

William Hanna House  
Township Route 359, approx. 2,500 feet  
west of Water Street  
Lock Haven Vicinity  
Clinton County  
Pennsylvania

HABS No. PA-5526

HABS  
PA  
18-LOKHAY,  
3-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MID-ATLANTIC REGION, NATIONAL PARK SERVICE  
DEPARTMENT OF THE INTERIOR  
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

WILLIAM HANNA HOUSE

HABS No. PA- 5526

Location: Township Route 359, approximately 2,500 feet west of Water Street, Lock Haven Vicinity, Clinton County, Pennsylvania

USGS Lock Haven Quadrangle, Universal Transverse Mercator Coordinates: 18. 293650. 4557760

Present Owner: Ernie and Nancy Renninger  
219 N. Jay Street  
Coldwell Banker Realty  
Lock Haven, PA 17745

Present Use: Vacant residence.

Significance: The late-nineteenth-century William Hanna House is significant for its association with the Hanna family and for its distinctive architecture. The Hanna family was the principal landowning family throughout the nineteenth century in the Upper Lockport and Monseytown Flats areas of Woodward Township. John Hanna, an early settler, purchased 6,800 acres in 1801 and built the John Hanna House (HABS No. PA-5525). His ancestors continued to occupy the land for approximately 150 years. The William Hanna House was built circa 1880 by Hanna's grandson, William Hanna.

The William Hanna House is also significant for the wooden-panel rustication treatment on its exterior walls. This treatment simulated coursed ashlar walls and quoins, and created the appearance of a more substantial stone building. According to a survey form completed for the property by Hannegan, "this device was popular in Lock Haven in the late nineteenth century and many examples survive, both High Style and vernacular." This information indicates that there was probably a local proponent, such as an architect or builder, however, this was not substantiated by research. The combination of this distinctive exterior siding and the building's association with the Hanna family establish the significance of the William Hanna House.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: circa 1880.
2. Architect: Not known.
3. Original and subsequent owners: Legal description from the most recent deed: Beginning at a point on the North line of the Susquehanna River, which point is located the following two (2) courses and distances from the Southwest corner of lands now or late of S. P. Haussener: (1) North 57 degrees 51 minutes West, a distance of three hundred four and 88/100 (304.88) feet; and (2) North 55 degrees 33 minutes West, a distance of seventy-six and 9/10 (76.9) feet; thence along the Easterly lines of Lot No. 6 and Lot No. 7, North 42 degrees 00 minutes East, a distance of three hundred eight (308) feet to an iron pin in the center line of an existing private road; thence crossing said existing road and along the Southwesterly line of the playground area, South 25 degrees 26 minutes East, a distance of one hundred seventy-two (172) feet to an iron pin; thence along the Westerly line of Lot No. 3, South 43 degrees 57 minutes West, a distance of ninety (90) feet to an iron pin; thence along the Northerly line of Lot No. 4, North 51 degrees 50 minutes West, a distance of seventy-five (75) feet to an iron pin; thence along the Westerly line of Lot No. 4 South 43 degrees 57 minutes West, a distance of one hundred thirty-seven (137) feet to an iron pin on the bank of the Susquehanna River; thence along the Northerly line of the Susquehanna River, North 55 degrees 33 minutes West, a distance of seventy-six and 9/10 (76.9) feet to the place of beginning. Containing 71/100 (0.71) acres, more or less, and being known as Lot No. 5 in the Havenview Riverfront Retreat Subdivision.

References are to deeds filed at the Clinton County Recorder of Deeds, Lock Haven, Pennsylvania.

- 1801 Deed, April 29, 1801, recorded in Book 4, Page 250.  
James Smith to John Hanna.
- 1851 Will, March 20, 1851, recorded in Will Book A, Page 74.  
John Hanna to Joseph Hanna.
- 1879 Joseph Hanna died May 9, 1879.  
Joseph Hanna to Elizabeth Cummings, William Hanna, Mary Hanna and Robert Hanna. (With this transaction, the farm is split into three separate farms.)
- 1897 Will, December 14, 1897, recorded in Will Book D, Page 50.  
Mary Hanna to William Hanna.
- 1911 Will, recorded February 20, 1911, in Book F, Page 345.  
William Hanna to Joseph B. and William F. Hanna.
- 1925 Deed, December 26, 1925, recorded in Book 107, Page 151.

WILLIAM HANNA HOUSE  
HABS No. PA- 5526 (Page 3)

Joseph B. Hanna, et al. to Alice Lantz.

- 1925 Deed, December 26, 1925, recorded in Book 110, Page 209.  
Alice Lantz to Joseph B. and Mary M. Hanna.
- 1975 Decree of Distribution, December 5, 1975, recorded in Book 254, Page 405.  
Joseph B. and Mary M. Hanna to Heirs of Joseph B. Hanna.
- 1984 Deed, March 9, 1984, recorded in Book 288, Page 8.  
Relda P. Fowler to Mark and Cindy Stern.
- 1990 Deed, June 6, 1990, recorded in Book 424, Page 272.  
Mark and Cindy Stem to Ernest E. and Nancy S. Renninger.
4. Builder, contractor, suppliers: Not known; the original owner, William Hanna, may have built the building.
5. Original plans and construction: No original plans were located for the William Hanna House. The frame two-story building was erected circa 1880 and consists of two intersecting wings, forming a "T", with a central-hall plan. There is an attic above the second level. The house has been largely unaltered, except for a rear two-story shed addition.
6. Alterations and additions: In the mid-twentieth century, a concrete block chimney was applied on the south, or front, facade. Located on the east facade in the rear is a late-nineteenth-century, two-story clapboard shed addition with a knee-high concrete foundation. The addition has a row of six-light windows on the east facade, which are boarded over. Above the rear entrance, there is a "scar" on the house that denotes there was once a building, probably a porch, adjoining the rear entrance.

B. Historical Context:

The Hannas are considered among the first and oldest families in Woodward Township. All of the land encompassing Lower and Upper Lockport once belonged to various members of the Hanna family. The first generation to settle in Upper Lockport was John Hanna. Hanna was a surveyor from Pine Creek Township when, in 1801, he purchased a large tract of land from James Smith for the sum of \$6,400. In 1813, Hanna built a house along the river, located approximately one-fifth of a mile east of this house (see HABS No. PA-5525).

Hanna died in 1851 and left one-half of the property to one of his sons, Joseph Hanna, and the other half to two of his grandsons, John B. and Robert. In 1855, the grandsons sold their portion to Joseph Hanna for \$12,000. Joseph, like his father, was a surveyor. When Joseph died in 1879, the property was divided into three farms. His daughter, Elizabeth Cummings, received the upper farm. A son, William Hanna, bought the share of Joseph Hanna, Jr., from his children, acquiring the middle farm. The lower farm was received by Mary and Robert Hanna, sister and brother. It remains uncertain, but it appears as if the William Hanna House was located on the middle farm. The construction date of the William Hanna House is circa 1880. It was probably built as a result of the establishment of the three farms.

In 1897, Mary Hanna passed her portion of the farm to her brother, William Hanna, uniting the lower and middle farms. William Hanna served as a county commissioner in the early 1900s. The fourth generation of Hanna ownership was represented by two of William Hanna's children, Joseph B. and William F. Hanna. Apparently, in 1926, Joseph B. and William F. Hanna bought out the remaining shares of the upper farm, fully uniting the original tract purchased by John Hanna in 1801. Of the two brothers, Joseph B. Hanna resided in this house. The building has been vacant for a number of years.

An 1862 atlas of the area depicts a building in the general area of the William Hanna House and labels it as a "Boomhouse." The West Branch Boom was built in the river between 1849 and 1853 and was the third of its kind on the Susquehanna, following those at Williamsport and Sunbury. The boom was a structure that floated in the river and stopped logs as they flowed with the current. According to a Lock Haven Express article (3/16/1942), the boom company rented from Joseph Hanna, for the purpose of storing logs and timber. There is also mention of a boomhouse that was built on the land of Samuel Welsh, for the protection of boom supplies. The notation on the 1862 map appears to be located on Hanna's land and was probably a temporary shed or shelter of some sort.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: Four-bay, two-story vernacular Italianate frame house consisting of two wings at right angles, forming a L-shape plan.
2. Condition of fabric: The building is in poor condition, having been vacant for a number of years. Vandalization of the property has occurred, and there is a general lack of maintenance. Conditions include boarded-over windows, torn wallpaper, missing sash, and damaged porch flooring.

### B. Description of Exterior:

1. Overall dimensions: The William Hanna House is an L-shaped, two-story house. The two facades that form the "L" are the front, or southwest, facade, which measures approximately 38'10", and the side, or northwest, facade, which measures approximately 32'3". The southeast facade measures approximately 17'. The front porch measures approximately 20'10" x 5'.
2. Foundations: Masonry foundation, except for the foundation of the bay window, on the east facade, which is brick.
3. Walls: The walls are sheathed with clapboard siding, which is covered with rectangular wood panels, approximately 3" by 8", to give the illusion of brick or ashlar masonry. Bevelled, raised panels are applied to the corners to appear like quoins. It is unclear whether the clapboard siding was ever exposed, or if the original siding was the wood panels. The rear addition has clapboard siding.
4. Structural systems, framing: Balloon frame with a common-rafter roof framing system.

5. Porches, stoops, balconies, bulkheads: On the front facade is a deteriorated, open wooden-post porch with a shed roof. The porch extends across the two eastern bays of the front facade. The porch posts and ceiling are of non-historic replacement materials and the historic wooden plank flooring is in a severe state of disrepair. The porch is supported by brick piers.
6. Chimneys: On the exterior of the west wing of the south facade is a concrete block chimney. The construction of the chimney required the removal of a section of the roof eave. A brick chimney is located in the west wing, on ridge.
7. Openings:
  - a. Doorways and doors: On the rear facade, the east-side door is a solid, four-panel door with an unadorned surround. The rear, west-side door is damaged and missing its panels, and the surround has a small molding. The front door is missing.
  - b. Windows and shutters: Original two-over-two double-hung windows, many with missing muntins, are found throughout the William Hanna House. Window surrounds are simple three-piece surrounds, with a defined sill. In the gable ends, the house has single-light circular windows with a simple surround. On the east facade, there is a tripartite bay window with a hipped roof, cornice, and wide frieze.
8. Roof:
  - a. Shape, covering: Intersecting gable roofs covered with asphalt roll roofing.
  - b. Cornice, eaves: Box cornice with simple moulding, returns and overhanging eaves on gable end walls.
  - c. Dormers, cupolas, towers: None.

C. Description of Interior:

1. Floor plans: See accompanying sketch plans.
2. Stairways: The main, central hall stairway is in a deteriorated state and consists of a turned post balustrade, extended treads, and a newel post, lacking a newel cap. The stairway railing is missing, and the wall has a beaded stringcourse. The stairway has a landing, and the balustrade returns on the second floor, forming an overlook in the second floor hallway. A rear staircase is enclosed and has no ornamentation.
3. Flooring: Standard-width hardwood flooring.
4. Wall and ceiling finishes: The walls of the William Hanna House consist of plaster-and-lath with wallpaper, as well as wide, beaded baseboards, which are intrinsic with the door surrounds. The ceilings are also plaster-and-lath. The bathroom has a tile floor and vertical board wainscoting. The kitchen has vertical board wainscoting with a chair rail, and the rear addition has a panelled ceiling. The only

non-historic finish is a decorative brick wainscoting found in one corner of the east-side room on the first floor.

5. Openings:
    - a. Doorways and doors: The front door surround consists of a three-light transom and sidelights. The front door is missing and the doorway is boarded over. The majority of the doors are solid, four-panel designs, many with missing panels.
    - b. Windows: The windows are double-hung, two-over-two windows. The central bay of the tripartite window has two-over-two sash, and the two flanking bays have one-over-one sash.
  6. Decorative features and trim: Much of the William Hanna House is in a deteriorated condition, and therefore has little decoration. However, the kitchen has original wooden wainscoting and built-in panelled cupboards.
  7. Hardware: Original hardware found in the William Hanna House consists of decorative door hinges, porcelain door knobs, rimlocks, and knob locks.
  8. Mechanical Equipment:
    - a. Heating, air conditioning, ventilation: Register holes, lacking registers, are found throughout the William Hanna House in the floorboards, indicating the former presence of a furnace. However, a flue with a stovehole is evident in a second-floor bedroom, indicating that a stove once heated this room.
    - b. Lighting: There are no historic light fixtures in the William Hanna House.
    - c. Plumbing: Located in the bathroom is an early-twentieth-century porcelain bathtub.
  9. Original Furnishings: The William Hanna House is vacant and does not contain any original furnishings.
- D. Site:
1. General setting and orientation: The William Hanna House is roughly arranged on a north-south axis with the south, or front, facade facing the West Branch of the Susquehanna River. The property is situated in flat lowlands and was traditionally used as a farm. The Hannas always owned a large property, so there was little historical development nearby. Presently, the house is surrounded by open fields and, to its west along the river, a trailer park.
  2. Historic landscape design: The surrounding landscape of the William Hanna House is defined by the river. The house is situated in the floodplain of the river, and the property has traditionally been used for farming. Historically, the Hannas grew wheat, oats, corn, and tobacco. They also raised dairy cows, sheep, and swine. Thus, the historic landscape is that of an agricultural complex.

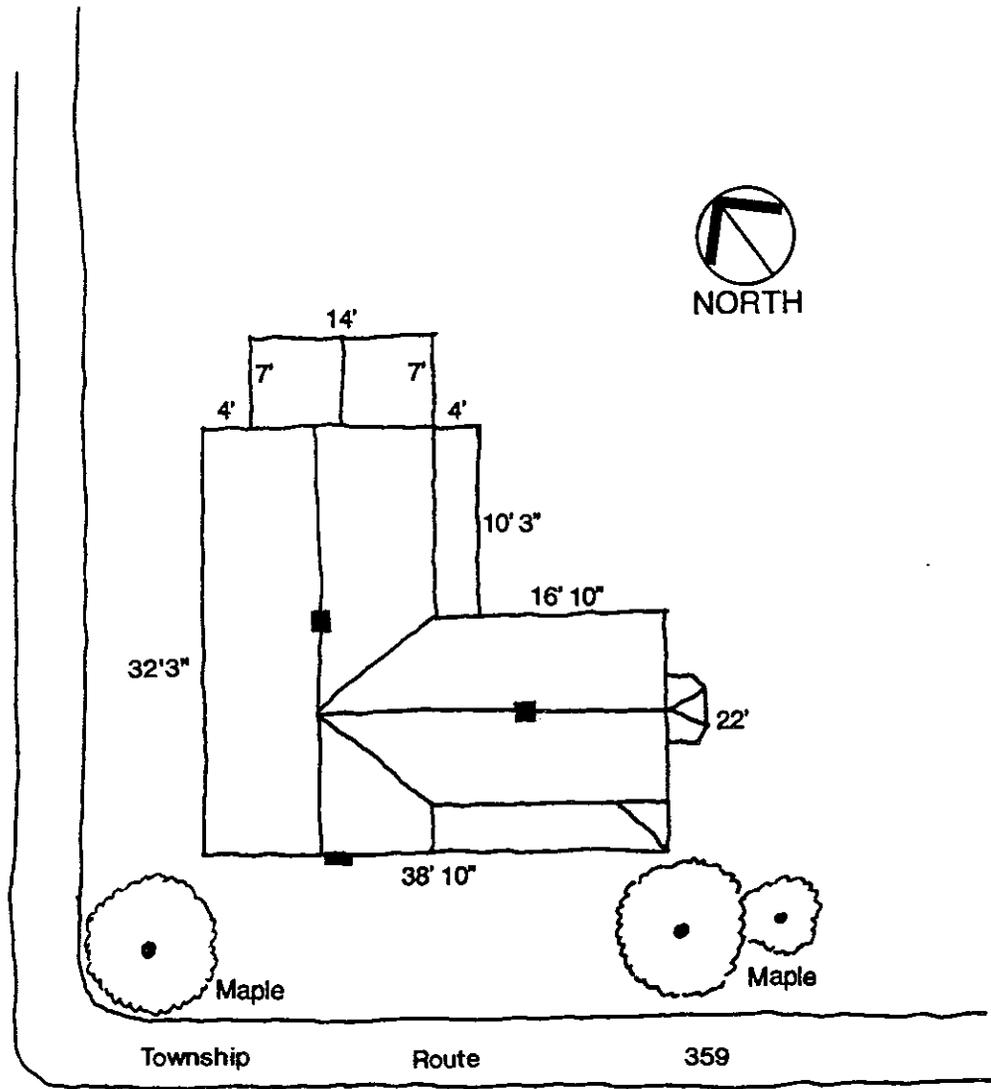


PART IV. PROJECT INFORMATION

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 William Hanna House will be marketed for sale in an attempt to have it removed from the property. If the house cannot be sold, it will be marketed for architectural salvage. If there are no takers, the house will remain vacant with flowage easements. 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.

WILLIAM HANNA HOUSE  
HABS No. PA-5526 (Page 9)

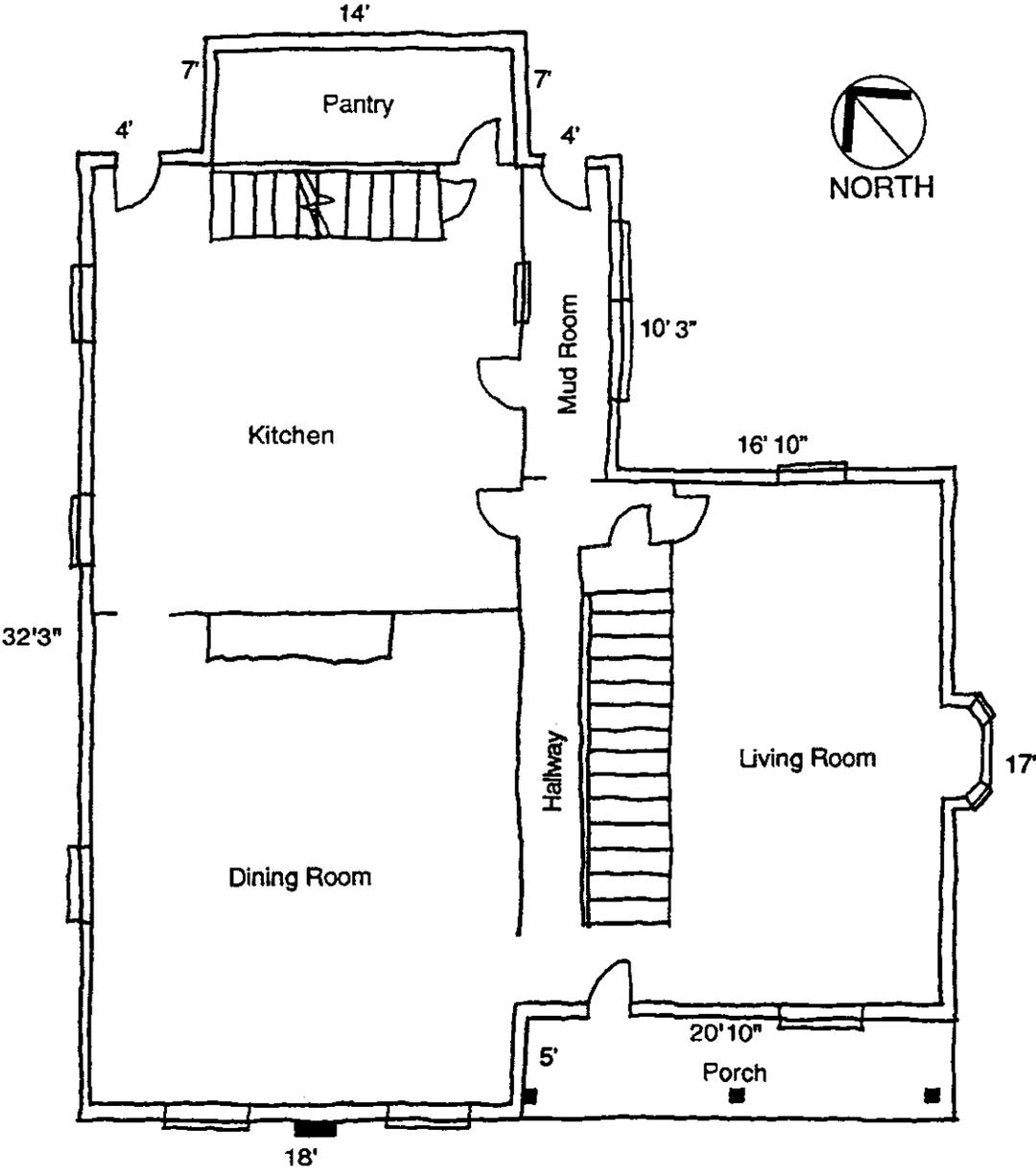
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Route 18011



West Branch Susquehanna River

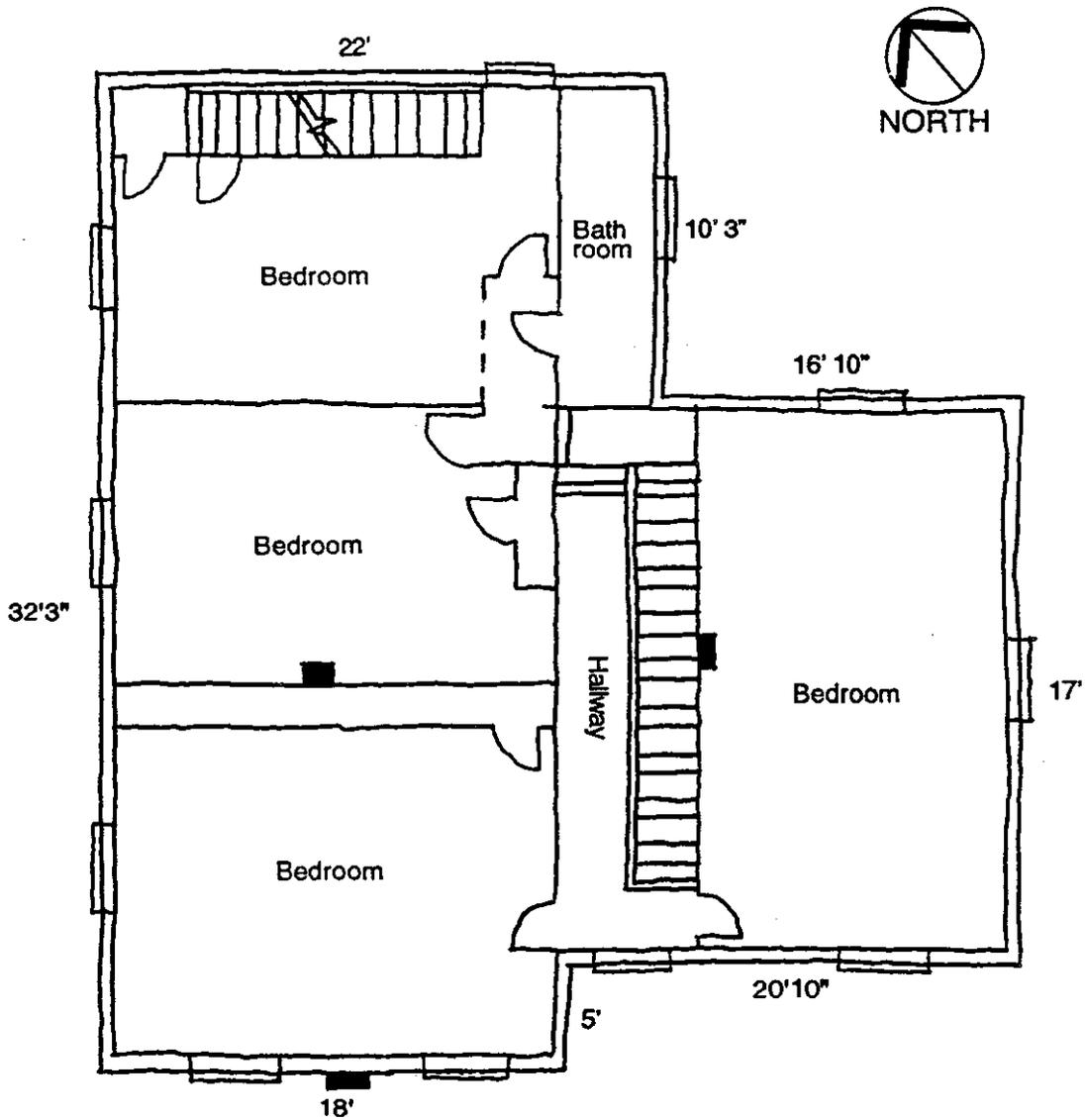
Site Plan  
(Not to Scale)

Date Drawn: 1992  
Prepared By: Jill Cremer



First Floor Plan  
(Not to Scale)

Date Drawn: 1992  
Prepared By: Jill Cremer



Second Floor Plan  
(Not to Scale)

Date Drawn: 1992  
Prepared By: Jill Cremer