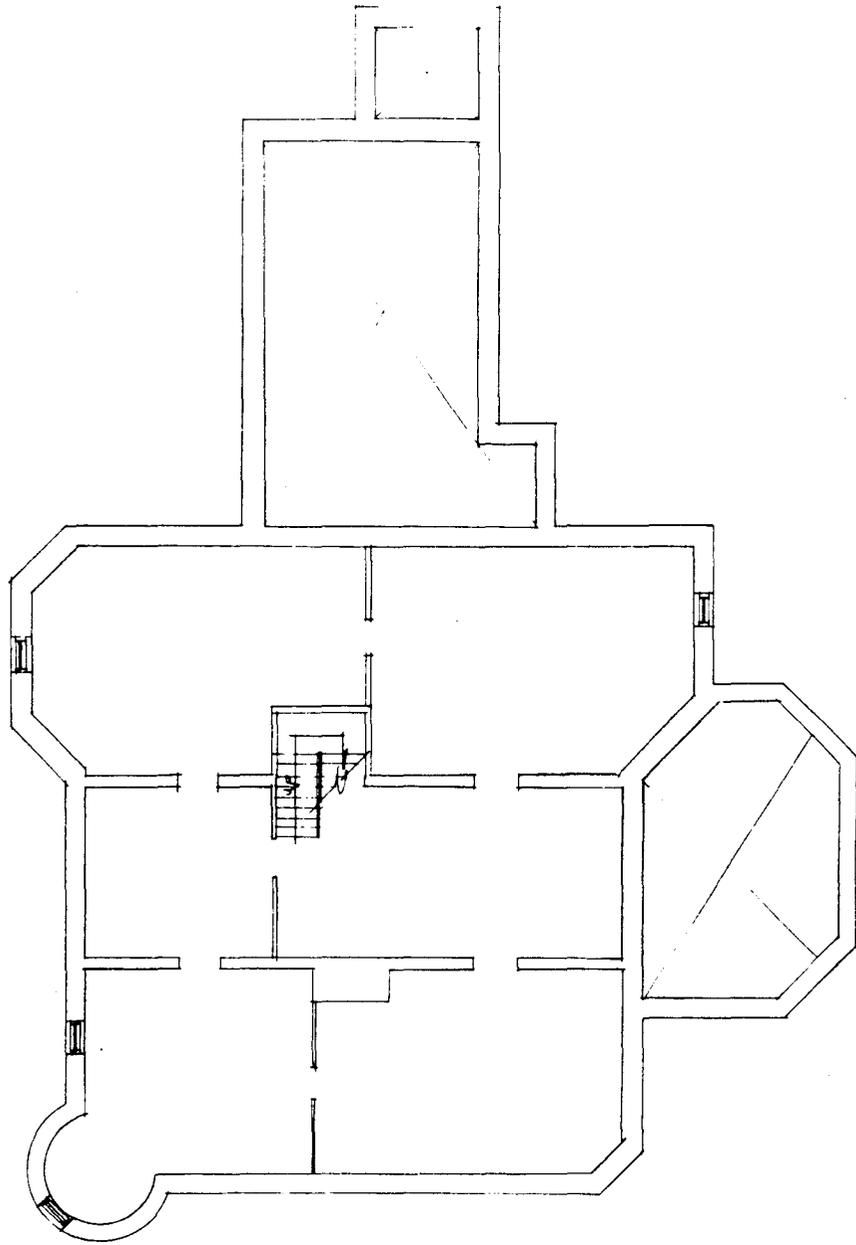
Affiliation: Mullin & Lonergan Associates, Inc.

Date: October 24, 1990

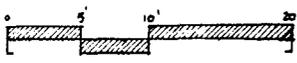
514 WEST MAIN STREET (HOUSE)
HABS NO. PA- 5584-A (PAGE 1)



514 WEST MAIN STREET (HOUSE)
HABS NO. PA- 5584-A (PAGE 12)

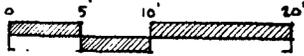
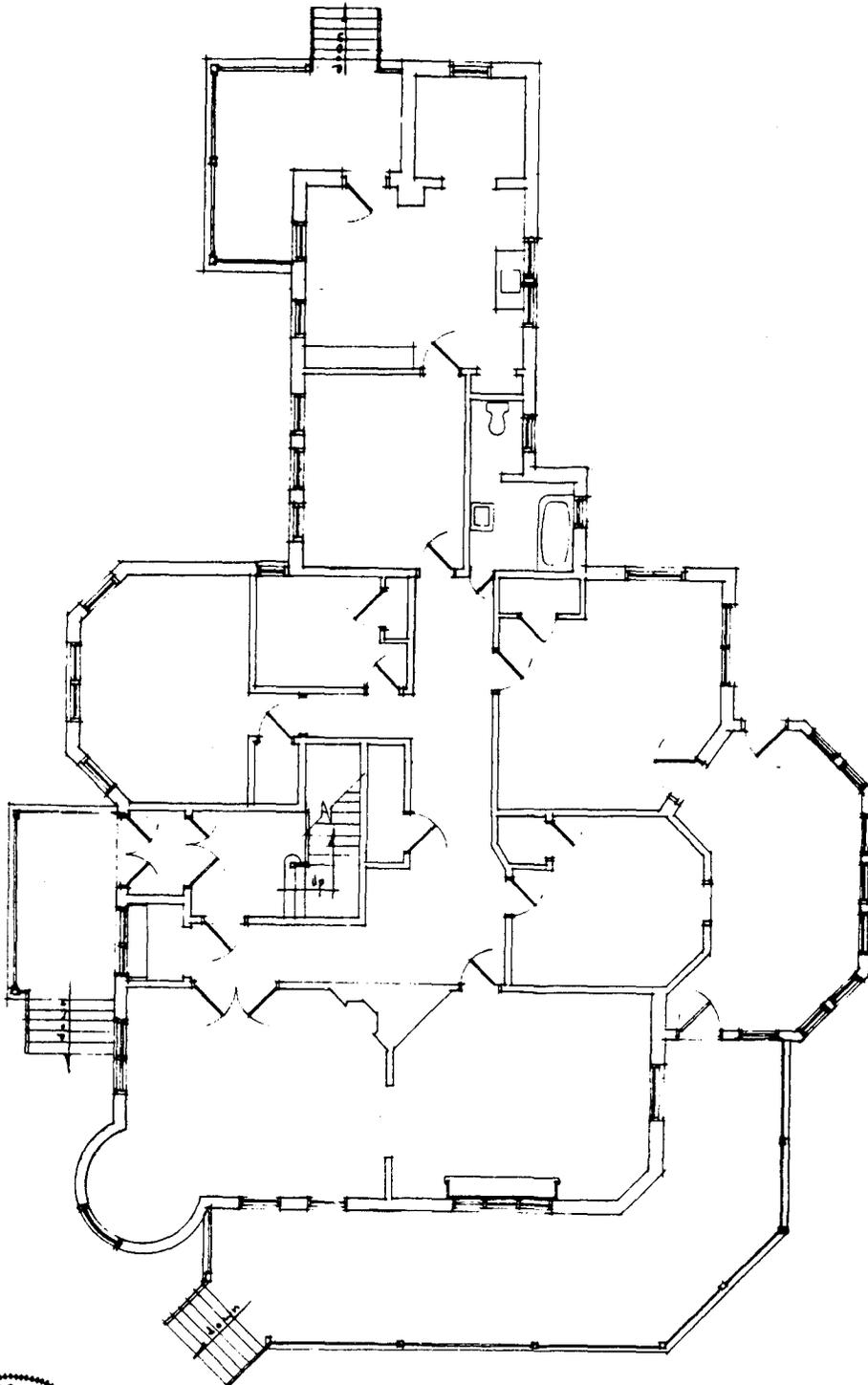


· BASEMENT PLAN ·



514 WEST MAIN STREET (HOUSE)
HABS NO. PA- 5584-A (PAGE 18)

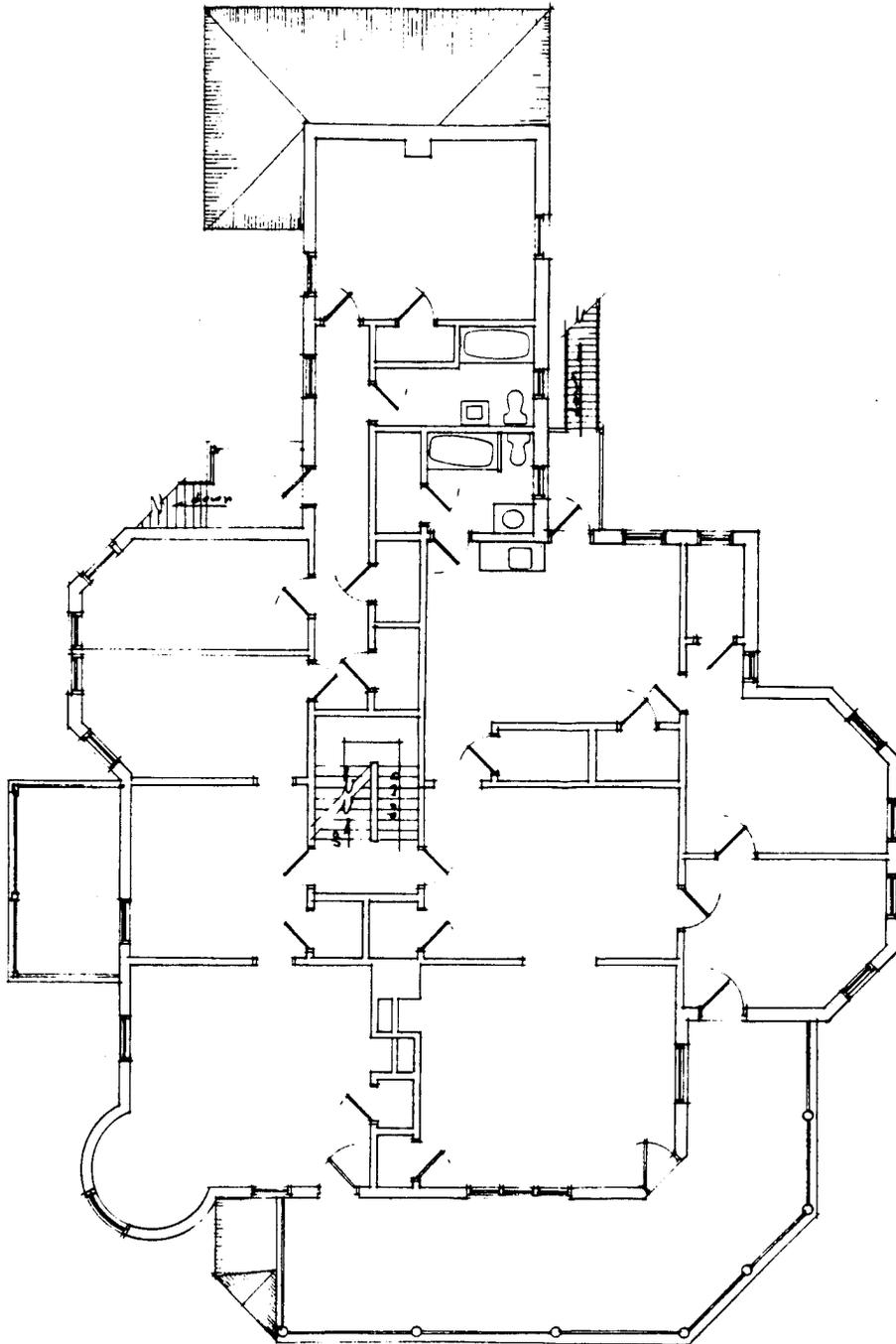
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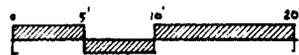
FIRST FLOOR PLAN.

514 WEST MAIN STREET (HOUSE)
HABS NO. PA- 5584-A (PAGE 14)

13

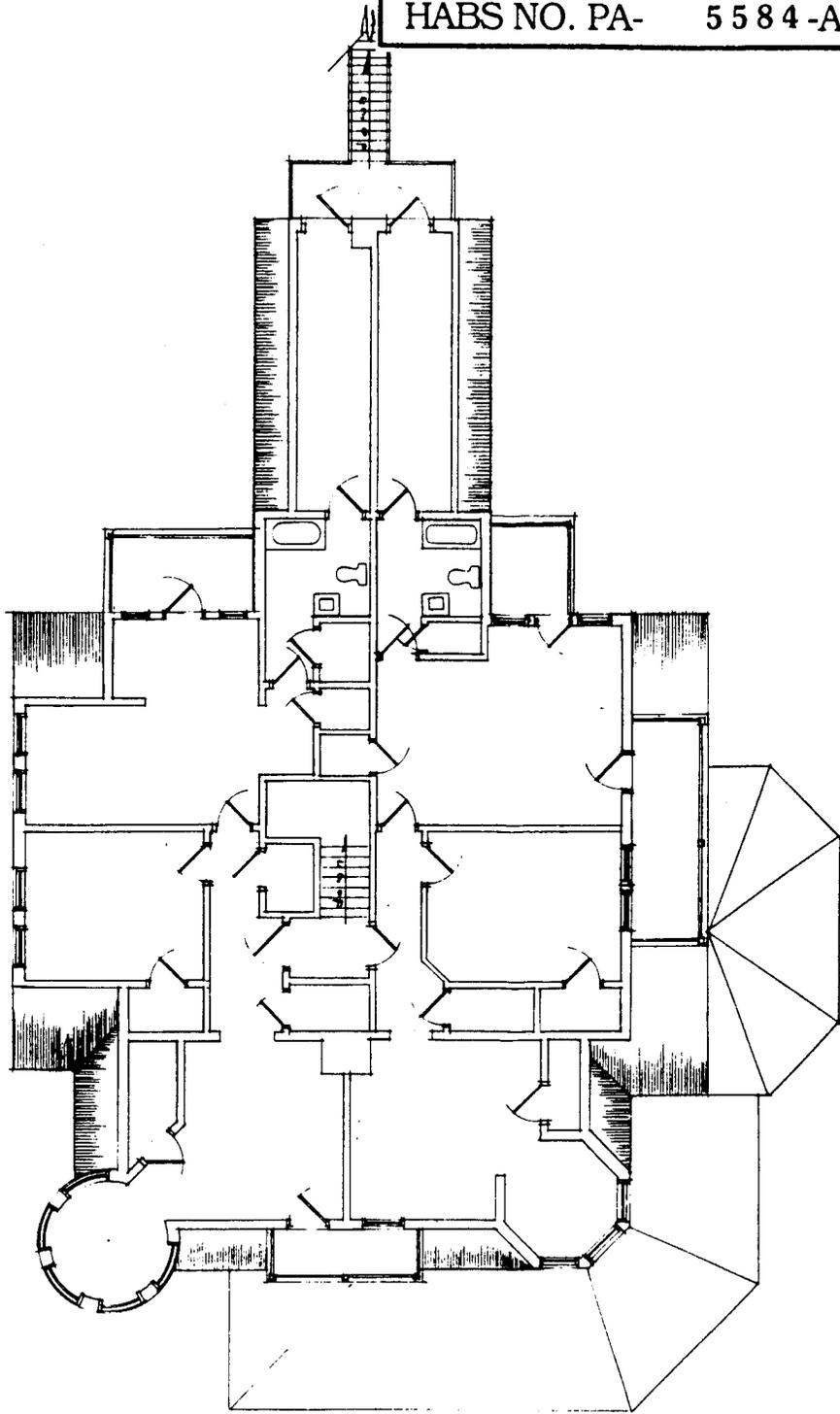


SECOND FLOOR PLAN



514 WEST MAIN STREET (HOUSE)
HABS NO. PA- 5584-A (PAGE 15)

14



THIRD FLOOR PLAN

