NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lovell Manufacturing Company

other names/site number Lovell Place

2. Location

street & number 1301 French Street N/A ☐ not for publication

city or town Erie N/A ☐ vicinity

state Pennsylvania code PA county Erie code 049 zip code 16501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this XX 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 XX meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide XX locally. (☐ See continuation sheet for additional comments.)

Brent Glass Exec. Dir. 11/17/96
Signature of certifying official/Title Date

PA Historical and Museum Commission
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register

☐ other (explain) _____

Lovell Manufacturing Company
Name of Property

Erie PA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
9	2	buildings
		sites
		structures
		objects
9	2	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry/Manufacturing Facility

Current Functions
(Enter categories from instructions)

Industry/Manufacturing Facility
Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and early 20th century American
Other: Industrial

Materials
(Enter categories from instructions)

foundation Stone
walls Brick
roof Synthetic
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Lovell Manufacturing Company
Name of Property

Erie PA
County and State

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.)

- [x] **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.
- [x] **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.

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 of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Industry
Architecture

Period of Significance
1883 - 1946

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- [ ] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:
_____

Lovell Manufacturing Company
Name of Property

Erie PA
County State

10. Geographical Data

Acreage of Property 4.0

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	17	447140	4454400
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title D. Jeff Kidder AIA

organization Crowner/King ARCHITECTS date January 12, 1996

street & number 11 East Fourth Street telephone 814/452-4522

city or town Erie state PA zip code 16507

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

US GOVERNMENT PRINTING OFFICE : 1993 O - 350-416 QL 3

7. Physical Description: LOVELL MANUFACTURING COMPANY

The Lovell Manufacturing Company is a complex of 11 industrial buildings with 13 additions occupying an entire city block in downtown Erie, PA. The 270.44 feet x 661.5 feet property is located between East 13th Street to the North, Holland Street to the East, East 14th Street to the South and French Street to the West. The one to four-story buildings and additions were constructed to house different functions for the manufacture of mousetraps, wringers, and clothes dryers. The many additions have joined all the buildings allowing interior access to the entire block. The 9 contributing buildings and 9 contributing additions were constructed between 1883 and 1946 and are of brick construction with shallow gable or parapet roofs in a simple industrial architectural style. The non-contributing buildings and additions include a freestanding metal building built after 1956, a 1951 steel warehouse building, and 4 additions (refer to map section pages 12-13). Lovell Manufacturing occupied the facility until 1974 and is currently occupied by several small businesses. This complex is the largest and most architecturally significant example of a foundry and machine shop facility in this area of the city. Although many additions were made to Lovell, only minor alterations have been made to the buildings and additions since they were constructed. As an example of a continually evolving industrial complex, Lovell's architecture retains a high degree of integrity.

Located one block east of State Street, Erie's primary north/south axis, and one half block north of a main rail line, Lovell Manufacturing Company is within one of three potentially eligible industrial districts in the city of Erie. Its close proximity to center city is a good example of how industrial complexes were integrated into commercial and residential development. Seventy percent of the site is occupied by buildings and additions. The building setback is a maximum of 5 feet at all but 180 feet of the 1864 feet perimeter. The regularity of the street facades contrasts the randomness of the buildings in the center of the block. As the company grew, space was added either by erecting new buildings and additions or infilling between existing ones. Several buildings replicated adjacent facades to create uniformity. The site slopes downward east to west approximately 15 feet.

The buildings are numbered consecutively 1, 2, 3, 6, 7, 8, 9, 10, 13, 31, 35 and the additions 7A, 8A, 10A, 14, 23, 33, 37 and six unnumbered additions. The numbering of the buildings and additions are based on the system Lovell Manufacturing had in place when the company closed, they do not represent the sequence of construction. These structures will be discussed in a clockwise direction around the site plan starting at the corner of 13th and French Streets. All buildings and additions except 31, 35 and 37 are constructed of brick walls with wood or steel floor and roof structure. The roofs are either a very shallow gable or parapeted.

Historical information provides exact construction dates for one building and one addition. The remaining buildings and additions are dated within a specific time period through a history of the company, dated historic photographs, City of Erie atlas', company catalogs and Sanborn insurance maps. A large quantity of company records were lost in 1915 when nearby Mill Creek overflowed and flooded. (Refer to map section, pages 1-11)

For the purpose of this nomination, a building will be defined as either a free standing structure or a structure attached to another structure where there is a distinct separation of their interior spaces. An addition will be an attached structure that

is either an isolated infill structure or is attached to another structure and creates an extension of the adjacent building's interior space.

Contributing building 1 anchors the northwest corner of the site. The 50 feet x 290 feet building is three stories tall with a full basement and was built between 1889 and 1900 to the northwest of building 3. The brick bearing walls are built upon stone foundations. The French Street (west) elevation (photo 1) is six bays wide with 2 feet brick pilasters 8 feet on center defining each bay. The pilasters step back at the third floor line and transition into a corbelled and arched window head. Finally the wall terminates at a continuous corbelled brick cornice gable. Four bays have segmental arched window openings with a pair of true divided single glazed double hung wood windows (photo 2). The first floor windows were originally a pair of 8 over 6 wood windows but three bays have had the upper sashes infilled with a stucco panel and the lower sashes replaced and the fourth bay has been filled in with brick. The second and third floor windows are a pair of 6 over 6 wood windows. The third bay from the south has the arched openings but they have been infilled with glass block at all three floors. The openings in the remaining bay have been filled in with brick to accommodate a stair tower. The roof has a slope ratio of 2 in 12 and is covered with a tar impregnated felt system. At the east end of the roof is a brick elevator penthouse. The 13th Street (north) elevation of building 1 is 36 bays long consisting of the same pilaster bay system found on the French Street elevation (photo 1). The first bay at the corner contains no windows and is finished at the top with a horizontal corbelled projection. All remaining bays have the same paired double hung windows as described on the French Street elevation at all three floors, except 13 first floor windows closest to the corner have had the upper sash infilled with a stucco panel and the lower sash replaced. A continuous five feet wide window well along East 13th Street allows light into the basement of the building and exposes the stone foundation and a stone retaining wall. The window well is enclosed with a wrought iron fence on top of the retaining wall. The basement windows are a pair of 4 over 4 double hung wood windows set in a rectangular stone masonry opening. Between bays eleven and twelve from the corner there is a brick wall from the basement through the roof. At the twenty fourth bay from the corner the brick color changes from a red to a brown color. The only door is at bay twelve and is a newer bronze aluminum storefront system that is reached by a small bridge over the window well. The south (alley) elevation of the building is very similar to the north elevation just described. There are two loading docks with wood overhead doors, two wood man doors and a pair of steel doors leading to an office. At the tenth through twelfth bays from French Street is a four-story tower containing restrooms with a single double hung segmental arched window in each elevation.

The rectangular floor plan consists of two wide open spaces separated by a brick dividing wall. A row of columns 8 feet on center run down the middle of the building. The columns are made of brick in the basement and wood on the other three floors. Spanning between the columns and the exterior brick bearing walls are a pair of heavy timber wood floor beams with a steel tension rod and a single sloping heavy timber beam at the roof (photo 3). All ceilings are wood, clear spanning between the beams. The walls are plaster over masonry and the floors are wood. The doors are wood and steel, hinged and sliding. The building has two steel stairs in masonry enclosures from basement to third floor. Two steel frame bridges span between building 1 and building 10. The east bridge is at the third floor and the west bridge is at the second and third floors (photo 4). Both are enclosed with corrugated metal siding. From the second floor a room projects into the alley on the south side of the building. It is supported on steel columns and is enclosed with corrugated metal siding. At the east end of the building is a freight elevator servicing all four floors. The 1951 Sanborn map lists building 1 containing storage in

the basement, offices and shipping on the first floor, machine shop and pattern shop on the second floor and assembling on the third floor.

Contributing building 2 is north of building 3 and east of building 1. The west wall of building 2 is the former exterior wall of building 1. The three-story building is 30 feet x 50 feet and was constructed between 1889 and 1900 of brick bearing walls and wood structure similar to building 1. The four bay East 13th Street (north) elevation is identical to building 1. The only changes to this elevation have been the filling in of a first floor window with brick and a recessed door way that was made wider than the 8 feet bay spacing. The south elevation is a flush brick wall with infilled random openings. The partial east elevation has a 3 over 3 fire rated steel window at the third floor. The roof slope and covering is the same as building 1.

The interior structure and finishes for building 2 are the same as building 1 except that the floors on the north side of the building have been removed to create a three story high space to accommodate a newer steel stair tower of unknown date. A concrete block wall was constructed just north of the wood columns to separate the two sides of the building. There is no basement. The building was used for storage.

Contributing building 6 is east of building 2 and is very similar to buildings 1 and 2 in style and construction. The 40 feet x 168 feet three-story building with no basement was constructed between 1900 and 1905. The 21 bay East 13th Street brick facade is composed of the same pilaster, wall, and window elements as buildings 1 and 2 except the first floor is of stone with a pair of 4 over 4 wood windows recessed at each bay and a stone water table at the second floor line (photo 5). The eastern most bay is one half a typical bay and has one 6 over 6 double hung wood window at the second and third floors. There are two doors in this elevation, one in the bay closest to building 2, and one in the third bay from the east end. Both are newer bronze aluminum storefront entrance systems. The east wall is a shared party wall with building 7. The south elevation is the same as the north elevation except the windows are 3 over 3 fire rated steel windows with a fixed lower sash and a horizontal center pivot operable upper sash. At the second floor, which is at grade on the south side, there is a 10 feet x 64 feet non-contributing one-story addition with an overhead garage door in its east elevation constructed between 1952-55. Eight bays of this elevation are consumed by the 1918-21 infilled connection to building 9. The roof slope and covering is the same as buildings 1 and 2. At the east end of the roof is a brick penthouse that formerly supported a water tower.

The interior structure and finishes for building 6 are the same as buildings 1 and 2 (photo 6). There is a steel stair located in the southeast corner of the building providing access between the second and third floors. The east entrance from 13th Street is at mid level between the first and second floors. At this level there is a stair to the first floor and another stair to the second floor. The flooring in this area is concrete. The first floor was a press room, the second floor a machine shop, and the third floor was used for assembling.

The unified facades of buildings 1, 2 and 6 make them appear as one large 488 feet long building (photo 7). As previously described though, they are three buildings built at different times separated by shared masonry walls and whose interior spaces are similar but not contiguous.

Contributing building 7, constructed between 1900 and 1912, is located east of building 6. Originally this was a one-story building with a monitor that was expressed on the 13th Street elevation. A second floor, a larger monitor and new facades were added around 1952. Projecting 2 feet above the second floor line are the infilled arched windows of the original west elevation. The two-story building with no basement is 72 feet x 133 feet. All exterior walls are brick. The East 13th Street (north) elevation is 5 bays wide with brick pilasters defining each bay (photo 8). The buttressed pilasters sit on a continuous stone base and step back at the sills of the second floor windows. Just above the second floor window head the wall corbels out 3 coarses to terminate each bay. Above this is a stepped parapet with precast concrete coping. The 10 multi-light steel industrial sash windows completely fill a bay at each floor. East of this elevation is non-contributing addition 7A, a recessed 23 feet by 36 feet loading dock built after 1952, and an enclosed steel bridge connecting the second floors of the building 7 and building 13. A shallow pitched gable roof lies behind the parapets and is covered with a tar impregnated felt system. Running north to south is a light monitor with steel windows facing east and west.

The rectangular floor plan is open at each floor with two rows of columns at 24 feet on center east to west and nine bays at 13 feet to 14 feet on center north to south (photo 9). All interior structure is steel beams and columns. The masonry and steel is painted and the floor is concrete. The building housed the galvanizing department.

Contributing building 13, constructed circa 1921, anchors the east end of the block and fronts on East 13th, Holland, and East 14th Streets. The 80 feet x 270 feet building is four stories tall with a full basement. All exterior walls are brick masonry on concrete foundations with large multi-light steel industrial sash windows. The East 13th Street (north) elevation is three bays wide with brick pilasters at 26 feet on center defining each bay (photo 10). The concrete foundation is exposed from grade to the first floor level and projects out at each pilaster. The pilasters maintain their projection to just above the fourth floor window head where each bay is terminated by the wall corbelling out three coarses. The wall stops at a level parapet with precast concrete coping. The parapet steps up at the center bay behind which is an elevator penthouse. The first and third bays have large four panel steel sash windows at each floor with precast concrete sills and an operable horizontal pivot sash in each panel. The center bay has a smaller two panel steel sash window at the second, third, and fourth floors. The concrete base has two windows in the first and third bays. The middle bay has a sliding steel door and steel canopy at the first floor and the third bay has a pair of hollow metal steel doors at grade. The Holland Street (east) elevation is seventeen bays wide with the two end bays 14 feet 6 inches wide and the remaining bays 16 feet wide (photo 11). The base, wall, and large three panel steel windows are as described for the north elevation. The parapet steps up at the eighth and ninth bays from the south to mark the entrance to the building. The first floor of the eighth bay has a pair of wood doors with sidelights and transom protected by a horizontal metal canopy suspended by chains. Above this entrance are two steel windows per floor with operable horizontal pivot sashes per floor. The ninth bay has similar windows without operable sashes and are staggered to relate to a stair and its landings behind (photo 12). The East 14th Street (south)

elevation is similar to the north elevation except the middle bay has the large four panel steel windows like the other two bays, a large overhead door at the first floor, and an exterior steel fire escape. The alley (west) elevation is similar to the east elevation without the stepped parapet and corresponding paired windows. There are elevated connections to buildings 7 and 8 spanning the alley. A steel stair enclosed with corrugated metal panels hangs on the exterior of the west elevation and connects the third and fourth floors to the bridge connecting buildings 7 and 13. At the roof are two elevator penthouses and a stair access penthouse.

The rectangular floor plan is open at each floor with column bays directly corresponding to the exterior pilasters (photo 13). All interior structure is painted steel beams and columns with a mix of wood and concrete floors. The stair at the east entrance provides access from the first floor to the roof. The north entrance stair allows access to the basement, first and second floors. There is also an interior stair at the south end of the building between the basement and first floor. There are two freight elevators.

Contributing building 8 is attached to the southern brick wall of building 7, but does not create a continuous interior space. Built between 1918 and 1921, the two story building with full basement is 73 feet x 146 feet and constructed of brick walls with structural steel framing. The East 14th Street (south) elevation of the building is three bays wide with brick pilasters at 24 feet on center defining each bay (photo 14). The pilasters do not transition into the wall as previously discussed but rather continue up to meet the concrete coping at the stepped parapet. The center bay is taller than the side bays to terminate a clerestory over the first four column bays of the building. Multi-light steel industrial sash windows fill each bay at the two floors, with the second floor, middle bay window being twice as tall as the side bays. The east and second floor west elevations have a straight parapet but have the same masonry and windows found on the south elevation. At the northeast corner of the addition is a four-story elevator tower connected to the third and fourth floors of building 13 with a bridge over the alley.

The interior of building 8 is open with a row of brick pilasters separating it from addition 8A. The structural system is steel columns and beams with the column grid corresponding to the brick pilasters on the exterior (photo 16). The floors are wood at the first floor and concrete at the second floor. A stair and elevator are located in the northeast corner. A stair to the basement is located at the southwest corner of the building. Building 8 was the casting department.

West of building 8 is contributing addition 8A. Addition 8A enlarged an earlier free-standing building by expanding to the north and east and connecting it to building 8. The earlier building, building 12, was constructed between 1901 and 1912 as a one-story free standing building. Addition 8A, 1922-32, enlarged building 12 to 45 feet x 146 feet. Building 12 will no longer be referenced because it was incorporated into this new addition. Addition 8A is architecturally very similar to building 8 except the clerestory is replaced with a shallow gabled roof without a parapet at the west wall (photo 15). Between the three bay East 14th Street (south) elevation of addition 8A and building 8 is a 13 feet wide bay containing a single man door. The west elevation of addition 8A has masonry pilasters that transition into a corbelled wall. The structural system is steel columns and beams with the column grid corresponding to the brick pilasters on the exterior. The

floors are concrete. The enlarged building housed the welding department.

Contributing building 9 was constructed between 1900 and 1912 and is one of two buildings that do not front one of the four streets. The 60 feet x 75 feet two story building with no basement lies 10 feet south of building 6. This 10 feet gap was infilled 1918 -21 with a variety of connectors allowing passage between the two buildings. The building is constructed with brick walls and steel interior structure. The six bay south elevation's brick pilasters transition into a corbelled wall above the second floor windows (photo 17). The center two bays are taller to terminate the end of a clerestory that runs the entire length of the building. Segmental arched 12 over 12 double hung wood window were in each bay at both floors. Only four of these exist in the two east bays. The first floor of the two middle bays has been widened to accommodate a pair of sliding vehicular doors and the second floor wood windows have been replaced with steel windows. The openings in the two west bays have been bricked in. The west and second floor east elevations are six bays wide with a straight parapet with tile coping. Architecturally they are similar to the south elevation and retain most of the original wood windows. The north wall has been modified as a result of the additions made to connect to building 6. Addition 14 is a former open courtyard between building 9 and building 7 that was roofed over circa 1922 to make a one story infill addition. Second floor bridges connect to building 3 at the northwest corner and to building 7 at the southeast corner.

The interior of building 9 is open with columns spaced 20 feet on center east to west and aligned with the 12 feet 6 inches on center pilaster in the east and west elevations (photo 18). The columns and beams are steel and bear on the exterior walls. The floors are concrete. A clerestory rises above the roof the width of the center bay and runs the length of the building. The first floor housed the iron department and the second floor was shipping.

Contributing building 3 is the other building that is internal to the block. Located just west of building 9 and connected to buildings 1, 2, 9, 10 and 31 through doorways or bridges, this building is the most altered and deteriorated of all the structures at Lovell. What remains of the original 1883 building is buried inside the existing building. The original building had seven additions that more than doubled its original size and altered or removed all four of its facades. The additions included a two-story addition to the north and east between 1889-1900, another two-story addition to the south and west between 1901-1912, three small additions between 1918-1921 including the connection to building 10, addition 23 to the south and an enlarged loading dock circa 1952 at the southeast corner. (See map section, pages 1-11) The irregular shaped two story building is approximately 95 feet x 187 feet. The south elevation, which is bowed out at the second floor line, has buttressed brick pilasters at 8 feet on center with segmental arched window openings in each bay (photo 19). Some 6 over 6 wood windows remain. The wall within each bay corbels out to meet the top of each pilaster. The roof is a collage of shallow pitched roofs with a raised monitor added 1923-32. The latter additions are simple brick facades (photo 20). Non contributing addition 37 is a one story concrete block garage that was built after 1952 where the alley from French Street terminates into the west elevation of building 3.

The interior of building 3 and its additions is a combination of wood and steel structural framing with concrete and wood floors (photo 21). The wood structure is from the earlier building and additions while the steel represents the later additions.

As in the other buildings, the interior space is open and interrupted only by the columns. A portion of the north interior wall is the former exterior wall of building 1 and the west interior wall is the former exterior wall of building 10. In 1951 the first floor housed the rubber department and the second floor was for box manufacturing and storage.

Non-contributing building 35 is a free-standing metal building in the courtyard facing East 14th Street (photo 22). This was the location of the former boiler building which was demolished in 1956 when the boiler exploded. It is a tall steel framed building with corrugated metal siding sitting on a concrete slab.

Non-contributing building 31 was built circa 1951 as a warehouse and is the largest non-contributing structure on the property. The two level 188 feet x 105 feet addition infills a corner created by building 10 and addition 10A to the north and west respectively (photo 23). Architecturally this building stands out from the rest of the buildings with its complete absence of ornament. Its strict utilitarian appearance represents the simplification industrial buildings attained in the 1950's. The steel column and beam structure is independent from the exterior walls and adjacent buildings. The brick, glass, and metal sided walls are now strictly used for enclosure, rather than load bearing as in the older buildings. The interior structure is no longer articulated on the exterior. The East 14th Street (south) elevation has a brick wall sitting on a concrete base. Above the brick is a ribbon window of multi-light steel industrial sash windows. The top of the wall is finished with a skin of metal siding. The street slopes downward toward French Street allowing a two bay loading dock at the east end to be one level above a single bay vehicular entrance at the west end of the building. A ramp inside this entrance slopes down to the lower level of the addition which aligns with the first floor of addition 10A. The east elevation is similar to the south elevation. The north wall is building 10 and the west wall is addition 10A. The metal roof slopes up from the south to the middle of the addition where it drops to create a north facing clerestory, then slopes downward to the north.

The interior of addition 31 is open with 7 bays of steel columns at 27 feet on center east to west and 2 bays at 54 feet north to south. The level changes are separated by concrete retaining walls and railings. The former exterior walls of building 10 and addition 10A are exposed inside of building 31. All floors are concrete.

Constructed between 1913 and 1917, contributing addition 10A is a four-story addition to contributing building 10, a circa 1909 four-story building. All exterior walls are load bearing masonry and interior structure is wood columns and beams. Addition 10A is 74 feet x 105 feet and anchors the southwest corner of the site. The East 14th Street (south) elevation is six bays wide with each bay defined by brick pilasters at 12 feet on center (photo 24). The pilasters step back at the fourth floor line then transition into the wall and window heads above the fourth floor. Finally the wall turns into a 2 in 12 gabled and corbelled cornice. Within each bay is a pair of segmental arched openings separated by a narrow brick mullion. Each opening has a 3 over 3 steel window with a fixed lower sash and a horizontal pivot upper sash (photo 25). The French (west) Street elevation of addition 10A is 13 bays long with pilasters 8 feet on center (photo 26). All bays except the southern most one have a single segmental arched 3 over 3 steel window at each floor. The southern bay has a pair of steel

doors at the first floor and no windows above. The masonry detailing is the same as on the south elevation. The east elevation is the same as the west, except the first and second floor windows were filled in when building 31 was built. The gabled roof has a slope of 2 in 12 and is covered with a tar impregnated felt. Building 10 is turned 90 degrees to addition 10A with its six bay gable end fronting on French Street. This west elevation is the same as addition 10A's south elevation with the paired windows in each bay (photo 26). Building 10 is 2 feet wider and twice as long (76 feet x 210 feet) as addition 10A. This makes its north elevation twenty six bays. Contributing addition 33, a circa 1946 one-story entrance addition, occupies the first seven bays and a stair/elevator tower rises above the roof in the eighth to twelfth bays from French Street. The east gable elevation is a simple flat masonry wall with pilasters only at the corners and one bay in from each corner. The same segmental arched window is used but spaced further apart. There is a gable roofed elevator penthouse inside the wall extending high above the roof. This east elevation is three stories tall because the first floor of building 3 aligns with the second floor of building 10. A 16 feet x 25 feet brick stair tower was constructed in 1951 at the south end of this facade. The south elevation of building 10 is the same as the east elevation of addition 10A except a 10 feet x 26 feet masonry water tower base rises above the roof and is attached to the wall near the intersection of building 10 and addition 10A. The water tower base also supports a large sign advertising Lovell Wringers (photo 24).

The interior of building 10 and addition 10A is open as in the other buildings with the space interrupted only by the grid of columns (photos 27 & 28). There are two rows of wood columns the width of each part of the building with the columns spaced 8 feet on center in line with the exterior pilasters. The floor beams and roof rafters are heavy timber wood. The first floor is concrete and the remaining floors are wood. All ceilings are structural wood spanning 8 feet between the beams. There are 3 stairs; one in the southwest corner of addition 10A, one in the tower projection north of building 10, and one in the stair addition at the east end of building 10. There is an elevator near both stairs in building 10. The first and second floors were for machine wood working, the third floor was for assembling and varnishing, and the fourth floor was for mousetrap manufacturing.

The evolution of industrial architecture from 1883 to the 1950's can be traced through the growth of Lovell Manufacturing. Specifically, four architectural elements can be compared between Lovell's many buildings; type of construction, masonry detailing, fenestration, and roof forms.

Flexible, open space is common to industrial buildings. At Lovell, individual buildings were constructed or expanded as needed to house the various divisions or departments for the manufacturing of products. The open space was achieved by typical construction practices at the different times of construction. All of the contributing buildings at Lovell have masonry walls and column/beam floor and roof construction systems. The earlier buildings 1, 2, 3, 6 and 10 and addition 10A have wood columns, beams and floors. The span limitations of the wood floors required the columns to be closely spaced at 8 feet-0 inches on center. Buildings and additions after circa 1910, excluding addition 10A, use steel columns and beams with a steel/concrete composite floor and roof deck system. The structural characteristics of steel allows the columns to be spaced further apart reducing the number of columns needed while creating a more flexible interior. The two noncontributing buildings use steel for their entire structure. Their exterior walls are a veneer and serve no structural function as seen in the earlier buildings.

The evolution of the exterior masonry is directly related to the changes in the interior structural systems. The masonry exterior of Lovell's buildings evolved from a lively repetition of narrow bays with buttressed pilasters and corbelled brick walls into walls with wider bays, straight pilasters and flat wall surfaces. Common to all of the contributing buildings at Lovell is the use of pilasters on the exterior walls. These pilasters express the interior structural system on the exterior. This honest expression of structure was more elaborate on the 1889-1917 buildings. The smaller bay spacing of the wood structure produced many narrow bays defined by buttressed brick pilasters rising from a stone base. The brick wall within the bay has segmental arched window openings and brick corbelling that transitions the wall into the top of the pilasters. The wall above the pilasters then corbels out to form a masonry cornice. This detailing is found on buildings 1, 2, 3, 6 and 10 and addition 10A. The 1918-1946 period of buildings continues to use exterior pilasters to express the structural system, but we begin to see a simplification of masonry detailing. The use of steel columns and beams means wider bays with more wall surface. The remodelled building 7 has buttressed pilasters rising from a stone foundation, but now has rectangular window openings and corbelling only at the top of each bay. Building 13 has straight pilasters rising from a concrete foundation, rectangular window openings and corbelling only at the top of each bay. Finally, building 8 and addition 8A have straight pilasters rising directly from grade to the top of the wall with no corbelling and rectangular window openings. The 1951 building 31 uses masonry as a non-structural veneer in combination with glass and steel.

The evolution of the construction systems and exterior masonry together with the need for natural light and ventilation lead to dramatic changes in the fenestration of the buildings at Lovell. Typical construction practices during the 1888-1917 building period was arched window heads and true divided, single pane, double hung wood or horizontal pivot fireproof steel windows. Also, the narrow bay spacing of the earlier buildings would only allow a window to be so big. The masonry openings in building 1, 2 and 6 contain a pair of 6 over 6 or 8 over 6 single hung, segmental arched wood windows. Building 10 and addition 10A have similar segmental arched masonry openings but have a single 3 over 3 steel fire-rated window with a horizontal pivot upper sash. Building 9 has a mix of wood and steel windows in segmental arched masonry openings. The remaining buildings and additions have the wider bays and more wall area allowing the windows to become quite large. The rectangular masonry openings extend the full width of each bay and are infilled with multi-light steel industrial windows with horizontal pivot sashes. These large windows satisfy the need for natural light. Even more natural light is provided by monitors and clerestories at buildings 3, 7, 8 and 9 and addition 8A. Building 31 has a continuous ribbon window that is independent of the building's steel structure.

Lastly, both gable and parapeted roofs are found at Lovell. A very shallow gable with a corbelled brick cornice and sheetmetal fascia is used on the buildings 1, 2, 6 and 10 and addition 10A. Several masonry elevator and water tower penthouses are located on these roofs. The remaining buildings have shallow pitched roofs concealed behind parapets. The parapets are either level or stepped to terminate a clerestory and are capped with stone or cast concrete coping. Building 13's parapet rises slightly at the center bays of each elevation. The parapeted buildings also have a variety of masonry and steel penthouse structures. These changes in roof forms may be attributed to the larger building footprints and to improved roofing products.

The above comparisons are obvious as one travels around Lovell because of the complex's high degree of integrity. Many additions were made over the years and are part of the history of Lovell. Because of this, all structures from 1883-1946

must be evaluated to determine integrity. Since few changes have occurred since 1946, Lovell's architectural integrity is very high. The original 1883 building has been totally consumed by later additions and the only significant building missing from the site is the original boiler building. This was located in the middle of the East 14th Street block where building 35 is now. In 1956 the boiler blew up and the building was subsequently demolished. A window survey has determined 90% of the windows exist as they did in 1946. Very few masonry openings have been infilled except where building additions have been made. All of the masonry is in very good condition. Buildings 31 and 35 and four smaller additions are the non-contributing structures. They are out of character with the rest of the complex and do not enhance the overall appearance of the earlier masonry buildings. Although no original equipment remains, most of the buildings retain their open floor plans and finishes as originally built or expanded.

The integrity of the Lovell Manufacturing Company's buildings and additions is very high. As an example of a continually evolving and expanding industrial complex, Lovell represents the evolution of factory architecture between 1883 and 1946. Its integrity is high for this period because few alterations have been made since then. Any changes or additions prior to 1946 remain unaltered except for some masonry openings and windows being changed. All but a few openings retain original doors and windows. The contributing buildings and additions are built of brick and stone and compliment one another. The non-contributing structures were built after 1946 include building 31, building 35 and four additions. Excluding building 3, the buildings are in good shape, with no major deterioration or structural failures. The quality of the architecture, its overall coherent appearance and its presence in the downtown make Lovell Manufacturing Company an important document of the history of industry in Erie.

8. Statement of Significance: LOVELL MANUFACTURING COMPANY

The Lovell Manufacturing Company is significant under criteria A and C in the areas of industry and architecture for the period 1883-1946. Lovell is significant in the area of industry because it occupied a unique niche in the diverse industrial base that was the foundation of Erie's growth. Architecturally, the Lovell complex is significant because it is an excellent example of a large, complex late 19th and early 20th century urban factory. The complex is a collage of 11 buildings and 13 additions constructed between 1883 and 1996. The continual growth of the company created a history of industrial architecture at one location. Most of the 9 contributing buildings and 9 contributing additions remain as they existed in 1946. (See map section pages 12-13 for list of contributing and non-contributing structures)

The Lovell Manufacturing Company is located on French Street between East 13th, East 14th and Holland Streets. Occupying an entire 270.44 feet x 661.5 feet city block, Lovell is a typical medium-sized 19th-century multi-story factory divided into discrete areas for different production processes and product lines. Lovell Manufacturing was well-known, producing articles of basic utility such as clothes wringers, wringer rolls, mouse and rat traps, and bed springs. At one time Lovell was the largest producer of clothes wringers in the United States. It was the only such operation in Erie and had branch sales outlets called "Lovell Stores" throughout the Northeast and Mid-Atlantic states.

Area of Significance: INDUSTRY

In May 1993 a Resources Survey of the City of Erie Foundries and Machine Shops was completed by Greenhorne & O'Mara, Inc. of Greenbelt, Maryland. The foundry and machine shop industry formed the mainstay of Erie's economic base from the Civil War through World War II. A wide range of products were made in Erie including railway equipment, plumbing fixtures, cookware and boilers and steam engines. The significance of Lovell is that they were the only manufacturers of clothes wringers and mouse traps in the region. The following history of Lovell is taken from the Pennsylvania Industrial Resource Survey Form included in Greenhorne & O'Mara's survey.

> *The founder of Lovell Manufacturing was Melvin Newton Lovell (1844-1895). A carpenter by trade, he established his home in Erie in 1865 where, four years later, he secured patents on several household articles. That same year he and Franklin F. Adams began a partnership, F. F. Adams & Co., to produce wood products such as stepladders and manual washing machines. Their small factory was at 14th and Cherry, but the endeavor did not last long. Lovell left both the partnership and Erie for a time, but in 1881, after a brief stint in the installment loan business, Lovell and his three stepbrothers created Lovell Manufacturing Company at 523 and 526 French Street. Initially the company produced only spring beds but by 1882 the company expanded and incorporated, producing other types of wire and spring products including their mouse and rat traps. At the same time they subsumed Lovell's installment-loan company and embarked on the chain store business with installment payment plans.*
>
> *In 1883 the Lovells constructed the first segment of their factory at 13th and French Streets. The small building encompassed the wood and iron working operations, japanning, tempering, varnishing, storage,*

and shipping areas. New product lines included corn shellers, dynamos, folding wood chairs, and hammocks were manufactured by 65 employees.

Three years after Lovell's death in 1895, the company filed a "friendly" bankruptcy with its creditors which was amicably resolved. The company emerged from financial difficulty reincorporated and in charge of even more of its own production to avoid supplier charges that had led to the crisis.

Over the following two decades the company retrenched, closing its retail stores and concentrating on a more limited range of production with more vertical integration of operations. The physical plant expanded with a three story annex that covered a half block in length. This increased the wire working storage, varnishing, and wringer operations and added a machine shop and dry kilns as well as expanded lumber yard storage. The company was now able to produce 300 wringers per day, and by World War I was booming on domestic demand. After the war was the company's final construction surge in which the major portion of the existing facility was constructed. By 1921 the building more than doubled in size, filling the entire oblong block. The company had a rubber department for wringer rolls, an iron department, and a large new facility for assembling their new line of power-operated wringers. Wringers would later be manufactured from cast iron then later cast aluminum rather than wood. The woodworking department found new product lines in hockey sticks and other sports items and in klacks, the wood-soled sandal used by workers in coke ovens. The quality and character of Lovell products kept the company afloat during the Depression despite two or three bad years.

World War II curtailed metal wringer production. Despite their small machine shop, Lovell nonetheless engaged in wartime production of unspecified parts. Employment escalated to 1000 people, and their production soared to its highest levels. Immediately after the war, employment fell somewhat to 800 as they resumed wringer production. The company turned out 1 million units per year using 35-40 tons of sheet, strip, and bar steel per day. In the roller department Lovell consumed 8000 pounds of rubber daily and 4500 board feet of lumber. The company continually upgraded their production capacity which meant being able to construct the gear mechanisms as well as the finished product. The company manufactured the chassis and working parts for wringer washers as well. In 1948 they added electric dryers to their line, although not under the Lovell name, to hold Lovell's place as automatic agitator washers threatened to displace Lovell's traditional line.

In August, 1967 Lovell became a subsidiary of Paterson-Erie Company, a local investor-controlled holding company. Paterson-Erie planned a new production facility in Lake City, 18 miles west of Erie. The company had ceased to be a consumer producer and instead was manufacturing capital components for other industrial concerns. Their largest division, metal fabricating and appliance, was fully integrated for precision work in forming, fabricating, and all metal finishing processes. By the late 1960's Lovell made metal cabinets for humidifiers and portable televisions plus assemblies for computers, office copiers, and other office machines.

The company continued operation at the 13th and French location until 1974, when as Paterson-Erie, it moved to its new quarters. The original building remained vacant for six years until 1980 when a number of tenants began to occupy sections of the facility including a management corporation office, an electronics firm, and a realtor. In 1990 a small revival of the building's original purpose occurred when Quinn Machine & Tools became a tenant. In October of that same year Steve McGarvey purchased the entire building and is currently working on letting various spaces to small businesses.

The survey identified 51 existing complexes of which 20 were proposed as eligible for National Register listing. The survey identifies Lovell as a candidate for listing and states that *Lovell is the largest and most architecturally significant complex in this district and is a major resource associated with Erie's nationally prominent foundry and machine shop industry.* It is significant in the area of industry because the products produced by Lovell were unique to the region and were marketed nationally.

Design/Construction Area of Significance: ARCHITECTURE

Lovell Manufacturing Company is architecturally significant because it is the largest and most intact factory complex in this section of Erie. The architectural design of the various buildings and additions represent a text book of the evolution of industrial architecture from 1883 until the 1950's. No other factory complex in the City of Erie remains as complete and of such high architectural quality as Lovell. The contributing structures at Lovell Manufacturing Company include 9 buildings and 9 additions built between 1883 and 1946. The non-contributing structures include 2 buildings and 4 additions constructed after 1950. The company's location in center city and the buildings fronting all perimeter streets are common for urban industrial complexes of this period but the scale, harmony and rhythm of Lovell's street facades are unmatched in Erie. (See map section pages 1-13 for construction chronology and listing of contributing structures)

An understanding of the evolution and growth of Lovell is necessary to determine the complex's integrity. Although many additions were made to Lovell over the years, they are a part of it's history and must be evaluated as a whole. Lovell's architectural integrity is very high because few changes have been made since 1946. Compared to other foundry and machine shops in the City of Erie, Lovell Manufacturing Company's overall character and integrity single it out as an excellent example of a late 19th and early 20th century industrial resource.

Located one block east of State Street, Erie's north/south main street, and just west of a residential neighborhood, Lovell Manufacturing Company is one of the last remaining factory complexes that retains its integration with adjacent commercial and residential neighborhoods. Modern Tool Square at 4th and State Streets is a 20th century factory complex listed in the National Register of Historic Places and is the only other industrial complex that preserves the urban diversity seen at Lovell. Other similar factories have either been demolished or the residential and commercial neighborhoods surrounding the complexes have been demolished. A common characteristic of these factory complexes is the location of the individual buildings on the perimeter of the site. At Lovell almost all of the buildings and additions sit right on the property line along the four streets. The continuous facades create a dramatic street edge and enhance the factory's presence within the city.

The unified, orderly character of the street facades was not as important on the interior of the complex where there is simplification of some facades, a variety of alleys and irregular spaces between the buildings.

In May 1993 a Resources Survey of the City of Erie Foundries and Machine Shops was completed by Greenhorne & O'Mara, Inc. of Greenbelt, Maryland. The survey identified 51 existing complexes of which 20 were proposed as eligible for National Register nomination. Most of the complexes are concentrated in three identifiable sections of the city. The survey discusses these concentrations as potential Historic Districts and compares the resources within these districts. Lovell Manufacturing Company is recommended for individual National Register nomination and is also located in the proposed East 16th Street Industrial Historic District with three other complexes. The survey states that *Lovell is the largest and most architecturally significant complex in this district and is a major resource associated with Erie's nationally prominent foundry and machine shop industry.* The products produced by Lovell Manufacturing Company were unique to the region and were marketed on a national level. The outstanding architectural quality of these industrial buildings is further strengthened by their consolidation within one city block and their high degree of integrity. The complex's proximity to adjacent residential and commercial properties is a unique quality of this facility. The 19 other proposed eligible properties range from complexes much larger than Lovell to those with just a few buildings. Physical conditions range from poor to excellent. Most are of masonry construction and have experienced some degree of modifications including infilling window openings, installation of metal siding, demolition or alteration of buildings and context, and gutting of interiors.

The integrity and design quality of Lovell's French, East 13th and Holland Street facades are excellent examples of industrial architecture in the City of Erie. Two of the three industrial properties in the proposed East 16th Street Industrial Historic District remain unaltered since the Greenhorne & O'Mara study was completed. These are Erie Torsion Spring Company (a nondescript 1913 brick building) at 1405 German Street and Nagle Engine and Boiler Works (a complex of three circa 1883-1917 buildings) at 234-300 East 16th Street (photo 27). The third property is the remaining circa 1883 building of the Black & Germer Stove Company at 1534 Parade Street (photo 28). The deteriorated condition of the building reported in the study has progressed to the point of the City of Erie condemning a portion of the building. The former H. F. Watson roofing paper factory (photo 29), located two blocks south of Lovell, was not surveyed by Greenhorne & O'Mara. It is a complex of many buildings, circa 1880 to the present, occupying a city block slightly smaller than Lovell. Architecturally, the Watson buildings are much simpler than Lovell's. All exterior walls are flat masonry with no pilasters or corbelling and the windows are segmental arched openings punched in the wall. Each building is treated as a discrete object with no unifying facades. Lovell is a better, larger and more coherent example of industrial architecture than these neighboring complexes.

Each successive period of Lovell's expansion represents a simplification of its architecture and demonstrate changes in construction and manufacturing practices. Lovell Manufacturing Company is architecturally significant because of its range of quality industrial architecture, its integrity, its concentration within one city block and its association with one manufacturer while providing a unique opportunity for the study of Erie's industrial heritage.

9. Bibliography: LOVELL MANUFACTURING COMPANY

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10. Geographical Data: LOVELL MANUFACTURING COMPANY

Verbal Boundary Description: The nominated property occupies an entire 270.44 feet x 661.5 feet city block and is identified as City of Erie Index Number 15-2008-100.

Boundary Justification: The boundary includes the entire city block that has been historically associated with Lovell Manufacturing Company.

LOVELL MANUFACTURING COMPANY
1301 French Street
Erie, PA 16501

Chronology of Expansion (refer to following 9 maps)

1883 - 1888
Building 3 - original 40 feet x 95 feet two story brick building with one-story additions to the north and east
Four one-story out buildings of wood or brick construction used for tinning room, oil storage, varnishing

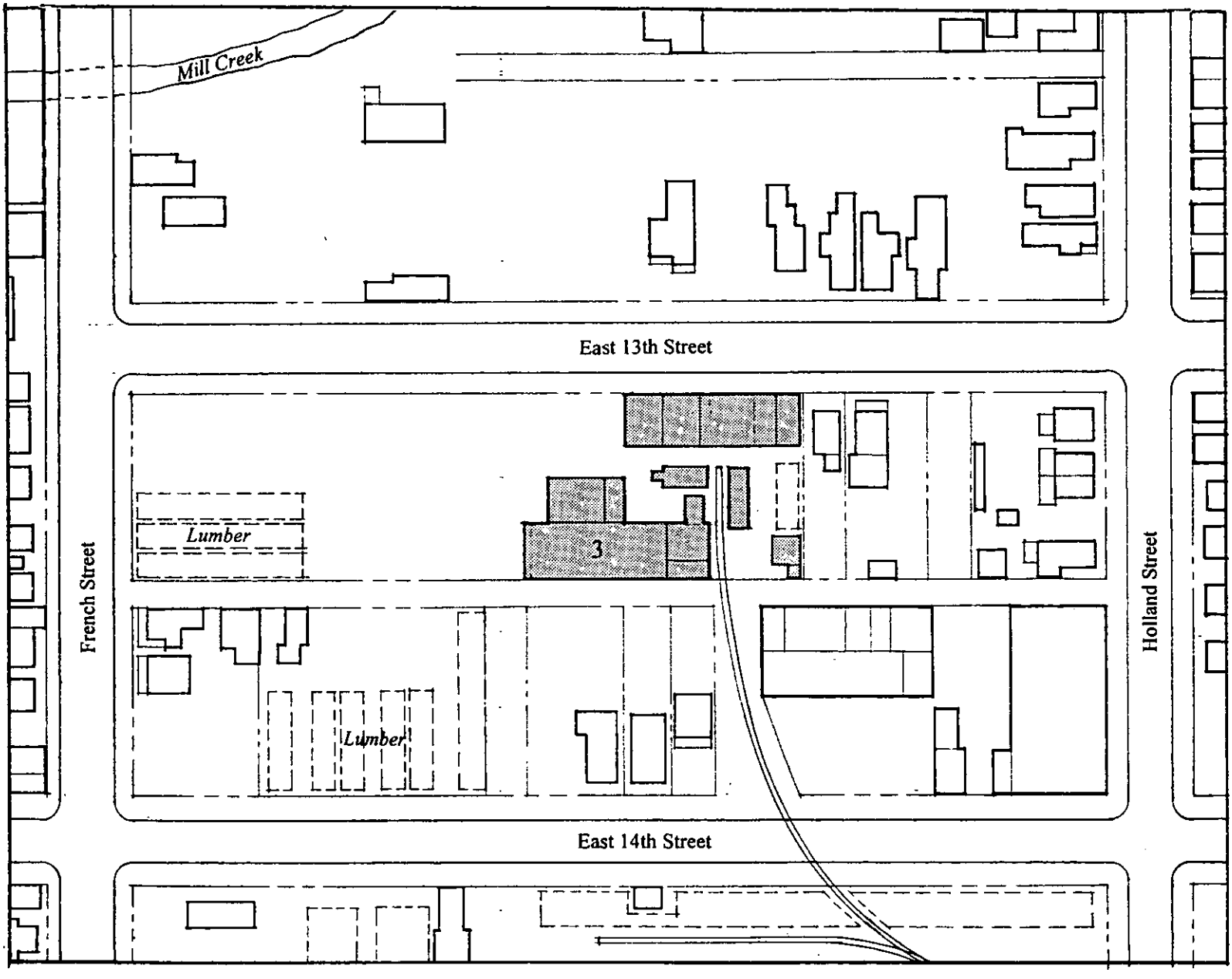
1889 - 1900
Addition - building 3 enlarged to 75 feet x 130 feet with two-story additions to the north and east
Building 1 - three-story building with full basement to the northwest of building 3
Building 2 - three-story building with no basement to the north of building 3 and east of building 1
Three one-story accessory buildings - enlarged building along 13th Street to store finishing lumber and patterns, galvanizing grinding and storage of castings, enlarged building east of building 3 for blacksmith and iron house, and small building across alley along railroad siding

1901 - 1912
Addition - building 3 enlarged with two-story additions to the west and south, totally consuming the 1883 building
Building 6 - three-story building with no basement to the east of building 2 (circa 1901 - 1905)
Building 7 - one story building with no basement to the east of building 6 (circa 1901 - 1905)
Building 9 - two-story building with no basement between building 3 and building 7
Building 10 - four-story building with no basement west of building 3 (circa 1909)
Building 12 - one-story building south of building 9 along 14th Street (included in latter addition 8A)
Boiler Building - south of building 3
Four one-story accessory buildings

1913 - 1917
Addition 10A - four-story addition with no basement to the south of building 10 (circa 1916)
Stable and shed north of 13th Street

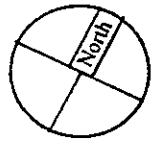
1918 - 1921
Addition - building 3 received three small additions including one connecting it to building 10
Addition - infill addition between building 9 and building 6
Building 8 - two-story building with basement to the south of building 7
Building 13 - four-story building with basement east of buildings 7 and 8 along Holland Street (circa 1921)
Boiler Building - addition to the south
Several one-story shed additions between building 10 and boiler building

1922 - 1932	Addition 23 - one-story addition to the south side of building 3 Addition 14 - one-story infill addition between building 9 and building 7 Addition 8A - one-story addition with no basement consuming two sides of building 12 and creating one interior space between the addition and buildings 8 and 12 Cooling tower to the west of the boiler building Shed east of Holland Street
1933 - 1948	Addition 33 - one-story addition to the northwest corner of building 10 Removal of one-story shed additions between building 10 and boiler building Removal of shed north of 13th Street
1949 - 1951	Building 31 - one-story steel warehouse and masonry stair tower to the south of building 10 (circa 1951)
1952 - 1996	Addition - loading dock addition to the southeast corner of the building 3 (circa 1952) Addition - infill addition between building 3 and building 6 Building 7 - existing one-story building enlarged by addition of second floor with new 13th Street facade and larger monitor (circa 1952) Addition 7A - loading dock added between building 7 and building 13 Building 35 - steel building constructed after boiler building destroyed when boiler exploded in 1956 Addition 37 - one-story concrete block infill addition west of building 3 at level of alley



LOVELL MANUFACTURING COMPANY (1883 - 1888)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet



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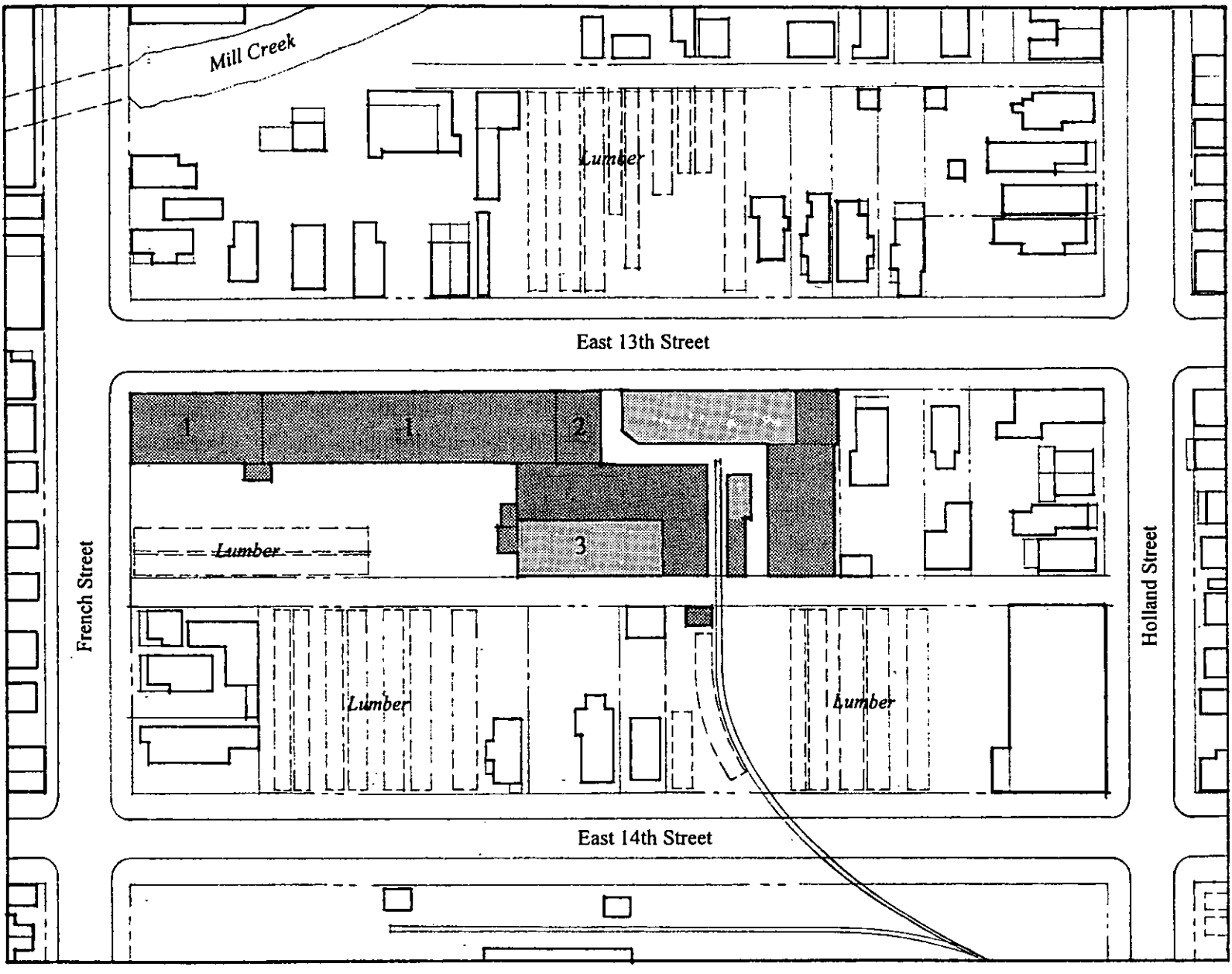
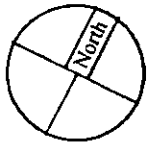
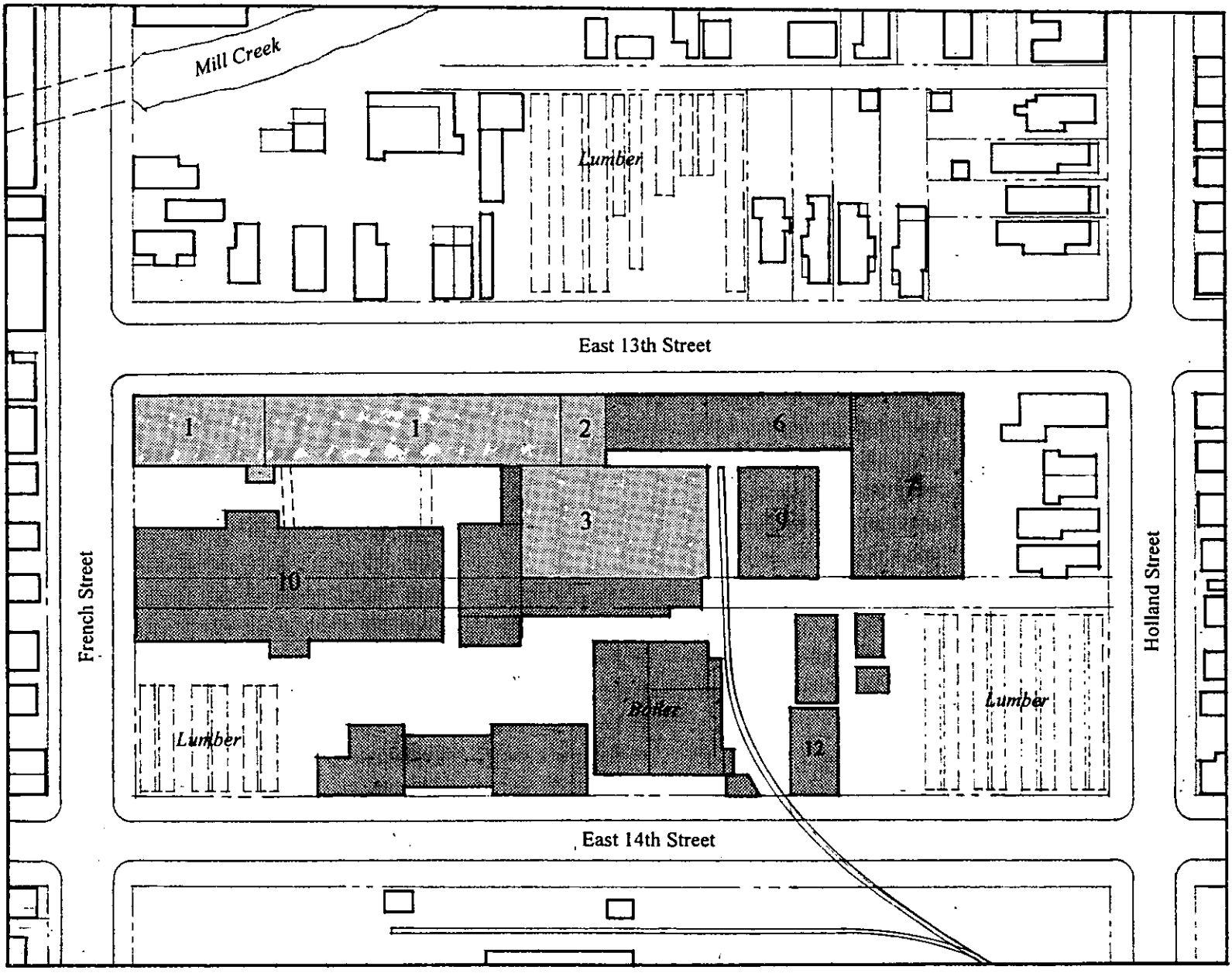


LOVELL MANUFACTURING COMPANY (1889- 1900)
City of Erie, Erie County, Pennsylvania

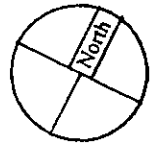
Scale 1 inch = 100 feet

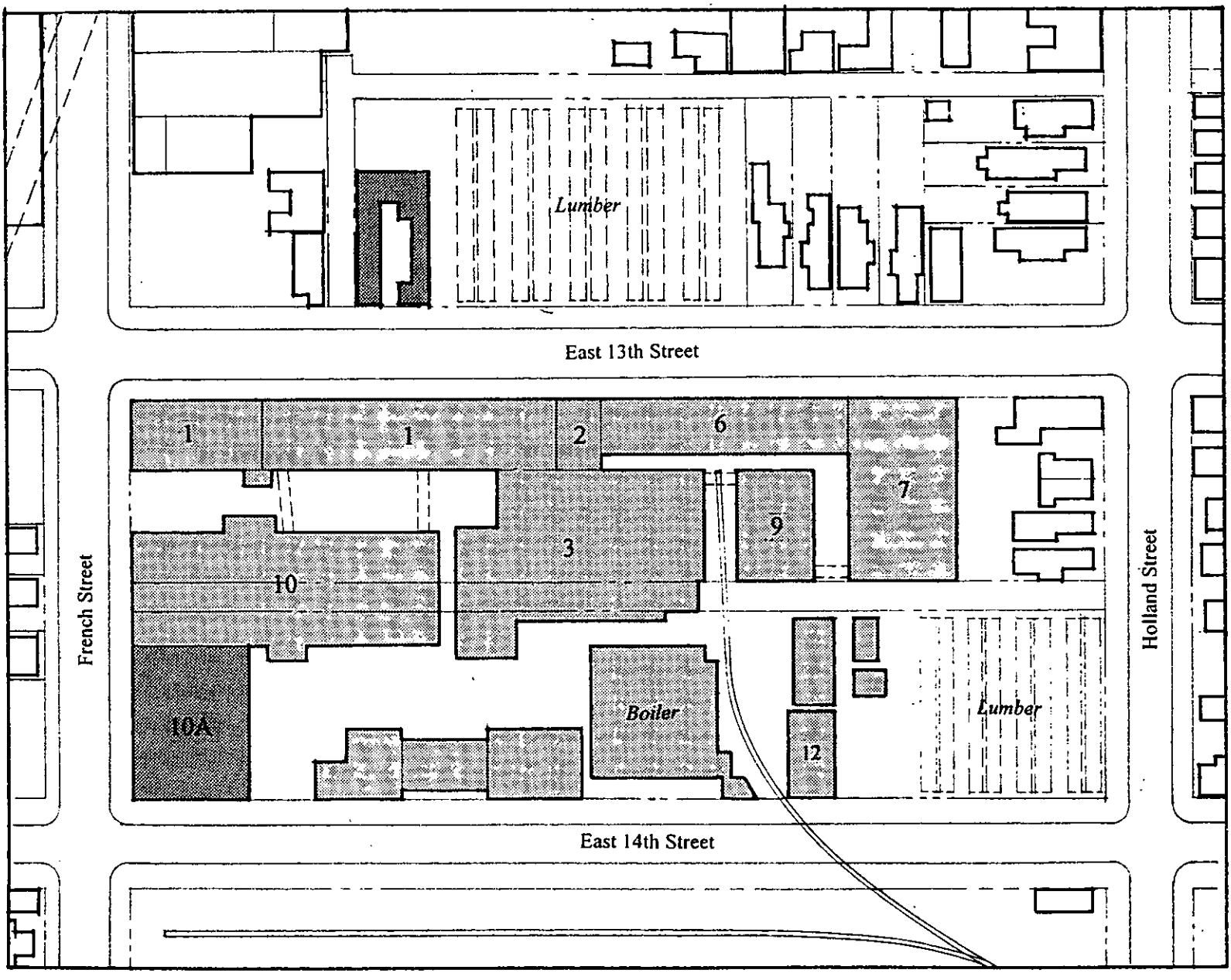




LOVELL MANUFACTURING COMPANY (1901 - 1912)
City of Erie, Erie County, Pennsylvania

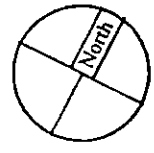
Scale 1 inch = 100 feet





LOVELL MANUFACTURING COMPANY (1913 - 1917)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet



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Lovell Manufacturing Company Erie, PA

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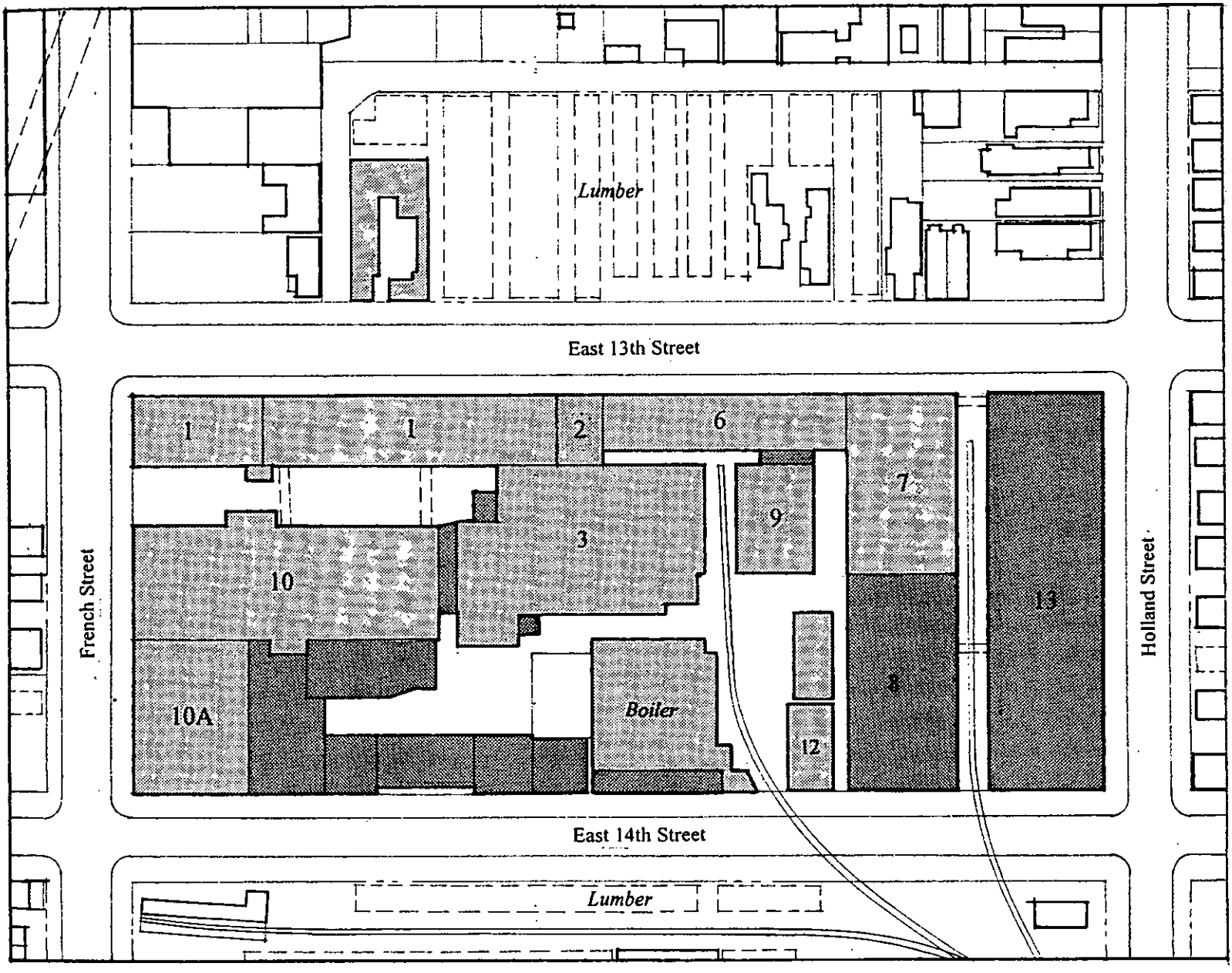
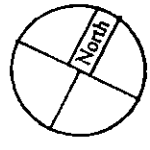


LOVELL MANUFACTURING COMPANY (1918 - 1921)
City of Erie, Erie County, Pennsylvania



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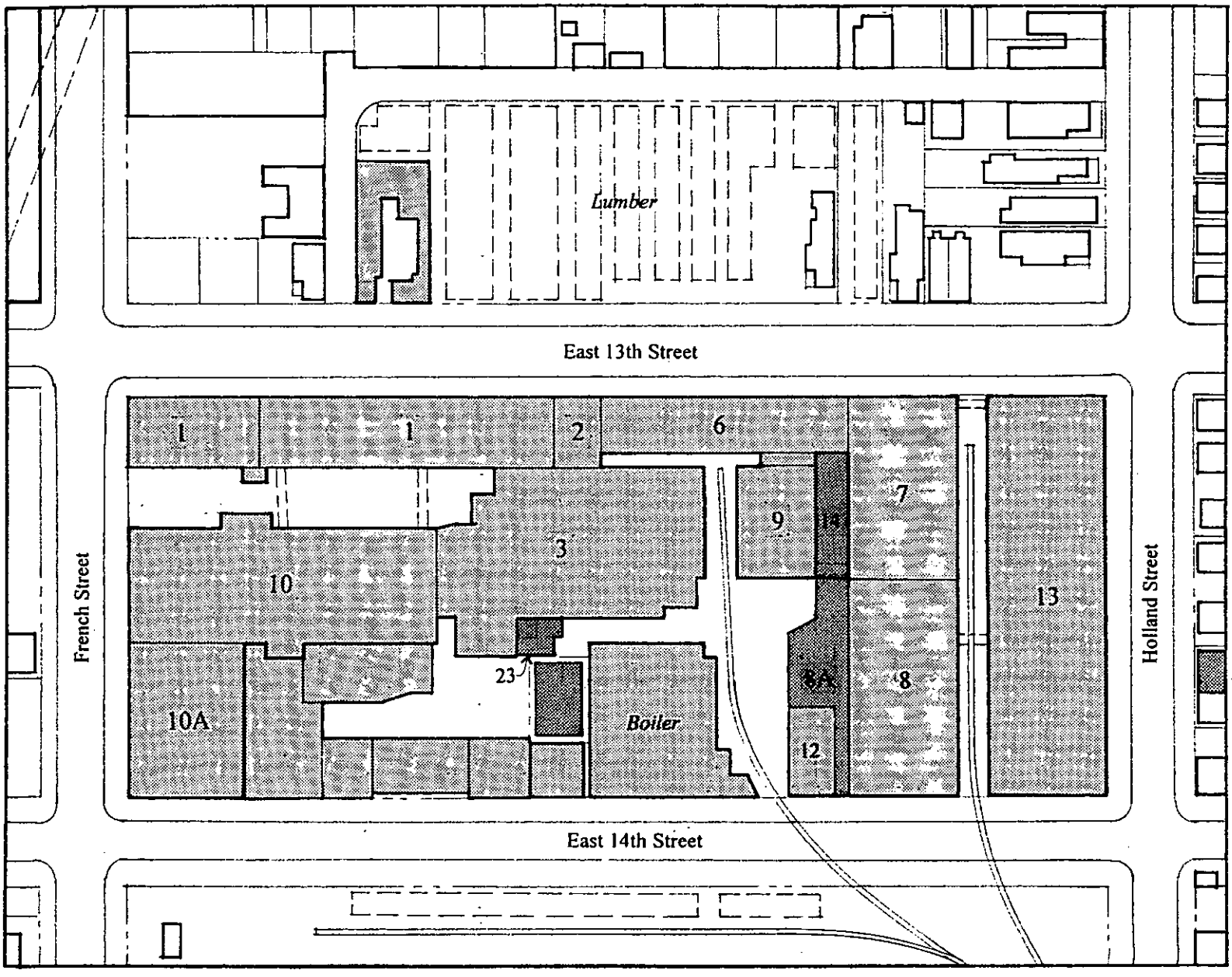

LOVELL MANUFACTURING COMPANY (1922 - 1932)
City of Erie, Erie County, Pennsylvania

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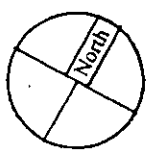
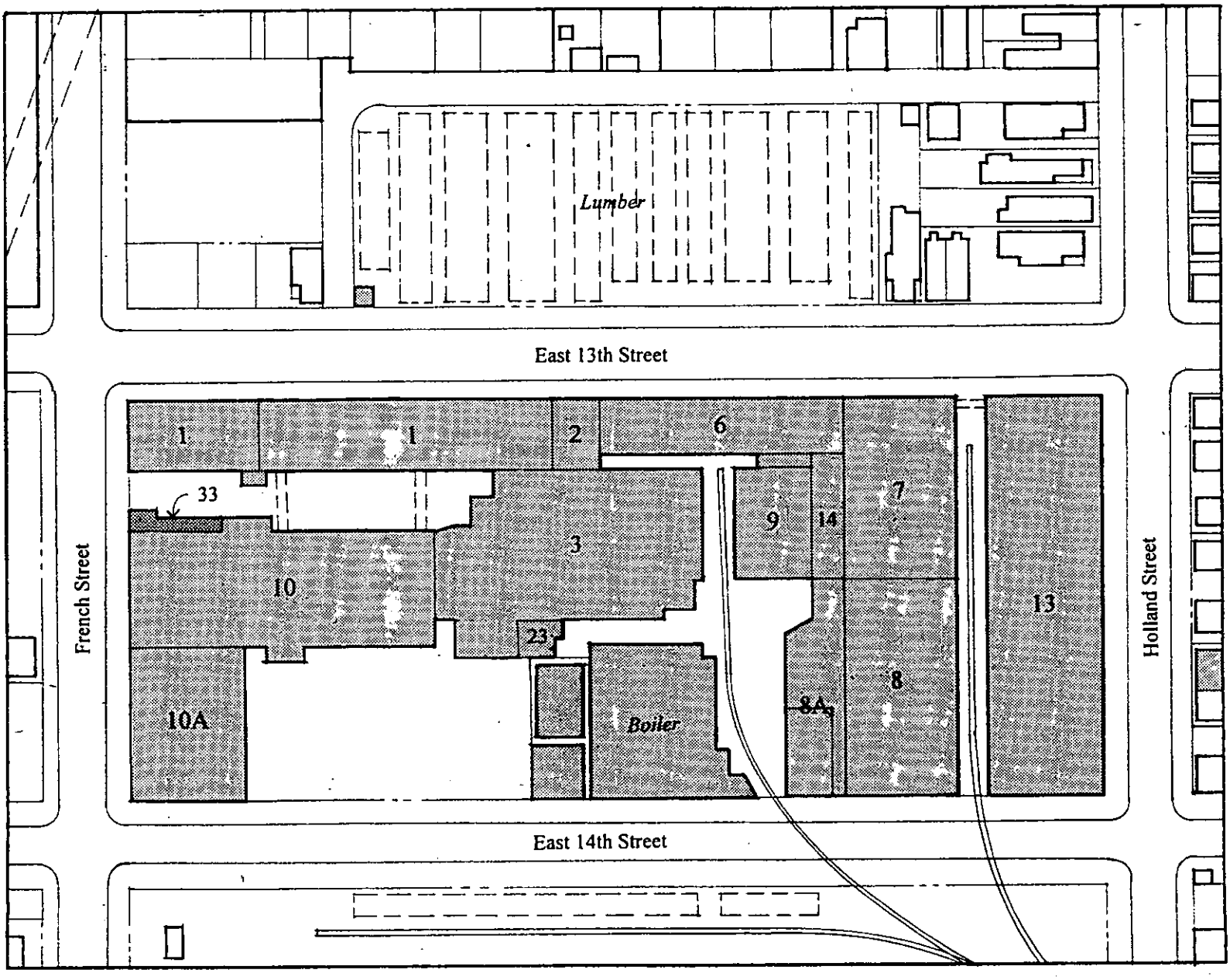
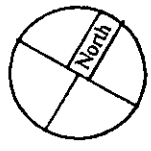




LOVELL MANUFACTURING COMPANY (1933 - 1948)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet



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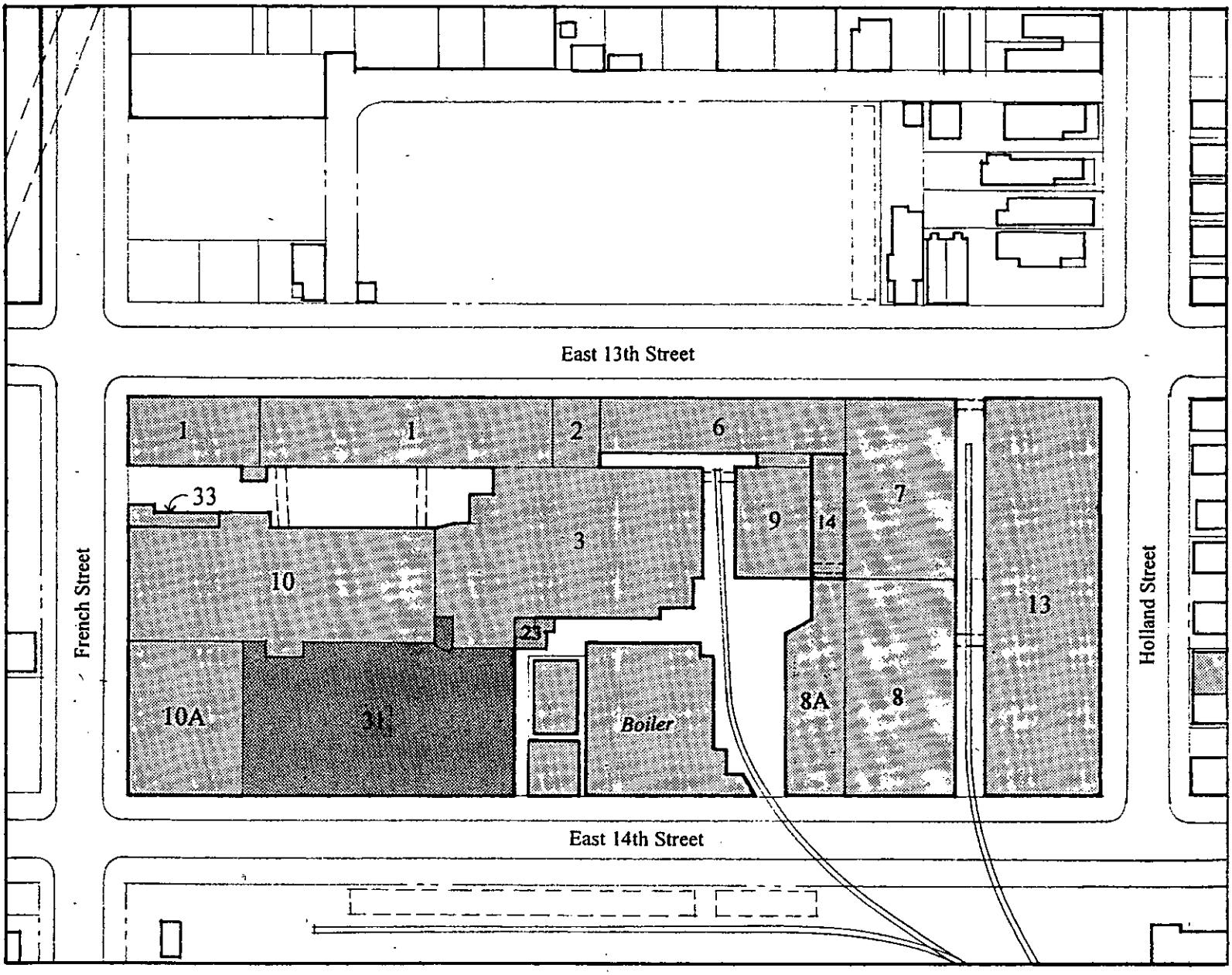
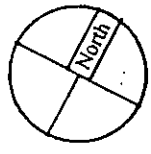


LOVELL MANUFACTURING COMPANY (1949 - 1951)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet

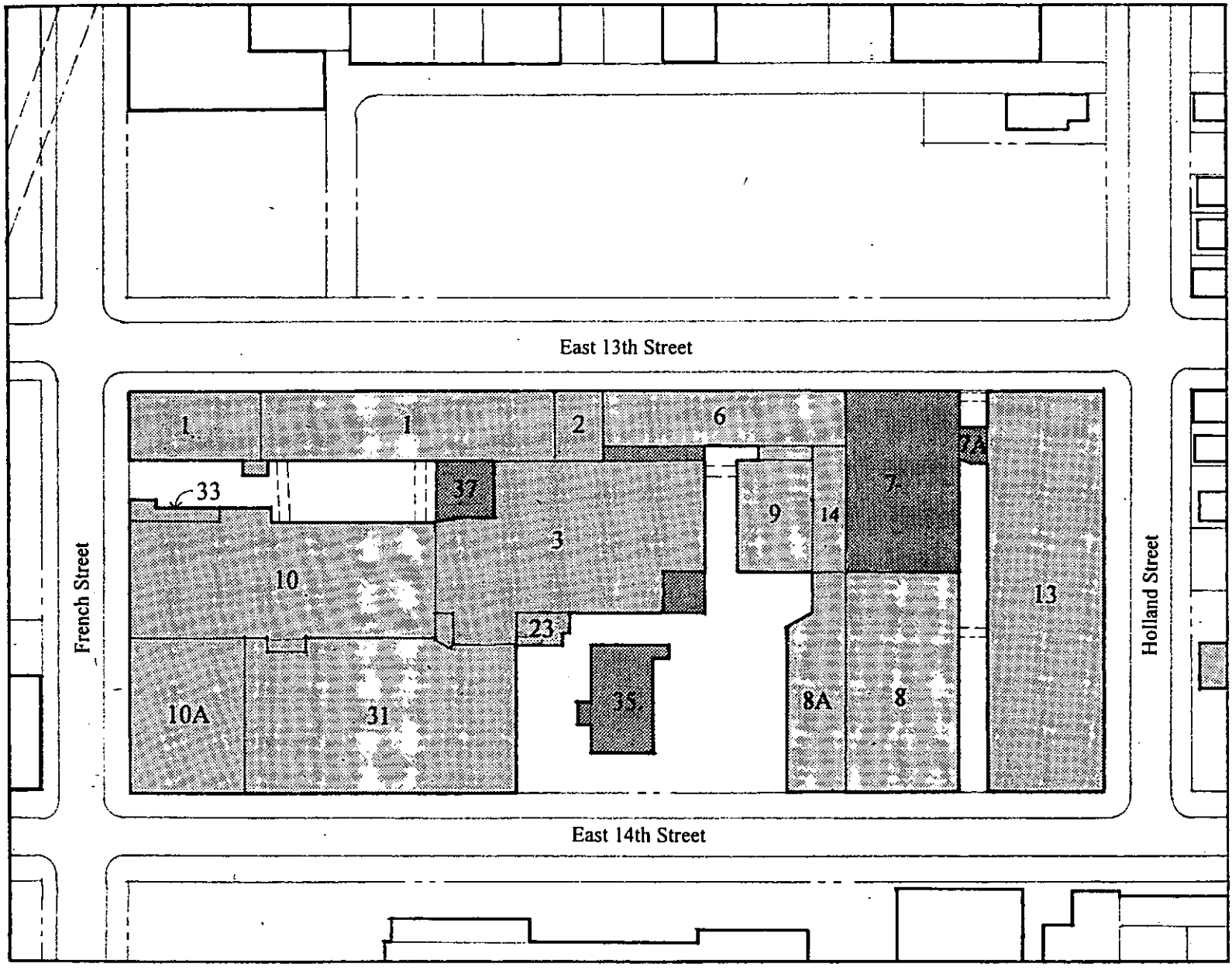


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

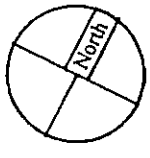
Lovell Manufacturing Company Erie, PA

Section number Map Page 11



LOVELL MANUFACTURING COMPANY (1952 - 1996)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet



LOVELL MANUFACTURING COMPANY
1301 French Street
Erie, PA 16501

List of Contributing and Non-contributing buildings and additions in numerical order (refer to following map)

Contributing Buildings

Building 1 - 1889-1900 three-story brick building with full basement
Building 2 - 1889-1900 three-story brick building with no basement
Building 3 - 1883-1946 two-story brick building with no basement
Building 6 - 1901-1905 three-story brick building with no basement
Building 7 - 1901-1905 one story building remodeled circa 1952 into two-story brick building with no basement
Building 8 - 1918-1921 two-story brick building with full basement
Building 9 - 1901-1912 two-story brick building with no basement
Building 10 - 1901-1912 four-story brick building with no basement
Building 13 - circa 1921 four-story brick building with full basement

Contributing Additions

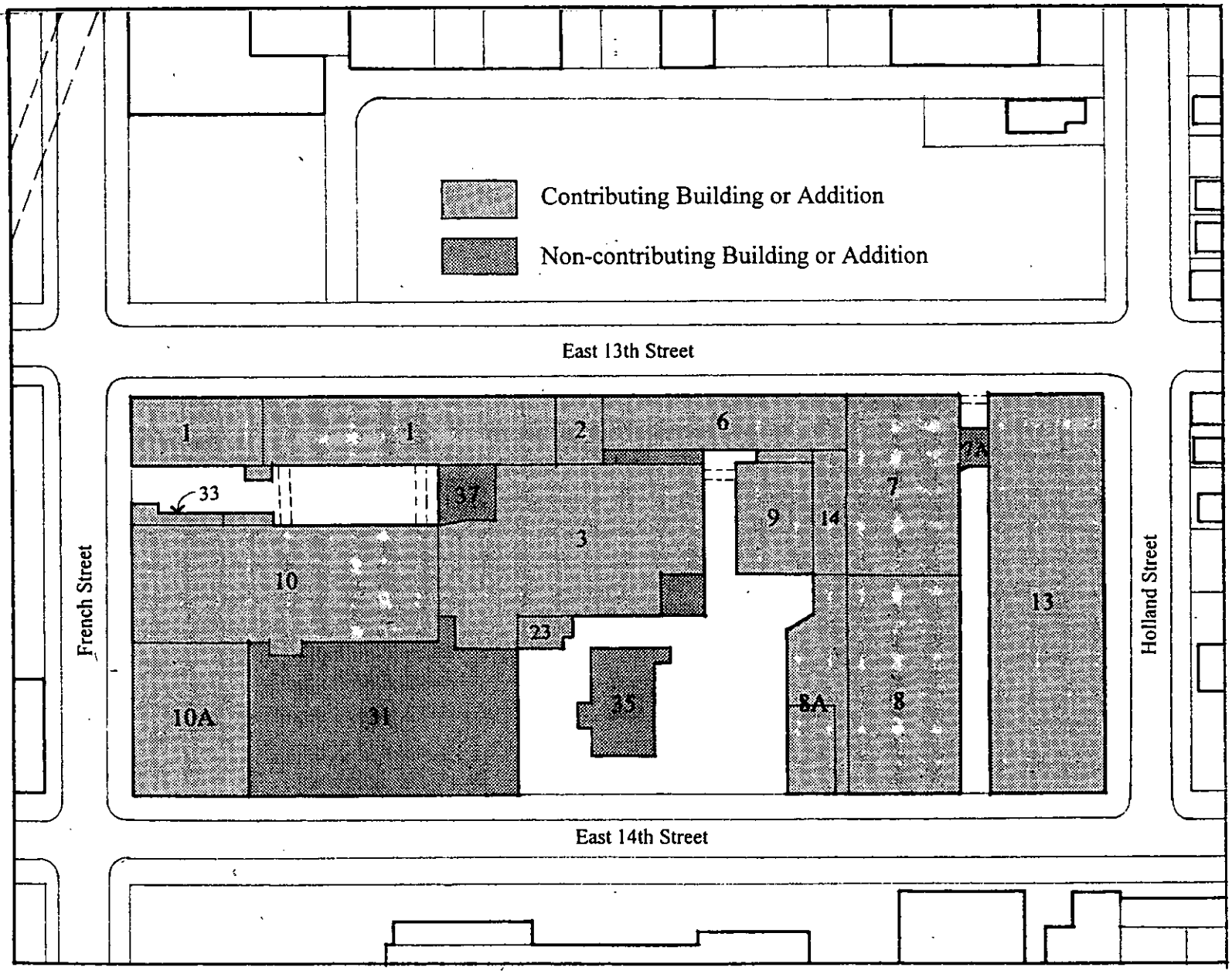
Addition 8A- 1922-1932 one-story, with no basement, brick addition to building 8 and consumes building 12
Addition 10A - circa 1916 four-story, with no basement, brick addition to building 10
Addition 14 - 1922-1932 one story infill addition between building 7 and building 9
Addition 23 - 1922-1932 one story brick addition to building 3
Addition 33 - 1933-1948 one story brick addition to building 10
Addition - 1889-1900 two story brick addition to the north and east of building 3
Addition - 1901-1912 two story brick addition to the west and south of building 3
Addition - 1918-1921 three small additions to building 3
Addition - 1918-1921 one story infill addition between building 9 and addition 6

Non-contributing Buildings

Building 31 - circa 1951 one-story steel warehouse
Building 35 - tall one-story steel building built after 1956

Non-contributing Additions

Addition 7A - circa 1952 one-story loading dock between buildings 7 and 13
Addition 37 - 1952-1996 one-story concrete block infill addition to building 3
Addition - 1952-1996 one-story infill addition between building 3 and building 6
Addition - circa 1952 one-story loading dock addition to building 3



LOVELL MANUFACTURING COMPANY (1996)
City of Erie, Erie County, Pennsylvania

Scale 1 inch = 100 feet

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96001551 Date Listed: 1/16/97

Lovell Manufacturing Company — Erie — PA
Property Name: — County: — State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus — 3/3/97
Signature of the Keeper — Date of Action

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Amended Items in Nomination:

This SLR makes a technical correction to the registration form; the form included an incorrect UTM point locating the property. The SHPO has informed us that the correct UTM is: Zone 17 E576150 N4663700. The form is officially amended to include this information.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

ERIE SOUTH QUAD

* LOVELL MANUFACTURING CO.
CITY OF ERIE, ERIE COUNTY, PA
ZONE 17, ~~E 4474??, N 4?5440~~
BOUNDARIES - 13TH, 14TH, FRENCH, HOLLAND STS.

4968 II NE
(ERIE NORTH)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH
DEPARTMENT OF ENVI
TOPOGRAPHIC AN

No. 4663700
Ests. 576150