

LEVI A. MACKEY ~~COMPLEX~~ *house*
201 East Water Street and 404 North Grove Street
Lock Haven
Clinton County
Pennsylvania

HABS No. PA-5524

HABS
PA
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6-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY

HABS
PA
18-LOCKHAVEN
6-

LEVI A. MACKEY ~~COMPLEX~~
House

HABS No. PA-5524

Location: 201 East Water Street and 404 North Grove Street, Lock Haven, Clinton County, Pennsylvania

USGS Lock Haven Quadrangle, Universal Transverse Mercator Coordinates: 18.294880.4556810

Present Owner and Occupant: Robert and Virginia Edmonston
201 East Water Street
Lock Haven, Pennsylvania 17745

Present Use: Residence (Levi A. Mackey House) and garage/apartment (carriage house).

Significance: The Mackey property, including the Mackey House and carriage house, is located in a locally significant historic neighborhood which contains architecturally impressive nineteenth-century residential buildings, constructed in association with Lock Haven's growth from the booming lumber industry. The property is significant due to the architectural integrity of the high-style Italianate Mackey House, constructed in 1854 at the height of Lock Haven's prosperity, and due to the property's association with Levi Mackey, one of Lock Haven's most prominent citizens during the latter half of the nineteenth century. The presence of the carriage house reflects the historic setting of the property, which originally included the Mackey House, carriage house and several frame outbuildings. Although the carriage house has been altered from its original appearance, it retains historic architectural elements such as board-and-batten siding.

I. HISTORIC CONTEXT

The Iroquois Indians inhabited the area now containing Lock Haven, Pennsylvania, prior to 1769, when the first white settlers came to the area. Settlement continued slowly until the “Great Runaway” of 1778, when the Indians increased their warfare as a response to the American Revolution and most of the inhabitants fled to Sunbury. The land was left to the Indians until approximately 1785, when a number of settlers began to return to the area. It was not until 1800 that a great number of families began to reoccupy the area. Between 1800 and 1825, a settlement on the West Branch of the Susquehanna River near the Bald Eagle Creek developed and became known as Old Town. In 1833, Jerry Church purchased a large portion of land in Old Town and began to lay out a more structured community. In the 1830s, the lumber trade became the area’s most prosperous industry due to an abundance of virgin forest. Rafts were used to transport lumber down the Susquehanna, until the construction of the West Branch Canal (HAER No. PA-188) in 1834 made navigation and transportation more reliable and introduced an era of prosperity to Old Town. Due to the construction and success of the canal system, Jerry Church renamed the town Lock Haven. Lock Haven encompassed the original Old Town settlement with an adjacent tract situated to the south, and it centered around what later became the Bald Eagle Cross-Cut Canal (HAER No. PA-187). By 1839, the population had increased in the area to the point that creation of a the new county was considered. Clinton County was incorporated five years later (Hannegan 1984: 3-4).

It was in 1841, at the beginning of Lock Haven’s prosperity, that Levi A. Mackey came to the area. Mackey’s residency in Lock Haven coincided almost directly with the town’s “golden period” from 1840 until 1889, the year of Mackey’s death. Mackey chose to build his Italianate mansion in 1854 in the Water Street residential area which developed between 1833 and 1860 and was parallel to Lock Haven’s primary commercial district. Fortunes made from the boom are reflected in the architecture of the mid-to-late nineteenth century, including L.A. Mackey’s home, the first Italianate residence in Lock Haven (Wagner 1982: 36). The Third Ward, encompassing the western section of the expanding city, was where a majority of the leading merchants and manufacturers built their impressive new homes beginning in 1850 (Vento 1987: 159).

After the construction of the canal, the completion of the West Branch Boom in 1853 ranked as the most important event in Lock Haven’s history. It was responsible for the growth of the lumber processing industry which included sawmills, planing mills, and furniture factories. With the success of the lumber industry came the growth of the support service industry, including hotels and retail establishments (Hannegan 1984: 7).

Between 1859 and 1862, the Lock Haven commercial district shifted from the area directly surrounding the Mackey House (Water and Grove Streets) southward to Main and Clinton (now Bellefonte) Avenues. The expansion of the Pennsylvania and Erie Railroad into Lock Haven in 1859 and a devastating fire, which leveled most of the original historic district, inspired the move (Hannegan 1984: 8).

Toward the end of Levi Mackey’s life in the 1880s, the lumber industry in the Lock Haven area began to fade due to destructive clear-cutting practices and periodic flooding. Most sawmills in Lock Haven were closed after a major flood in 1889 destroyed the canal system, dealing a final blow to the lumber industry in the area (Vendel 1987: 178). The waning of Lock Haven’s prosperity may have affected Levi Mackey’s fortunes, as he conveyed his property to two attorneys in 1878 and had the property conveyed to his wife’s name in 1879. It is probable that the Mackeys still resided in the house during this period.

Beginning in the late nineteenth century, Lock Haven diversified its industry. The paper industry, though related to the lumber industry, flourished as its predecessor failed. Also established in the 1880s and 1890s were a brickyard and silk mill. The major industrial development of the twentieth century in Lock Haven was the arrival of the Piper Aircraft Corporation in 1937. By 1940, Piper was the largest producer of small airplanes in the country and employed more than 1,000 people, including the present owner of the Mackey property, Robert Edmonston (Hannegan 1984: 14).

II. SITE HISTORY

In 1854, Joshua Bowers sold approximately one acre of land at the northeast corner of Water and Grove Streets bordering the West Branch of the Susquehanna River to Levi A. Mackey. Mackey, a prominent lawyer, banker, politician, and businessman, was born in November 1819 in White Deer Township, Union County, Pennsylvania, and came to Lock Haven at the age of twenty-two from Dickinson College in Carlisle, Pennsylvania, where he studied law. Mackey practiced law in Lock Haven until 1855 when he was elected president of the Lock Haven Bank, subsequently the Lock Haven National Bank. Mackey served as the President of the Bald Eagle Valley Railroad, the first Secretary-Treasurer of the West Branch Boom Company, and was one of the original subscribers and a trustee for the Central Normal School, now Lock Haven State University, until his death in 1889. He was elected the first mayor of incorporated Lock Haven in 1870, and in 1874, he was elected to the Forty-fourth U.S. Congress and re-elected in 1876 (Lock Haven Express, February 14, 1889: 1).

Immediately after purchasing the land at Grove and Water Streets, Mackey and regional contractor, Henry Hipple of the town of Jersey Shore, jointly designed the L.A. Mackey House with its Italianate design elements. The building was one of the first Italianate residential buildings in Lock Haven and is a large and imposing residence indicative of the owner's social and economic position in the community. One of the community's wealthiest residents, Mackey owned \$60,000 in real property and \$97,000 in personal property in 1870 (Vento 1987: 164).

Not much is known about the property at 200 E. Water Street before Mackey had the house constructed there. There is no mention of "improvements" to the property in the deed between Bowers and Mackey. According to a report by Anthony Erdman & Associates for the U.S. Army Corps of Engineers in 1979, an examination of two lithographic engravings of the Mackey House and carriage house offer evidence that the carriage house was constructed prior to 1865. A lithograph (known to date prior to 1896) in the possession of present owner, Mrs. Robert Edmonston, illustrates the two-story carriage house with one (possibly two) gabled dormers, an attached shed, and wide carriage doors in the southeast corner of the wooden frame building.

Deed records indicate that in 1878, the property was conveyed to Amos Noyes and Simon Scott, including a "two-story wood frame stable," as the property of Levi Mackey; it was then conveyed to Mackey's wife, Mary, in 1879. The present owner states that Scott and Noyes were attorneys renting an office building on the Mackey property. It is not known why the transaction took place, except that perhaps Mackey's prosperity was affected by the downturn in the lumber industry in the late 1870s (CCLR 1877).

As early as 1885, the quarter-acre now known as the Mackey property included numbers 200 (the house), 200 1/2 (the rear section of the carriage house), the front section of the carriage house, 205, and 207 (masonry office building) East Water Street. A small one-story frame building connected the office building and the house. At this time, the Mackey House was a

square 2-1/2-story brick dwelling with a two-story rectangular rear addition and a two-story rear L-shaped frame porch. The carriage house contained a two-story rear section at the river (indicated to be a stable) with a one-story front section, half as wide as the rear, which ran along North Grove Street. The entire parcel from Grove Street to an alley east of Grove constituted one piece of property. The entire lot contained two dwellings, four brick office buildings, the carriage house, another stable, and a one-story elongated outbuilding (Sanborn 1885). At this time, Levi Mackey resided in the house with his wife, daughter Louise Mackey Ball, and her husband, Dr. Francis Ball, a well-known Lock Haven physician and the first surgeon at Lock Haven Hospital. The Ball's daughter, Mary (Molly) H. Ball, was born in the Mackey House circa 1885 (Lock Haven City Directory 1885).

By September 1891, the front section of the carriage house had been altered to form a smaller, one-story dwelling attached to the two-story rear stable. The dwelling was noted on the 1891 Sanborn Fire Insurance Map as 201 1/2 East Water Street, while the carriage house was noted as 201 1/4, but no listing has been found in the city directories for this address. The property between Grove Street and the alley was still under one ownership, and many of the outbuildings had been extensively altered or destroyed between 1885 and 1891, probably due to the destructive 1889 flood. The rear section of the Mackey House had been opened up, and a two-story rear porch stretched across the entire rear facade. Street addresses were changed between 1885 and 1891 and the Mackey House was noted as 201 rather than 200 East Water Street. After Levi Mackey's death in 1889, the Balls resided in the house with Mary Mackey, and Dr. Ball continued to use the adjacent brick building as his office (Sanborn 1891).

According to a c. 1900 historic photograph in the possession of the Ross Library in Lock Haven, the carriage house was clad with board-and-batten siding at that time. By 1901, the larger piece of property (approximately one acre of property) had been divided into three smaller lots. This division of property may have happened at the same time that Mary Mackey conveyed a quarter-acre including the house, carriage house, and office building, to Louise Mackey in 1895. At this time, the Mackey property contained the Mackey House, carriage house, office, and a small, square, one-story outbuilding located on the eastern property line in the center of the property, perhaps serving as an outhouse. The front section of the carriage house, still used as a dwelling, was addressed as 201 1/3 and the rear section was noted as 201 1/2 (Sanborn 1901).

Between 1906 and 1914, the Mackey property underwent various alterations with the addition of a one-story outbuilding north of the existing one on the eastern property line and a one-story porch addition to the dwelling section of the carriage house. The rear section of the carriage house was being used as a "stable and garage" (Sanborn 1914). In 1915, Louise Mackey died, leaving the quarter-acre, including the Mackey House, carriage house, and office building, to her husband, Dr. Francis Ball, and after his death in 1920, to their daughter, Mary Ball Armstrong. Mary had married in 1908; by 1915, she and her husband, Calvin Armstrong, had built and were living in a Colonial Revival-style house at 25 West Water Street (extant). Also by 1915, Dr. Ball no longer practiced medicine at 205/207 East Water Street. Dr. J.H. Hayes, Dr. Ball's brother-in-law, now occupied the office building (Lock Haven City Directory 1915).

By 1914, additions had been made to the carriage house. The rear section still served as a stable and also as a garage; however, the front dwelling section was now 1-1/2-stories with a separate one-story porch. The Mackey House was altered to enlarge the rear porch. After Dr. Ball's death in 1920 and until c. 1940, the Armstrong's rented the Mackey House to the Hipple family. Mr. Hipple was an attorney and later a judge in Lock Haven (Lock Haven City Directory 1921-1949).

By 1925, Mary B. Armstrong owned all the property from Grove Street to Jay Street along Water Street. She undertook major alterations, including demolishing all the outbuildings on the property, save the carriage house. The entire second story of the carriage house was converted for use as an apartment, although no address was assigned to the building. It is possible that Mary Armstrong acquired the adjacent properties at the time of her father's death in 1920 and made extensive alterations to the carriage house, no longer needed as such, converting it to a larger apartment. The Mackey House remained unchanged save a rear extension of the frame building connecting the house and office building. The address of the frame building was noted as "203" Water Street and the office was simply marked as "207" Water Street (Sanborn 1925).

No documentation of the property is available between 1925 and 1954; however, the apartment/carriage house appears to have undergone no major alterations during that nineteen-year period. A fire in 1954 destroyed the carriage house roof, portions of the frame siding, and several of the wooden support beams. The replacement roof is gabled without the original dormers or finished gable detail. Approximately one-third of the wood exterior was replaced and a concrete floor was installed. The carriage house's wide doorway was moved to the center of the building from the southwest corner of the west facade (Anthony Erdman & Associates 1979: 9). After the fire, improvements were made to the second story of the carriage house. There appears to have been no major alterations to the Mackey House between 1925 and 1954. The brick office building on the property, however, was demolished between 1930 and 1940 (Virginia Edmonston, personal interview, October 1991).

Between 1942 and 1948, the rear section of the Mackey House, with an address of 402 North Grove Street, was rented to Julian and Marion Eysmans. At approximately the same time, Mary Armstrong's daughter, Frances Armstrong Edmonston, and her husband, Dr. Raphael Edmonston, moved into the main section of the house with their four children, one of whom was Robert Edmonston, the present owner of the property and present mayor of Lock Haven. Mary Armstrong conveyed the property to her daughter Frances Edmondston at her death in 1965. From 1960 to at least 1970, the rear section of the Mackey House was rented to Kathryn Zerbe. The carriage house was not rented again until 1969, when Robert Edmonston, an engineer at Piper Aircraft Company, resided there. In 1970, after his marriage, he and his wife, Virginia, lived in the carriage house for a few years. By 1978, Robert and Virginia Edmonston were living with their two children in the rear section of the Mackey House while Robert's mother, Francis, continued to live in the main section of the house. In 1984, after Francis' death, title of the house was conveyed to Robert and Virginia Edmonston, who continue to live there. According to the Edmonston's, the carriage house continued to be rented until October 1991 (Virginia Edmonston, personal interview, October 1991).

III. ORIGINAL AND SUBSEQUENT OWNERS

Legal description from the most recent deed: Beginning at an iron pin situate at the intersection of the Eastern line of Grove Street and the Northern line of Water Street, said iron pin being the Southwest corner of the parcel herein conveyed; thence along the Eastern line of Grove Street, North 16 degrees 19 minutes East, a distance of two hundred twenty-five (225) feet through two (2) iron pins to a point on the Southern bank of the Susquehanna River; thence along the Susquehanna River, South 73 degrees 11 minutes East, a distance of sixty-six (66) feet ten (10) inches to a point, being the Northwest corner of lands of Gerard McDonough and being the Northeast corner of the parcel herein conveyed; thence along the Western line of lands of Gerard McDonough, South 16 degrees 19 minutes West, a distance of two hundred twenty-five (225) feet through two (2) iron pins to an iron pin situate on the North line of Water Street, North 73

degrees 11 minutes West, a distance of sixty-six (66) feet ten (10) inches to an iron pin, the place of the beginning.

[References are to deeds filed at Clinton County Clerk's Office, Lock Haven, Pennsylvania]

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| 1854 | Deed, April 3, 1854, recorded in Book F, Page 254.
Joshua Bowers to L.A. Mackey. |
| 1878 | Deed, December 26, 1878, recorded in Book 28, Page 644.
John Candor, Sheriff (as the property of L.A. Mackey) to Amos Noyes and Simon Scott. |
| 1879 | Deed, January 27, 1879, recorded in Book 31, Page 72.
Amos Noyes and Simon Scott to Mary H. Mackey. |
| 1895 | Deed, April 2, 1895, recorded in Book 55, Page 70.
Mary H. Mackey to Louise M(ackey) Ball. |
| 1915 | Louise Mackey Ball to Frances P. Ball. |
| 1920 | Frances P. Ball to Molly Ball Armstrong. |
| 1968 | Deed, February 12, 1968, recorded in Book 222, Page 268.
Estate of Mary B. Armstrong to Frances Edmonston. |
| 1984 | Deed, March 9, 1984, recorded in Book 287, Page 1041.
Estate of Frances Edmonston to Robert Edmonston. |

IV. SITE DESCRIPTION

The Mackey House complex consists of two buildings situated on a quarter-acre lot at the corner of Grove and East Water Streets in Lock Haven (see the site plan for arrangement of buildings on the property). The principal building is the Mackey House, a 2-1/2-story Italianate brick residence constructed in 1854. The predominant Italianate features include a balustraded portico over the front entrance, the paired semi-circular gable-end windows, a bracketed boxed wood cornice which surrounds all four facades of the building, and decorative window lintels. Extending on two sides of the rear wing is an elaborate two-story porch featuring cast iron spindles between the wooden columns. The second-story of the porch features sawn wood railings, wood columns, sawn brackets, and a boxed wood cornice.

The only remaining outbuilding on the property is a frame, two-story carriage house sited on a brick foundation with vertical board-and-batten siding. The carriage house is located 47.5 feet north of the Mackey House parallel to Grove Street and 72 feet south of the West Branch of the Susquehanna River. The carriage house is documented on this site as early as 1865 but could date to as early as the construction of the Mackey House.

A brick walk extends from Grove Street to the rear of the Mackey House, and a white picket fence sited on a stone wall is located along the western property line between the Mackey House and the northwestern corner of the brick walk. The lot is heavily landscaped with manicured foundation shrubbery and ivy surrounding the carriage house. A concrete birdbath is located near the center of the property in a circular setting of shrubbery and gray block pavers. Surrounding the property are, to the north, the West Branch of the Susquehanna River; to the west, North Grove Street; and to the south, East Water Street. All buildings are oriented toward East Water Street.

V. SOURCES

A. Architectural drawings: None

B. Historic views:

Anthony Erdman & Associates for the United States Army Corps of Engineers, Baltimore District. Reference to two lithographic engravings, one of Levi A. Mackey main house and one of carriage house, in *Lock Haven Flood Protection, Phase I Advanced Engineering and Design Studies*, n.p., 1979.

Floyd, J.W.C., photographer. Levi A. Mackey property, historic photograph 209, Lock Haven, Pennsylvania, c. 1900. In the possession of the Ross Library, Lock Haven, Pennsylvania.

C. Interviews: Edmonston, Virginia. 1991. Interview by Susan C. Nabors, October, Lock Haven, Pennsylvania.

D. Bibliography:

1. Primary and unpublished sources:

Clinton County Legal Records. Lock Haven, Pennsylvania.

Hannegan, Susan. *General History and Description of Clinton County, Preliminary Research Report, Clinton County Historic Sites Survey, 1985-86*. Harrisburg, Pennsylvania: Bureau of Historic Preservation, 1986.

_____. *Levi A. Mackey House*. Pennsylvania Historic Resource Survey Form 035-WW-004A. Harrisburg, Pennsylvania: Bureau of Historic Preservation, 6/20/1986.

Lock Haven City Directories - 1885 through 1970. Located at the Ross Library, Lock Haven, Pennsylvania.

Sanborn Map Company. *Fire Insurance Map of Lock Haven*. New York: Sanborn Map Company, 1885, 1891, 1901, 1906, 1914, 1925, 1954.

Vento, Frank J., Philip T. Fitzgibbons, Scott D. Heberling, and James Herbstritt. *Phase I Inventory Investigations of Potentially Significant Prehistoric and Historic Period Cultural Resources for the Lock Haven Flood Protection Project, Clinton County, Pennsylvania*. Prepared for the Baltimore District of the U.S. Army Corps of Engineers by Vendel Enviro-Industrial Consultants, 1989.

2. Secondary and published sources:

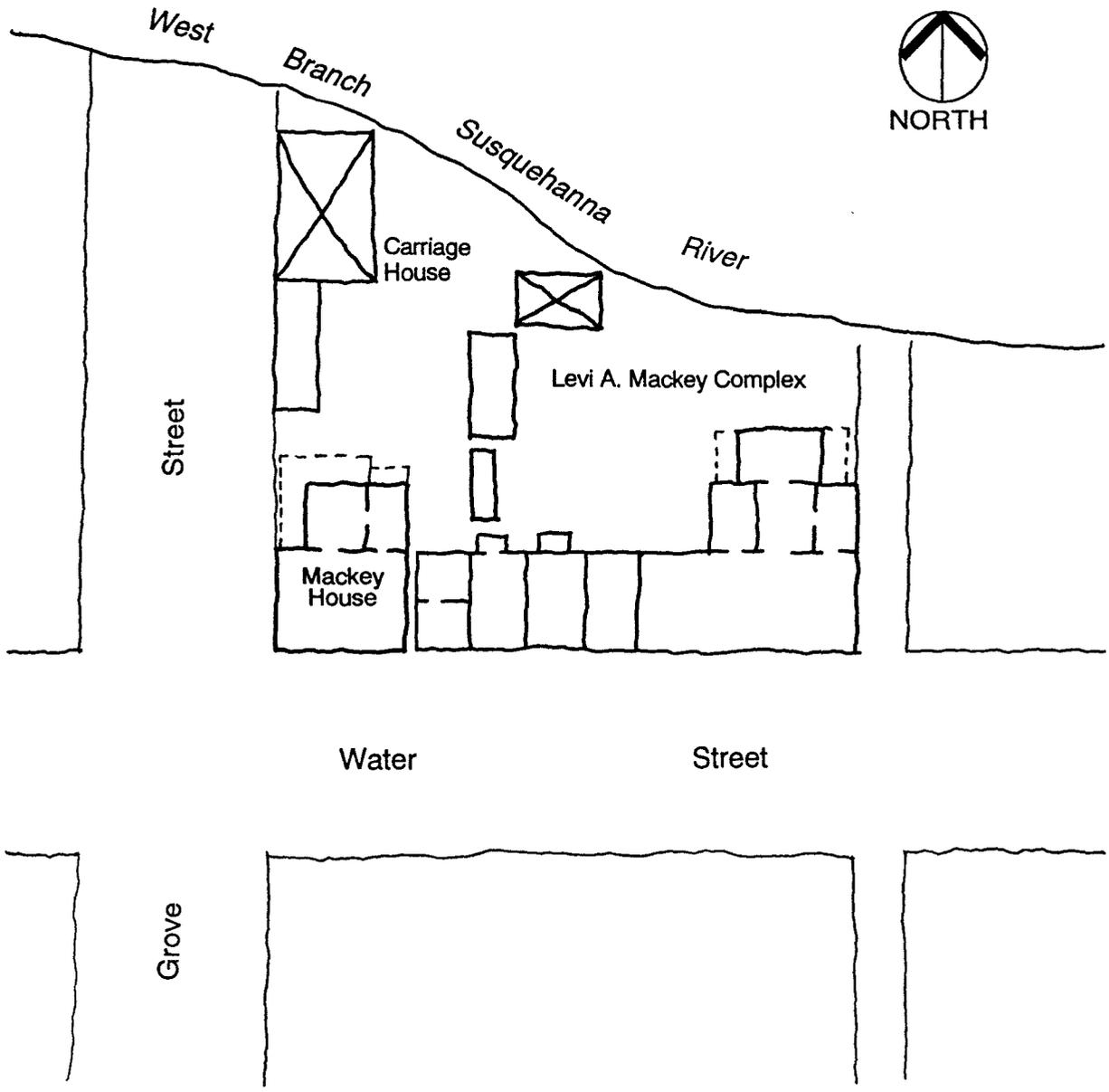
Clinton Democrat. "Hon. L. A. Mackey Dead." 14 February 1889, 1.

Linn, John Blair. *History of Centre and Clinton Counties*. Philadelphia: J.B. Lippincott, 1883.

Wagner, Dean R, ed. *Historic Lock Haven: An Architectural Survey*. Lock Haven, Pennsylvania: Clinton County Historical Society, 1979, reprinted 1982.

VI. PROJECT INFORMATION:

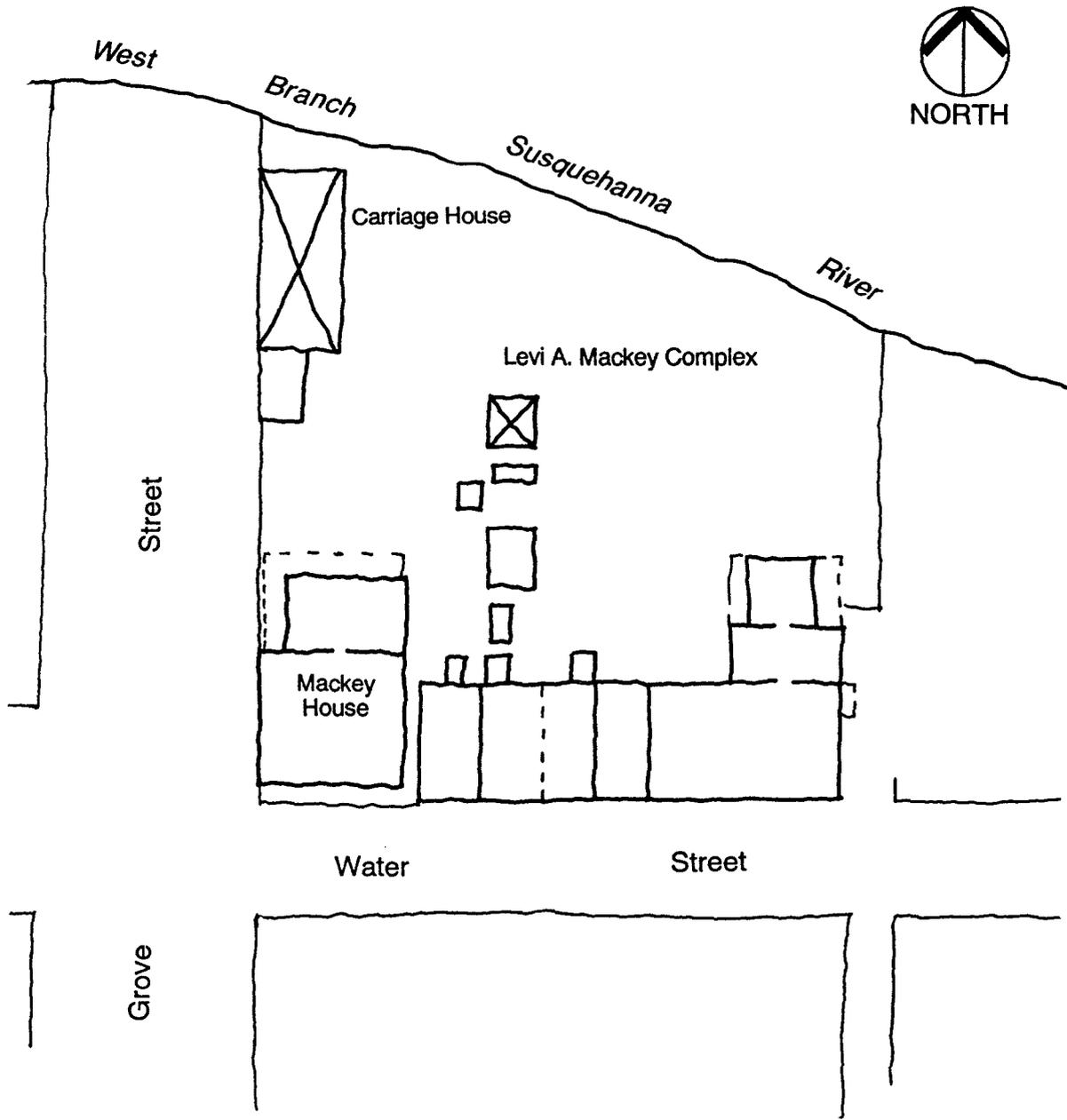
Documentation was undertaken in October and November 1991 in accordance with a Memorandum of Agreement between the U.S. Army Corps of Engineers, Baltimore District, the Advisory Council on Historic Preservation, the Pennsylvania Historical and Museum Commission, and the Lock Haven Area Flood Protection Authority. The documentation serves as a mitigative measure for the treatment of historic properties that were identified and evaluated in a series of studies and that would be affected by the proposed Lock Haven flood protection project. The Mackey Carriage House is slated for removal from the property to accommodate the construction of a flood wall as a part of the flood protection project. The carriage house will be marketed for sale in an attempt to have it moved. If the carriage house cannot be sold, it will be marketed for architectural salvage. The last recourse for the carriage house is demolition. Documentation was prepared for the U.S. Army Corps of Engineers, Baltimore District, by the Historic Preservation Group of Kise Franks & Straw, Inc., Philadelphia, Pennsylvania: M. Todd Cleveland, project manager; Susan C. Nabors, historian; Martin B. Abbot, historian; and Jill Cremer, graphics. Robert Tucher provided the documentary photographs.



Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1885.

Conjectural Site Plan, 1885
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer

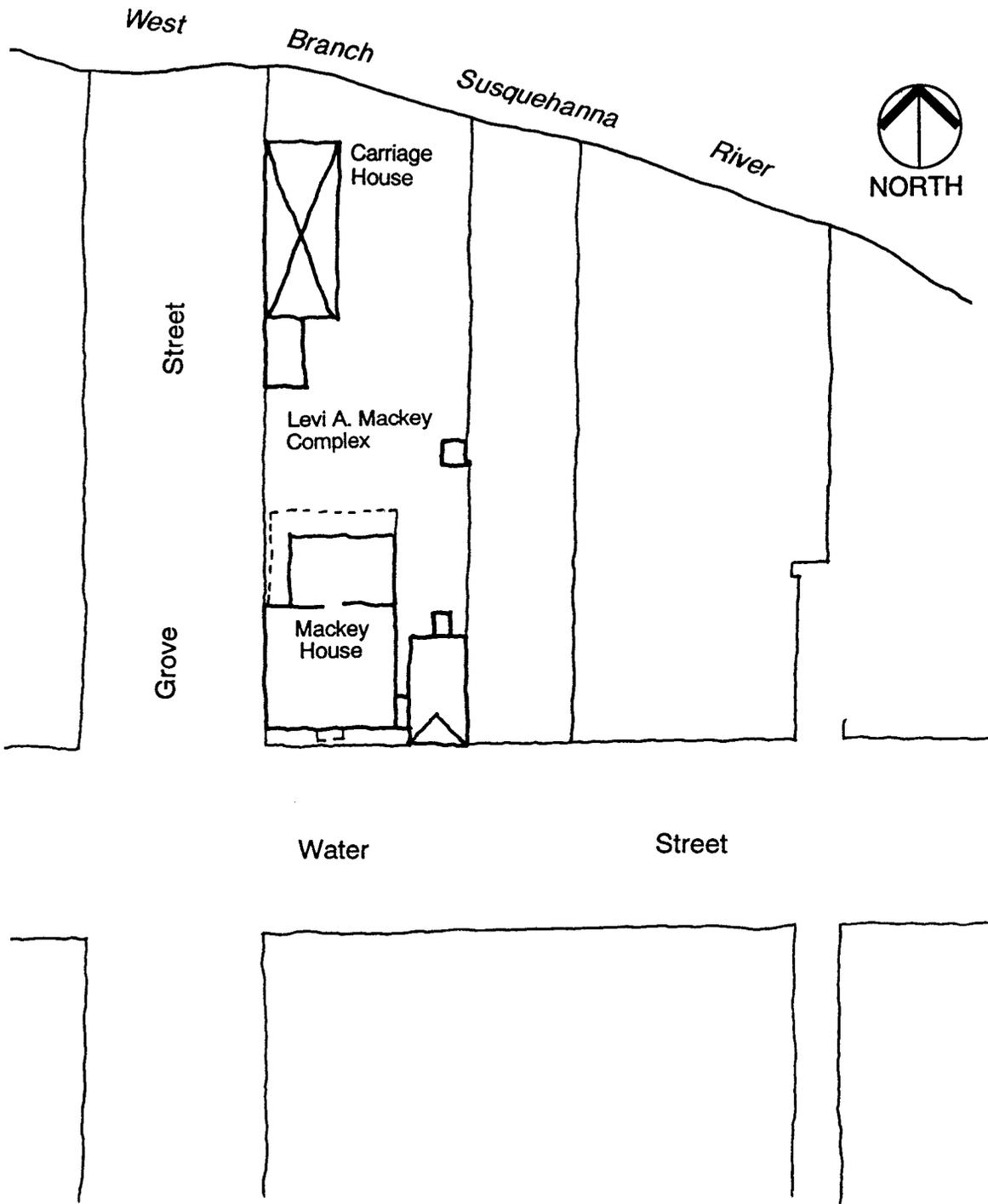
LEVI A. MACKEY COMPLEX ^{HOUSE}
HABS No. PA-5524 (Page 10)



Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1891.

Conjectural Site Plan, 1891
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer

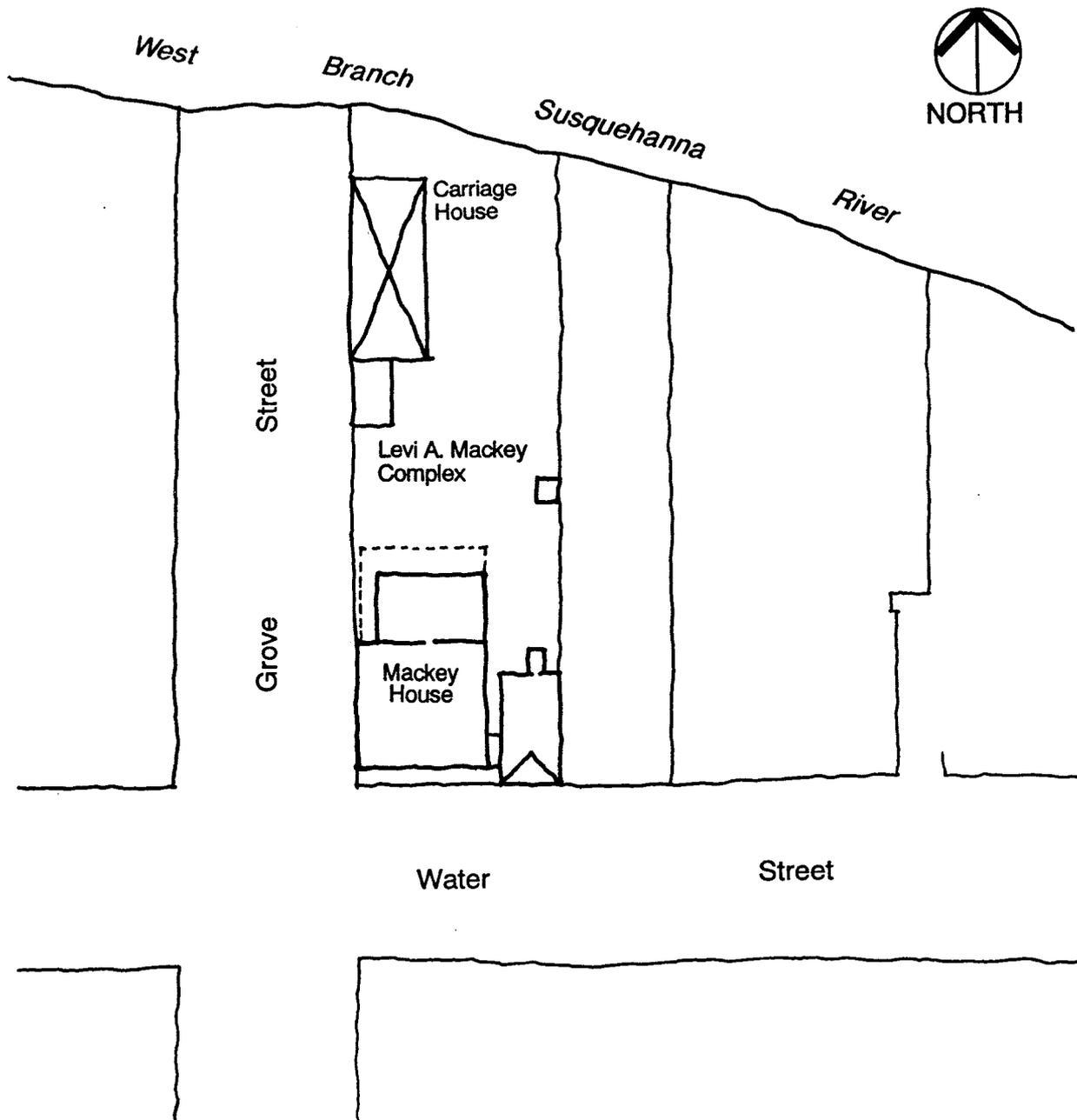
LEVI A. MACKEY COMPLEX ~~HOUSE~~ ^{HOUSE}
HABS No. PA-5524 (Page 11)



Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1901.

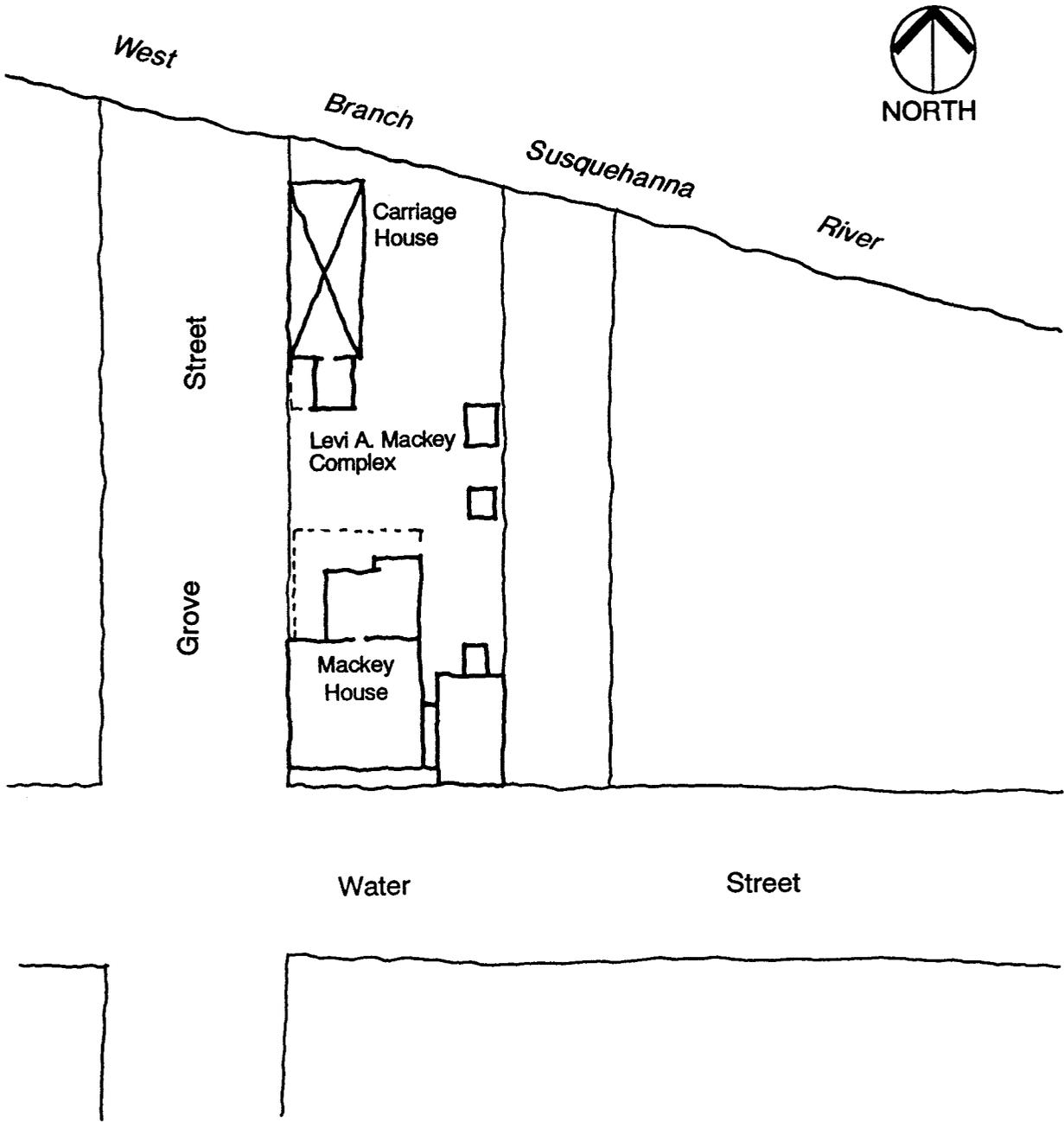
Conjectural Site Plan, 1901
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer

LEVI A. MACKEY COMPLEX ^{House}
HABS No. PA-5524 (Page 12)



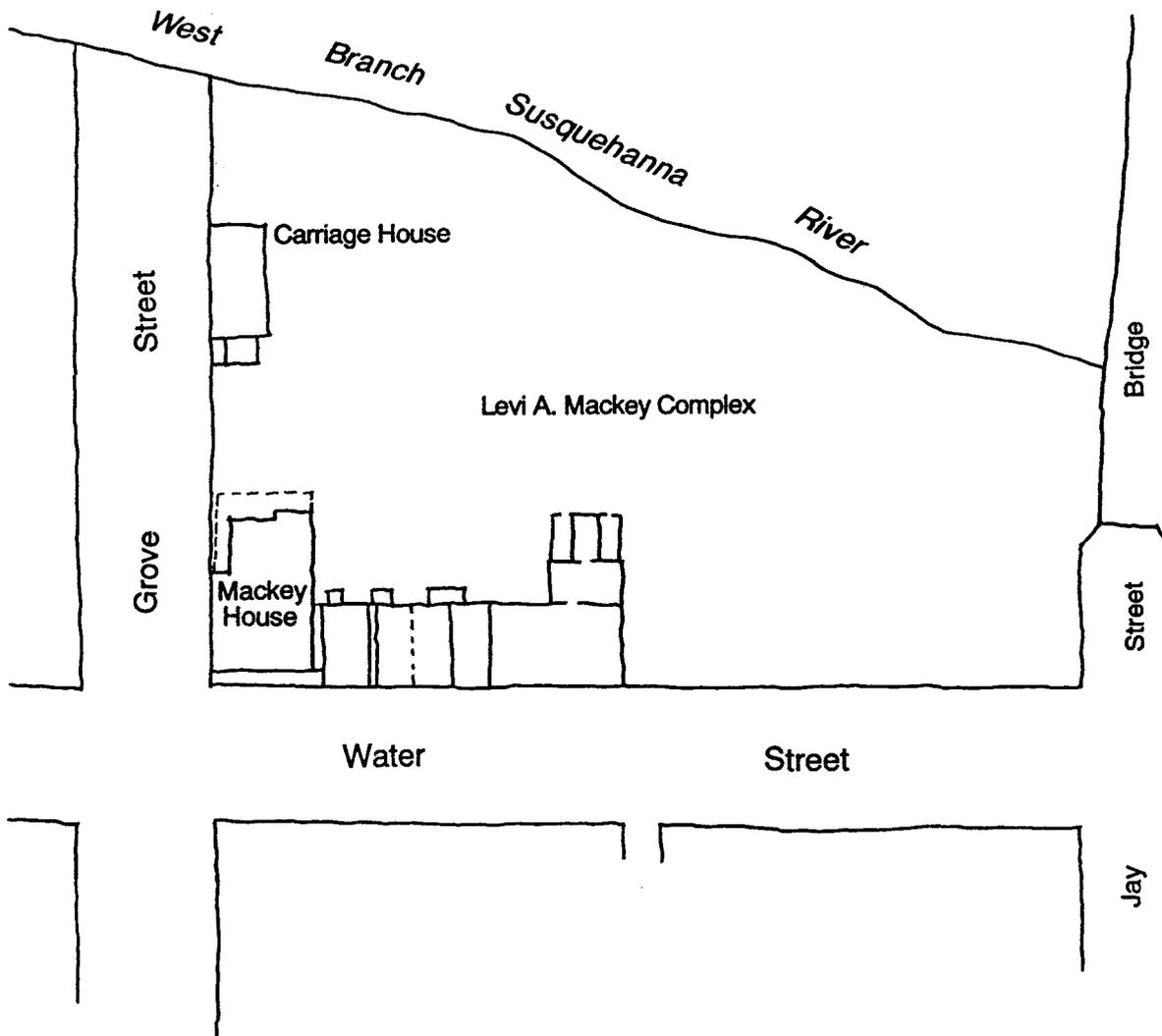
Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1906.

Conjectural Site Plan, 1906
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer



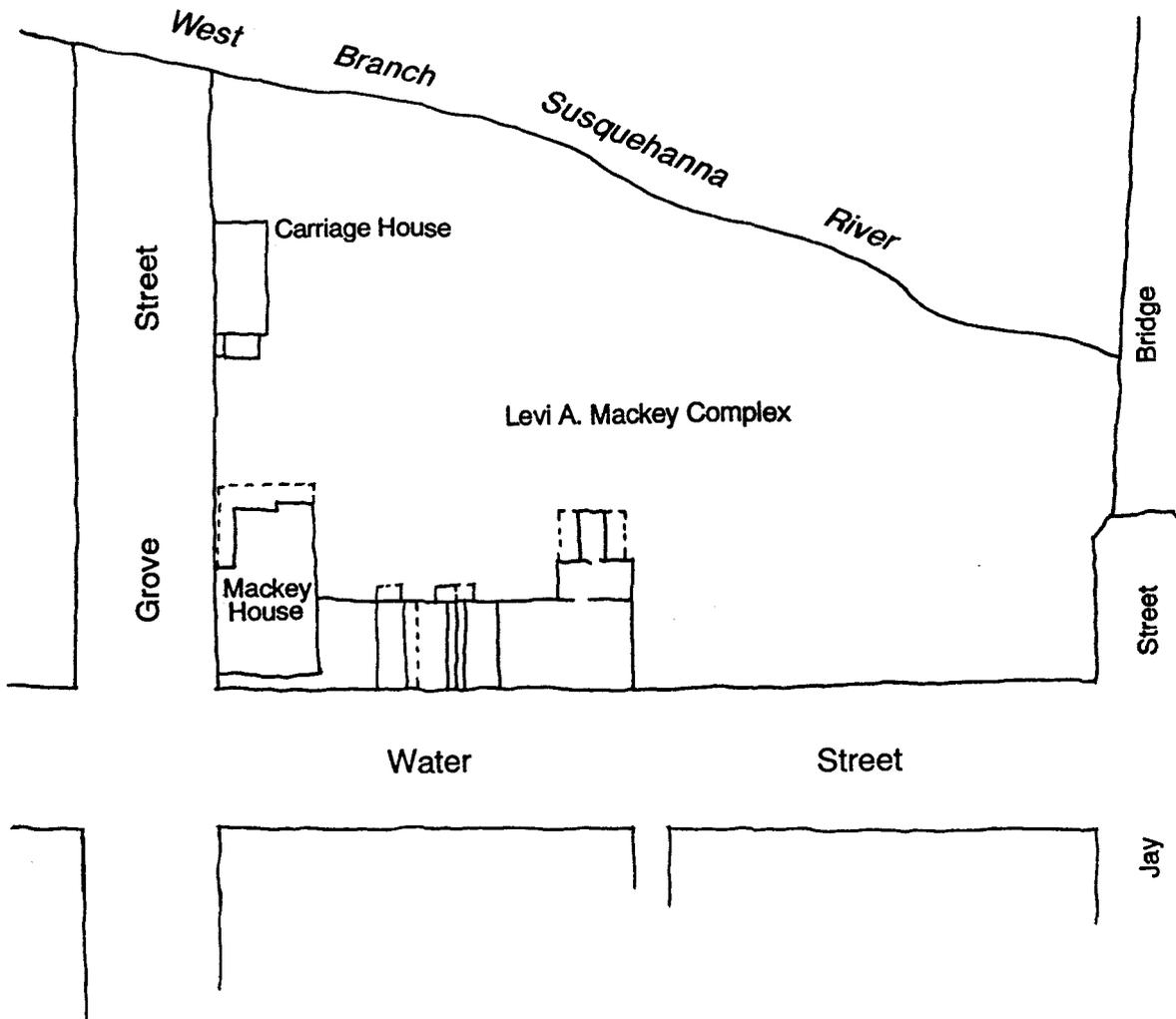
Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1914.

Conjectural Site Plan, 1914
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer



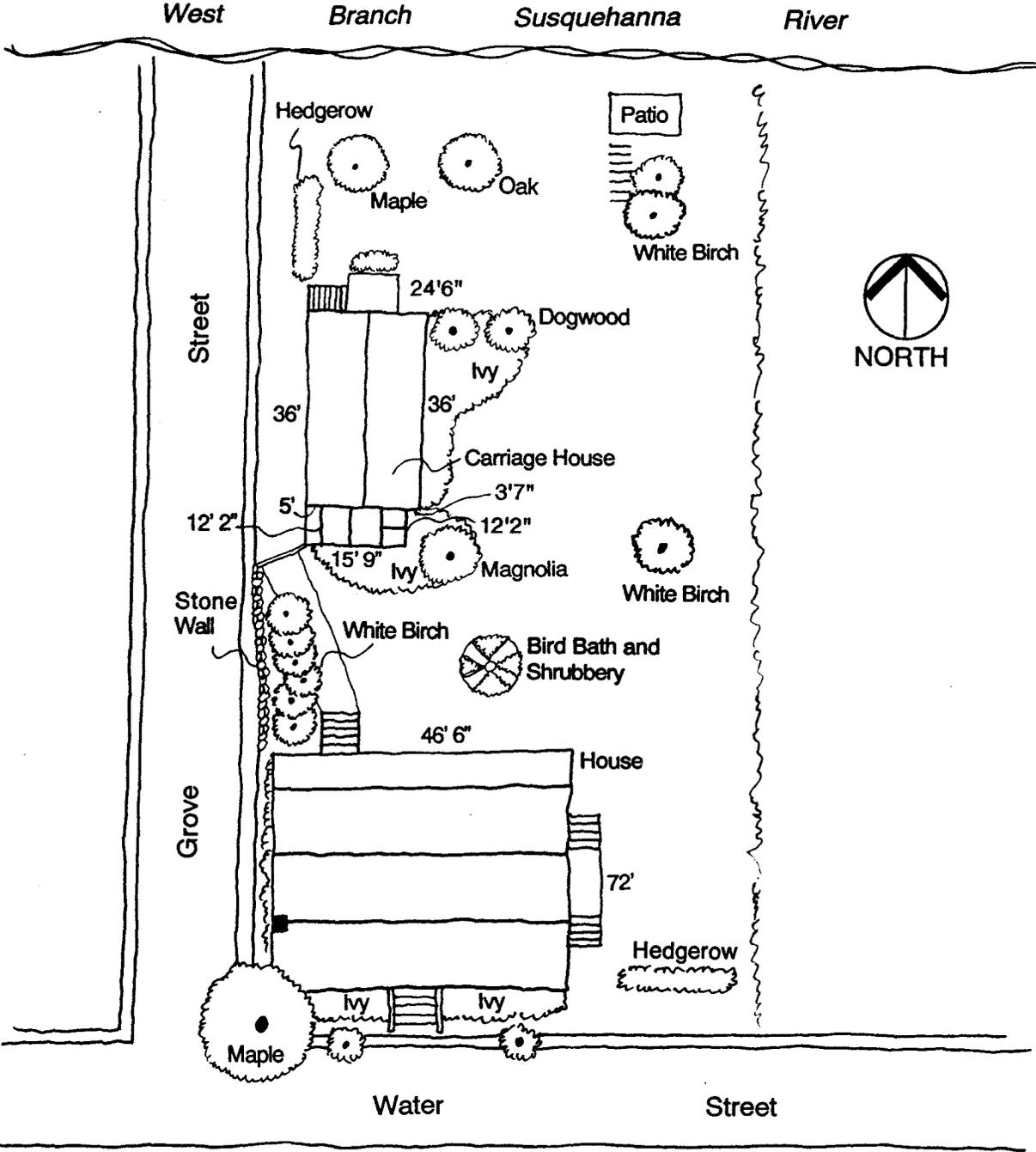
Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1925.

Conjectural Site Plan, 1925
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer



Source: Sanborn Map Company. *Fire Insurance Map of Lock Haven.*
New York: Sanborn Map Company, 1954.

Conjectural Site Plan, 1954
Not to Scale
Date Drawn: 1992
Prepared By: Jill Cremer



Existing Site Plan
(Not to Scale)

Date Drawn: 1992
Prepared By: Jill Cremer