

**PENNSYLVANIA HISTORIC RESOURCE**

**KEY FORM -- PHOTO/SITE PLAN SHEET**

89A

Pennsylvania Historical and Museum Commission  
Bureau of Historic Preservation  
Box 1026, Harrisburg, PA 17108-1026

GAI # 77

ERIE

County:

VARIOUS STREETS

Address:

LAKESIDE SUBDIVISION HISTORIC DISTRICT

Municipality:

ERIE

Historic Name/Other Name:

**SITE PLAN**

**PHOTO INFORMATION**

Attach Photo Here



SEE ATTACHED

Direction  
of Camera

Description of View

Number

SEE CONTINUATION SHEET

Photographer Name:

Negative Location:

Date:

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM — DATA SHEET**  
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

89B

**IDENTIFICATION AND LOCATION**

Survey Code: GAI #77 Tax Parcel/Other No.: \_\_\_\_\_  
 County: 1. ERIE 049 2. \_\_\_\_\_  
 Municipality: 1. ERIE 2. \_\_\_\_\_  
 Address: Sanford, Euclid, Park, Lake Side, Eagle Point, Chautauqua Streets and Blvds.  
 Historic Name: LAKESIDE SUBDIVISION HISTORIC DISTRICT  
 Other Name: \_\_\_\_\_  
 Owner Name/Address: \_\_\_\_\_  
 Owner Category:  Private  Public-local  Public-state  Public-federal  
 Resource Category:  Building  District  Site  Structure  Object  
 Number/Approximate Number of Resources Covered by This Form: 280  
 USGS Quad: 1. \_\_\_\_\_ Multiple Owners 2. \_\_\_\_\_  
 UTM A. \_\_\_\_\_ Erie North \_\_\_\_\_ C. \_\_\_\_\_  
 References: B. \_\_\_\_\_ See Continuation Sheet D. \_\_\_\_\_

**HISTORIC AND CURRENT FUNCTIONS**

Historic Function Category:	Subcategory:	Code:
A. <u>Domestic</u>	<u>Single Dwelling</u>	<u>0 1 A</u>
B. <u>Domestic</u>	<u>Multiple Dwelling</u>	<u>0 1 B</u>
<u>Commerce</u>	<u>Business</u>	<u>0 2 A</u>

Particular Type: A. \_\_\_\_\_  
 B. Duplex  
 C. \_\_\_\_\_  
 D. \_\_\_\_\_

Current Function Category:	Subcategory:	Code:
A. <u>Domestic</u>	<u>Single Dwelling</u>	<u>0 1 A</u>
B. <u>Domestic</u>	<u>Multiple Dwelling</u>	<u>0 1 B</u>
C. <u>Commerce</u>	<u>Business</u>	<u>0 2 A</u>

**PHYSICAL DESCRIPTION**

Architectural Classification: A. <u>Modern Movement</u>	<u>7 0</u>
B. <u>Bungalow</u>	<u>6 5</u>
D. <u>Prairie</u>	<u>6 1</u>
C. <u>Tudor Revival</u>	<u>5 3</u>
Other: _____	_____
Exterior Materials: Foundation <u>Concrete</u>	<u>6 3</u>
Walls <u>Wood</u>	<u>2 0</u>
Other <u>Asbestos</u>	<u>6 4</u>
Roof <u>Asphalt</u>	<u>6 3</u>
Walls <u>Brick</u>	<u>3 0</u>
Other _____	_____
Structural System: 1. <u>Wood</u>	<u>1 0</u>
2. <u>Erick</u>	<u>2 1</u>
3. <u>C</u>	<u>2 - 2 1/2 B</u>
Depth: <u>2</u>	<u>B</u>
Stories/Height: _____	_____

### HISTORICAL INFORMATION

Year Built:  C. 1910 to  C. 1945 Additions/Alterations Dates:  C. 1910 ;  C. present  
Basis for Dating:  Documentary  Physical

Explain:

Historic Maps, including Sanborn Insurance maps  
Field observations.

Cultural/Ethnic Affiliation: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Associated Individuals: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Associated Events: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Architects/Engineers: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Builders: 1. \_\_\_\_\_ 2. \_\_\_\_\_

### MAJOR BIBLIOGRAPHICAL REFERENCES

Mueller, A. H. Atlas of the City of Erie and Erie County (1917)  
Sanborn Insurance Maps of Erie 1900, 1921, 1941

### PREVIOUS SURVEY, DETERMINATIONS

Northwest Institute of Research (1986)  
Claridge, J.S. and S. French Erie County Historic Sites Survey (1987)

### EVALUATION (Survey Director/Consultants Only)

Individual NR Potential:  Yes  No Context(s): Domestic  
Contributes to Potential District  Yes  No District Name/Status: Lakeside Subdivision  
Explain:

### THREATS

Threats:  1. None  2. Public Development  3. Private Development  4. Neglect  5. Other  
Explain: District adjoins construction alternative for the proposed  
Erie East Side Access Highway.

### SURVEYOR INFORMATION

Surveyor Name/Title: Geoffrey Henry Architectural Historian Date: 5-25-95  
Project Name: GAI Consultants, Inc  
Organization: Erie East Side Access Highway Telephone: \_\_\_\_\_  
Street and No.: 570 Beatty Road  
City, State: Monroeville, Penna Zip Code: 15146  
Additional Survey Documentation: \_\_\_\_\_  
Associated Survey Codes: \_\_\_\_\_

Survey Code: CAT # 77 Tax Parcel/Other No.: \_\_\_\_\_  
County: ERIE Municipality: ERIE  
Address: \_\_\_\_\_  
Historic/Other Name: LAKESIDE SUBDIVISION HISTORIC DISTRICT

**LAKESIDE SUBDIVISION HISTORIC DISTRICT**

ARCHITECTURAL DESCRIPTION

The Lakeside Subdivision Historic District is located within the City of Erie in Erie County. The district is bounded by Lake Erie on the north, Chautauqua Boulevard on the east, East Lake Road on the south, and the east side of Cranch Avenue and Lakeside Cemetery on the west.

The district contains approximately 280 resources, consisting of one- and two-story single family residences dating from the early 1910s to the post World War II period, with the majority dating between 1920 and 1940. The residences are built in mostly vernacular variants of the Bungalow, American Four Square, Cape Cod and Colonial Revival styles, although a few significant architect-designed examples of Tudor Revival residences stand along Lakeside Drive. Buildings possess a fair to good level of architectural integrity. Alterations include the addition of siding, enclosed porches, wings, dormers, or fenestration.

The street plan of the district dates from the early 1900s and has remained largely intact to this day. Euclid, Park and Sanford Streets, and Eagle Point and Chautauqua Boulevards run in a north-south direction and terminate on the north at Lakeside Drive. Andrews Park Boulevard is a curving street with a grassy median strip in the middle around a small stream. Cranch Avenue borders Lakeside Cemetery on the east. Four small public parks are located at the northern ends of these streets, and overlook Lake Erie. They are, from west to east, Cranch Park, Lake Park, Euclid Park, and Chautauqua Park. With the exception of Euclid Park, the smallest, these parks have been part of the layout of this subdivision since at least 1917.

The section of the district along East Lake Road contains the largest concentration of contributing resources. Two examples of the American Four Square style are seen at 1802 and 1806 East Lake Road. Each is two stories tall with an enclosed front porch and hipped roof dormers. The 1900 block of East Lake Road contains a few examples of late Queen Anne, Bungalow, American Four Square and Colonial Revival style residences. Most are of frame construction, with hipped or gable roofs, and one-story front porches.

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The sole commercial building in the district is located at 1956 East Lake Road at its corner with Euclid Avenue. It is a two-story, shed-roofed frame grocery store dating from the 1920-1930 period and is covered with asbestos siding.

The lower stretches of Park Way and Sanford Place contain numerous examples of dwellings from the 1920s and 1930s. The house at 501 Park Way is a one-and-one-half-story frame bungalow with wide overhanging eaves that frame a one-story front porch. The 500 block of Sanford Place has a number of one-and-two-story brick and frame houses, some with jerkin head roofs.

Generally the northern and western sections of the district contain far fewer historic resources from the pre-World War II period. However, two significant examples of Tudor Revival architecture are located along Lake Side Drive. At 1942 Lake Side Drive is a large two-and-one-half-story stuccoed brick house built in 1927 with a steeply pitched roof and an attached garage. At 1920 Lake Side Drive is a two-and-one-half-story, gable-roofed brick house with stone trim and half-timbered gable ends, built in 1926.

A Lustron House, built circa 1940-1950 by the Lustron Company stands at 156 Park Way. It is a one-story, three-bay, gable-roofed house with separate garage.

Houses around Andrews Park are generally one or one-and-one-half-story brick and frame Cape Cod style and ranch style houses dating from the 1940s to the 1960s.

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HISTORY

This area of Erie County along the lakefront remained primarily rural throughout the 19th century, despite its proximity to the rapidly growing city of Erie. The area was made up of small farms located on long narrow strips extending between present East Lake Road and the lakefront, with most of the residences then standing located close to East Lake Road. These farms were bounded a few miles to the south by the railroad line of the Buffalo & Erie Railroad. Property owners in this area included the McDannel, Fagan and O'Rourke families.

By the turn of the century, the City of Erie's economic locus had shifted decisively to the east. Formerly, its large foundries and machine shops--the engine of its economic activity--had been centered around State Street and streets to the north and south. By the 1880s the need for larger factories and building space had forced the location of new factory complexes some distance to the east of the old city center, along East 12th Street. In addition, the Hammermill Paper Company established its plant on East Lake Road in 1898 in northeast Erie to take advantage of the lakefront location and Erie's excellent rail network. In 1911 the General Electric Company built a new plant on East Lake Road, east of Lakeside Cemetery, adding further industrial activity to this area of Erie County.

Subdivision of the older farms and erection of new houses for workers at these new plants followed on the heel of these important industrial developments, although there is no evidence that either General Electric or the Hammermill Company was responsible for erecting any houses for its workers or executives. General Electric owned property to the south of East Lake Road which it developed during World War I to house defense workers, but these were demolished in the interwar period.

The area to the north of East Lake Road was partially platted and subdivided by 1917 when it appeared on the 1917 Mueller map of Erie County. Known as Lakeside, the area consisted of Euclid Street, Sanford Place, Lake Avenue, and Park Way all running in a straight north-south direction, with Andrews Park Boulevard and Cranch Road being more irregular and curved. Lakeside Drive was planned as a

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gently curving drive adjacent to the bluffs overlooking Lake Erie. In addition, small parks were laid out at the ends of the north-south streets and overlooking the lake.

By the 1920s the automobile had made this area increasingly accessible both to employees of the nearby industrial plants, and visitors to the lakeside parks. The Edison School was built in 1921 to serve the burgeoning school-age population of this area. A number of commercial establishments, including restaurants, cleaners, and groceries, were built along East Lake Road to serve the surrounding community. In the early 1920s most of the residential development had occurred along East Lake Road and a few of the north-south streets. In this area are located the subdivision's oldest residences, consisting of late Queen Anne style and Bungalow-style houses. Andrews Boulevard, Cranch Street and Lakeside Drive were largely undeveloped during this period, however.

By the late 1920s several larger homes had been built along the north shore to take advantage of the views. Two significant Tudor Revival residences, much larger in scale than the earlier houses built to the south, were built at 1942 and 1970 Lakeside Drive. By the 1920s two additional streets had been laid out to the east: Eagle Point Boulevard and Chautauqua Boulevard. The houses along these two streets date primarily from the 1930s and later.

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STATEMENT OF SIGNIFICANCE

The Lakeside Subdivision Historic District is significant under Criterion C for its collection of well-preserved residential architecture from the first half of the 20th century. The architecture and street plan reflect the development of this area of Erie County following the location of the General Electric plant in 1911. The district contains several representative examples of the Bungalow, American Four Square and Colonial Revival styles, as well as some significant examples of Tudor Revival architecture.

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Address:  
Historic/Other Name: LAKESIDE SUBDIVISION HISTORIC DISTRICT

BOUNDARY DESCRIPTION

The Lakeside Subdivision Historic District is bounded by Lake Erie on the North, Cranch Avenue and Lakeside Cemetery on the west, the north side of East Lake Road on the south, and Chautauqua Boulevard on the east.

BOUNDARY JUSTIFICATION

The boundaries of the district include the original streets laid out as the Lakeside subdivision in the 1910s as well as two additional streets laid out in the 1920s to the east. The district is a coherent grouping of residential architecture from the early 1910s through the 1940s that has retained a good to high level of integrity.

UTM REFERENCES

A	17	579040	4666050
B	17	578890	4665960
C	17	578855	4666020
D	17	578750	4665960
E	17	578715	4666040
F	17	579340	4666360

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**PHOTOGRAPHS**

<u>Number</u>	<u>Description of View and Direction</u>
28:15	507-513 Sanford Place, Northwest view
28:8	1956 East Lake Road, view
28:17	2003-2009 East Lake Road
35:36	415-429 Sanford Place, Southeast view
35:35	507-513 Sanford Place, Northeast view
35:25	Euclid Park, looking north
36:4	156 Park Way, Northwest view
36:5	Andrews Park Boulevard, west side looking southwest

Photographer: Joel Dzodin, GAI Consultants  
570 Beatty Road  
Monroeville, Penna.  
May 12, 1995



GAI#77

(P.O.) 5.1 MI. (ERIE SOUTH) 4968 II SE 578 SWANVILLE 6.7 MI. 2'30" GIRARD 16 MI. 580 581



ERIE NORTH, PA.

N 4207.5—W 8000/5x10  
PHOTOINSPECTED 1977  
1957

PHOTOREVISED 1969 AND 1975  
AMS 4968 II NE—SERIES V831

