



1100

# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Manchester School #3  
other names/site number N/A

## 2. Location

street & number 6610 West Lake Road

n/a	not for publication
n/a	vicinity

  
city or town Fairview Township  
state Pennsylvania code PA county Erie code 049 zip code 16415

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local  
Andrea J. MacDonald November 3, 2014  
Signature of certifying official/Title Date  
PA Historical and Museum Commission  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.  
Signature of commenting official Date  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)  
Jon Edson Dr. Beall 12.29.14  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

Historic Educational Resources of Pennsylvania

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Education – School

Vacant/Not in use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

No style

foundation: STONE  
walls: BRICK  
roof: STONE - Slate  
other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Manchester School #3 (Manchester School) is a one-room school that is sited at the crossroads of Dutch Road and West Lake Road (U.S. Route 5) in Fairview Township, Erie County, Pennsylvania. The nominated property consists of one contributing building, a one-room school, as well as one uncounted landscape feature, a privy. This educational building is located in a rural township that is gradually being converted into a suburban residential area. The school is set back on the site and is located on the edge of a slope so that the basement is exposed on three elevations. This one and one-half-storey, brick masonry, one-room school was designed and constructed with a variety of Late Victorian embellishments by an unknown architect in 1897. The building is rectangular in shape, and sits on a random rubble fieldstone foundation, with a sandstone water table. It is capped with a slate gable roof with a square bell tower on the south end and a small chimney at the north end. The building was operated as a school until 1958 when the four one-room schools in the township were consolidated into a new, modern elementary school. Since that time, the building has been used for a number of commercial uses and has been vacant since 2008. The building is in good to excellent condition and retains its integrity.

### Narrative Description

The Manchester School #3 is located on a 3.3-acre parcel of land in Fairview Township, Erie County, Pennsylvania. This rectangular corner property fronts on Dutch Road to the east, West Lake Road to the south, and a residential subdivision along the west and north property lines. Access to the building and site is from a remnant of the former old West Lake Road, which bisects the southeast corner of the property (see Site Plan). A circular, gravel driveway and parking area delineated by railroad ties are located immediately south of the building. The site is level at its highest elevation between West Lake Road and the south elevation (front) of the building. The property begins to slope towards the north (rear) of the property beginning at the south elevation. The site is primarily open and covered with grass with a grouping of deciduous trees to the northwest of the west elevation of the building. A second, larger grouping of deciduous trees is found at the southwest corner of the site. Between these two groupings of trees is a two-hole, wood-frame outhouse, which is an uncounted landscape feature. Additionally, a line of four deciduous trees define the property line along Dutch Road (see Figure 3).

The Manchester School is a 29'3" wide by 46'1" deep, one and one-half storey tall, brick masonry educational building that was constructed in 1897. The school sits on an exposed, random rubble stone foundation that is visible on the east, north, and west elevations on a sloping site. The foundation is topped by a sandstone water table. This one-room school building was constructed in 1897 by an unknown architect and is without an architectural style. The building was operated as a school until 1958. After 1958, the school was used for a number of commercial uses, including an antique shop from 1970 to 1980, and a flower shop from 1980 to 2007. At some point in time during ownership by the florist, the original window sash were replaced with new wood sash that had removable muntins, a walk-in cooler was added near the front stair in the basement, and a kitchen and a bathroom was added underneath the second stair in the basement. It was during this same time period that a bubble awning was installed over the front door, a stair was installed in the northwest corner to access the basement, and nine feet of space at the front of the second floor attic space was finished with horizontal plank siding on the north elevation and gypsum board installed within the eaves. The school has been vacant since 2008. The bubble awning was removed in 2013.



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Characteristic of one-room school architecture, the architectural style of the Manchester School is expressed primarily through its rectangular form with a single entry centered underneath the peak in the gable roof that is perpendicular to the road and topped with a cupola/bell tower (see Photograph 1). This rectangular form is reinforced by the use of a repetitive fenestration pattern on the east and west elevations with three, six over six, double-hung wood sash (see Photograph 4). The building is constructed of brick masonry in a common bond pattern without headers, it is supported structurally in the basement by a single row of brick columns, and has a gable roof. The building's interior is typical of one-room schools of the period, with painted plaster interior walls and ceilings, wood trim around the doors and windows, beaded board wainscoting, and a tongue-and-groove wood floor.

#### *South Elevation (West Lake Road/U.S. Route 5)*

The primary elevations of the Manchester School face the intersection of West Lake and Dutch Roads, with the south (front) elevation facing West Lake Road (see Photograph 2) and the east (side) elevation facing Dutch Road (see Photograph 6). The brick front elevation is three bays wide with a central projecting bay. Within the central bay is an entrance on the first floor, windows on the second floor, and a cupola/bell tower. Above the foundation and centered on the south elevation water table within the central bay are two stone steps, with the top step having two stones (see Photograph 2). The threshold of the door aligns with the water table and is concave due to wear over time. The wood sill of the door conforms to the shape of the threshold.

The entrance is defined by a brick masonry round arch that is comprised of three courses of headers (see Photograph 3). The impost for the round arch is two parallel brick belt courses. Recessed within the round arch is a wood-framed entrance with a five-horizontal panel wood door. The door may have been replaced at an unknown time as the stiles on either side of the door panels appear to have been extended/expanded to fill the door opening. Above the door is a three-light, round arch transom. Within the central projecting bay and above the entrance is a blind panel with a pair of one over one, double-hung wood sash set beneath a single-light wood transom (see Photograph 5). At the top of the blind panel is a white sign band with raised black letters that reads: "18 School. N<sup>o</sup> 97." The cupola/bell tower consists of a slate concave mansard roof above the sign band. Above the base is the middle section that is composed of pilasters at each corner with three panels of louvers between the two pilasters, all of which are painted white. Capping the bell tower is a dentiled cornice that provides a base to a fishscale slate, pyramidal-shaped roof with metal roll flashing at its edges, topped with a weather vane.

On either side of the central bay, are symmetrically placed six over six, double-hung, replacement wood sash with original frame and brick mold (see Photograph 4). Facing the south elevation and proceeding left to right from the southwest corner, the top sash of the window in Bay 1 has been replaced with a single light. All of the windows are set between sandstone lintels and sills. Each of the windows is set within a blind panel that is framed with simple brick pilasters. Between the pilasters and the projecting central bay is a brick corbel and dentils. This brick detailing, in turn, supports a wood gable end return that spans from the eave to the projecting central bay.

#### *East Elevation (Dutch Road)*

The east elevation follows the grade, which slopes gently from south to north exposing the foundation (see Photograph 6). Larger stones are used for quoining at the northeast corner of the exposed foundation. Within the foundation are three wood-frame windows that align with the first-floor windows. Starting at the southeast corner and proceeding left to right, there is a three-light sash in the first and second bays. The window in Bay 3 is a six over six, double-hung wood sash set within a wood frame. All three of these windows have sandstone lintels and sills. The lintels are set within the water table above the foundation and are wider in width and extend below the water table.

Four brick pilasters divide the east elevation brick masonry into three bays. Between each pilaster is a single, six over six, double-hung wood replacement sash set within an original wood frame, which is then further inset between a



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sandstone lintel and sill. At the top of each brick panel is corbelled brick. Above the corbels and beneath the eaves are brick dentils that extend the entire length of the eaves.

#### *North Elevation (Rear)*

The exposed foundation of the north elevation features quoining at the northeast and northwest corners (see Photograph 8) and has no openings. The first floor is two bays wide with three brick pilasters dividing the north elevation into halves. The center pilaster is a chimney that extends through the peak of the gable roof. Offset to the left and right of the chimney are two symmetrically placed windows. From the northeast corner and proceeding left to right, the first bay is a one over one, double-hung replacement sash with a six over six, double-hung replacement sash in the second bay. Both sash are set within original wood frames with sandstone lintels and sills. The two end pilasters are capped with gable end returns. Decorative brickwork follows the gable of the roof. A square metal grate is located on either side of the central pilaster/chimney near the peak of the gable roof.

#### *West Elevation (Left Side Elevation)*

The west elevation is almost identical to the east elevation except that there is a solid wood door in the first bay of the foundation at the northwest corner. This elevation is partially obscured by vegetation (see Photograph 9).

#### *Interior*

The first-floor floor plan has a vestibule and two coatrooms that are located at the southern end with a large, open classroom on the northern end that is similar to the floor plan found in Figure 9. The first floor is accessed from the south elevation front door via a rectangular entry vestibule. Within the foyer there is painted beaded board wainscoting with a top rail encircling the entire room (see Photograph 14). Above the wainscoting are painted plaster walls and ceilings. Centered in the ceiling is a period pendant light fixture, and the floor is a natural finish, tongue-and-groove wood floor. Symmetrically placed wood-framed doorways with transoms are located in the east and west walls of the vestibule. These doorways open into coatrooms. A second doorway on this same wall in the left coatroom leads to a basement stair, while the same door in the right coatroom leads to the stair to a small, second floor/attic. The ground floor stair is unfinished, while the stair and enclosure to the second floor/attic is finished with painted gypsum wallboard (GWB) above the stair. Like the vestibule, both coatrooms have painted wainscoting, painted walls and ceilings above the wainscoting, and a natural finish, tongue-and-groove wood floor. The third door in each coatroom leads into a large, open classroom (see Photograph 15).

Within the classroom, natural finished wainscoting encircles the entire room with painted plaster walls above the wainscoting (see Photograph 16). Above the plaster walls is a painted plaster cant along the east and west walls and a painted plaster ceiling. The classroom has natural finish, tongue-and-groove wood flooring with perimeter hot water baseboard heating at the base of the wainscoting, which was installed at an unknown time. On the south elevation of the room is a central, side-by-side built-in bookcase with natural-finished wainscoting and blackboards above the wainscoting (see Photograph 17). Blackboards are located between Bays 1 and 2 on both the east and west elevations as well. Also found on the east and west elevations are three, six over six, double-hung replacement wood sash set within original wood frames. The north elevation has two, six over six, double-hung replacement wood sash set within original wood frames (see Photograph 18). Wood trim surrounds all of the windows. In front of the north elevation is a new stair that leads to the ground floor/basement.<sup>1</sup> Around this new stair (on two sides) is a modern, 42-inch high wood balustrade.

The basement has an open floor plan with five brick columns that are located down the center of the space and support a central beam. Two of these five columns also support the front stair to the first floor coatroom (see Photograph 20).

<sup>1</sup> This stair was installed at an unknown time between 1980 and 2007 as a second means of egress, and aligns with the new door on the west elevation.

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The exterior walls are exposed rubble with exposed joists in the ceiling. Beneath the new stair is a boiler that was installed at an unknown date (see Photograph 19). A kitchen and bathroom were installed sometime between 1980 and 2007 behind the front stair with a walk-in cooler installed beside the kitchen (see Photograph 20).

The small, second-floor attic space has horizontal plank siding above the stair (see Photograph 21). There is painted GWB on the east and west walls and exposed brick on the south wall. There is carpeting on the floor and painted GWB on the ceiling. The remainder of the attic is unfinished and is used for miscellaneous storage (see Photograph 22).

Also located on the site is a wood-framed, two-seat outhouse that is an uncounted feature, which is located to the west of the west elevation (see Photographs 11, 12, and 13). This square, painted, bevel-sided, wood structure has a solid wood door with a wood shake shingle roof. The interior is unpainted with an unpainted, two-hole seat along the interior of the west side (see Photograph 13). The privy is in fair condition with missing clapboards on the west elevation, and along the ground level on the north and south elevations.

### Conclusion

This former educational building retains its integrity and meets all seven aspects of integrity. The school remains in its original *location*. It also retains its original *design*, with massing and proportions on the exterior. It retains its original floor plan on the interior, though there have been minor alterations to the secondary spaces in the attic and the basement. It retains its original *setting* as a rural, one-room school; however, within the last 20 years, a residential subdivision has been constructed to the northwest of the building. The remaining land around the former school is rural with the land across Dutch and West Lake Roads remaining largely unchanged since 1939 (see Figures 1, 2, and 3). It also retains its key exterior *materials* of a stone foundation, brick masonry walls, and a slate roof. On the interior, the wood floors, wainscoting, bookcases, and blackboards are all extant. Its excellent *workmanship* is evident in the building's brick masonry detailing in the corbel and dentils at the eave line. In the interior, this detailing is found in the wainscoting, flooring, and molding around the windows. It retains its integrity of *feeling* of an educational building with coatrooms, and a classroom with blackboards and repetitive window openings along the two side elevations, and a large open space for the classroom. It retains its *association* as being in the original location and having a large open room for classes. Based on the evaluation of these seven aspects of integrity, the Manchester School #3 has retained its integrity.

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**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.)

- 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.
- 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.

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1897  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_

**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 old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance is 1897, the date of construction of the building.

**Criteria Considerations (explanation, if necessary)**

N/A



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Manchester School #3 is significant at the local level under Criterion C in the area of Architecture. The school meets the registration requirements for the Property Type "One-Room Schoolhouse" under the Multiple Property Documentation Form (MPDF) *Historic Educational Resources of Pennsylvania*. The school was constructed as part of a late-nineteenth century building campaign by the Fairview School District to replace older frame schoolhouses with more substantial brick buildings. Manchester School #3 is an excellent representation of a late-nineteenth century rural, one-room schoolhouse. It exhibits the standard pattern for one-room schoolhouses established by Thomas Burrowes and promoted by the Pennsylvania Department of Public Instruction. It exhibits distinctive stylistic elements not expressed in one-room schoolhouses in Erie County in the nineteenth and early-twentieth centuries.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

### ***Schools in Fairview Township***

The first schoolhouse in Fairview Township may have opened as early as 1804 in an area east of Manchester near the mouth of Walnut Creek. By 1810, another school had opened in Fairview Village, two more schools opened in 1812, and another school opened in 1816. Also, at a very early date, there was a schoolhouse in the southeastern part of the township near the line dividing the townships of Millcreek and Fairview. Around 1825, another schoolhouse was built in Fairview Village. By 1812, there were "pay" schools in almost every township or village in Erie County. Until the passage of the Common School Act in 1834, all the schools in the township were private schools.<sup>2</sup>

It appears that most of the townships in the county began building schools following pressure from the state in the 1860s. By late 1855, there were 14 schools operating throughout Fairview Township, including two in Fairview Village, which was incorporated as a borough in 1868 and thereafter operated as a separate school district. Fairview remained a borough until the 1990s. All of the schools constructed in the township were in log buildings until 1844 with the construction of two frame school buildings in Fairview Village. Thereafter, the township school board undertook a building campaign to build frame schoolhouses. By 1876, there were 12 frame one-room school buildings in Fairview Township.<sup>3</sup>

The township may have planned to upgrade and replace its frame one-room schoolhouses with brick buildings, although only three were ever completed. In 1878, the Avonia School #1 was built as a brick two-room school. The Avonia School #1 was apparently the only graded rural school in the township in the 1870s; by 1897, the District Superintendent of Fairview schools noted in his annual report that "the problem of grading the country school has been solved; a fact largely due to the efforts of my predecessor," suggesting that even if graded classrooms were not available, a graded curriculum was followed.<sup>4</sup> The District Superintendent also noted that the three township high schools of North Springfield, Lowville, and West Springfield were opened, although no information has been discovered regarding their appearance or precise locations. In 1897, the Manchester School #3 was constructed and in 1900, the school at Swanville was replaced with a building identical to Manchester School #3. Then in 1905, a four-room brick high school called South High School was constructed. According to an article posted on the Fairview School District's website

<sup>2</sup> S. P. Bates, *History of Erie County, Pennsylvania: containing a history of the county, its townships, towns, villages, schools, churches, industries, etc., portraits of early settlers and prominent men, biographies, history of Pennsylvania, statistical and miscellaneous matters, etc.* (Chicago: Warner, Beers & Company, 1884), p. 743.

<sup>3</sup> Bates, pp. 453, 454, and 852.

<sup>4</sup> *Common Schools of Pennsylvania. Report of the Superintendent of Public Instruction of the Commonwealth of Pennsylvania for the year ending June 7, 1897.* (Harrisburg, PA: William Stanley Ray, state printer of Pennsylvania, 1898), p. 58.

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regarding the history of the Fairview School District, South High School offered grades one through nine, so it may be that the other high schools also included elementary levels.<sup>5</sup>

The construction of South High School ended the township's school building activities until the 1920s. The late-nineteenth century story of Fairview Township schools may be one of retrenchment due to declining student enrollment, or due to reallocation of resources toward the construction of high schools.<sup>6</sup>

In the 1920s, Fairview Township's economy began a transformation from rural agrarian toward industrial, and residential patterns began shifting toward suburban residential developments. In 1927, the Fairview School District built a joint school with the adjoining Lake Shore School District and began to enhance its curriculum and extracurricular activities, including a general curriculum, intramural sports, and a marching band. By 1953, Fairview Borough and Fairview School District had merged and built joint schools or upgraded existing schools to meet changed requirements.

In 1958, the Manchester School #3 was decommissioned and replaced by the consolidated Manchester Elementary School.<sup>7</sup> After being closed, the Manchester School #3 was sold and converted to commercial use. The building is currently (as of 2014) vacant.

### **Architecture**

The MPDF *Historic Educational Resources of Pennsylvania* states that a one-room school may be eligible under Criterion C if it "demonstrates notable architectural or construction qualities."<sup>8</sup> Manchester School #3 meets this standard. All elevations of the building express attention to detail on the part of the builders to create an eclectic Late Victorian building combining a Classical Revival temple form, a Queen Anne tower, and an Italianate round arch entrance. Other details, such as the fishscale tiles on the tower, broken pent roof, brick corbelling, pilasters at the building corners and as bay dividers, brick dentils under the eaves, and heavy limestone lintels over the basement windows distinguish this school in the township and the county. The interior finishes are simple and functional, although of good quality; remains of original furnishings consist of a built-in bookcase and an ornate Victorian pendant lamp in the vestibule.

The builder of the school is unknown and no information could be discovered regarding the inspiration for the stylistic details of the school.<sup>9</sup> The interior floor plan follows Thomas Burrowes's pattern for "Class 1 No. 3 of rural school plans Houses for Primary or Ungraded Rural Schools," although its dimensions are about 30 percent larger overall.<sup>10</sup> The township followed Burrowes's recommendations carefully, including the addition of a full basement. The result — airy, well-lit, and hopefully sufficiently spacious — was a school that met the standards for late-nineteenth century schools intended to create a productive learning environment. The township school supervisors may have intended the Manchester School #3 as a model for future one-room schools. Just three years later, the township built Swanville

<sup>5</sup> Sabina Shields Freeman, "History of Fairview School District," <http://www.fairviewschools.org/about/history/> accessed January 6, 2014.

<sup>6</sup> As of 1883, Fairview Township had 358 "scholars," with eight male teachers (earning an average of \$20.52 a month) and 17 female teachers (earning an average of \$27.97 a month). In 1897, the number of students had dropped to 272, with four male and eight female teachers (all making an average of \$30.00 a month). Bates, p. 348; *Report of the Superintendent...*, p. 424.

<sup>7</sup> Sabina Shields Freeman, "History of Fairview School District," <http://www.fairviewschools.org/about/history/> accessed January 6, 2014.

<sup>8</sup> National Register of Historic Places Multiple Property Documentation Form *Historic Educational Resources of Pennsylvania*, prepared by Dominic Vitiello, 2007, F-2.

<sup>9</sup> However, a Historic Resource Survey Form at PHMC for the New School Presbyterian Church in Fairview Village exhibits the same form and some of the same components as Manchester School #3. The building is dated c. 1850. It has the same Greek Revival temple form with a large tower block breaking the gable-front pediment (see Figure 13). Pennsylvania Historic Resource Survey Form for New School Presbyterian Church, Fairview Village, Erie County, prepared by Matthew Hyland and Gerald Kuncio, 2002.

<sup>10</sup> Thomas Henry Burrowes, *Pennsylvania School Architecture: A Manual of Directions and Plans for Grading, Locating, Construction, Heating, Ventilation, and Furnishing Common School Houses*. Harrisburg, PA: A. Boyd Hamilton, printer, 1855.

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School #4 based on the same pattern (see Figure 5). However, Swanville School was the last one-room school built in the township.

### *Comparisons*

In 1882, there were about 280 rural schools in Erie County.<sup>11</sup> By 1897, the number had dropped to 260.<sup>12</sup> From the early nineteenth century until about the mid-nineteenth century, one-room schools in Fairview Township, and in Erie County in general, tended to be utilitarian wood buildings that lacked notable stylistic detailing. For example, the Swan School, the school that was replaced by Manchester School #3, was a gable-front wood building that featured three window bays on each side elevation and appears to have lacked any other detailing. Elsewhere in Erie County, the Kingsley School (see Figure 11), constructed circa 1860, is a wood-frame, gable-front, one-room schoolhouse with three bays on each side elevation and an entry bay with flanking windows on the gable-end front elevation. The schoolhouse does feature some decorative detailing over the windows, but its architecture is generally not notable. Kidders Corners School, c. 1850, in Conneaut Township is a brick building, possibly a two-room school. It still has its bell cupola and an ocular window in the entry, but has suffered what the preparer of the Pennsylvania Historic Resource Survey Form (PHRSF) has called "misguided improvements" (see Figure 12).<sup>13</sup> As late as the 1870s, frame one-room schools were still being constructed in the county as evidenced by the Hornby School in Greenfield Township, built in 1875, which was listed in the National Register in 2008; this school lacks decorative detailing (See Figure 14). In Fairview Township, the 1878 Avonia School #1 (see Figure 4) is a brick two-room school and features decorative double Italianate style brackets while the 1905 South High School (see Figure 6) is a brick two-storey building with four classrooms; it features heavy rusticated limestone lintels under the first floor windows, a Classical entry porch with pillars and dentils along the pediment, an entrance with a roofed porch, and a cornice. It originally featured a cupola, which has been removed at an unknown time. The 1900 Swanville School #4, mimics the detailing seen on the Manchester School #3, and it is likely that Manchester School #3 served as a template for it. In Conneaut Township, the ca. 1870 Willis School Auxiliary Building is a brick one-room schoolhouse which features Greek Revival detailing and pilasters separating the bays (see Figure 10).

Based on the schools in Fairview Township in particular and Erie County in general, the Manchester School #3 truly features "notable architecture and design qualities." On the exterior, these notable design and construction features include the rubble stone foundation with quoining at the corners, along with the sandstone water table above the foundation. Other notable design and construction features on the exterior include the brick pilasters separating the bays, brick corbelling, the arched entryway, and the gable end returns. The bell tower is also a notable feature of the design. Together, all of these exterior features demonstrate a degree of craftsmanship and attention to detail that is notable in one-room school architecture in the local area. In addition, while the interior features a simpler design, the same quality craftsmanship and attention to detail is apparent in the wood flooring, the built-in bookshelf, the door surrounds, and the wainscoting in the foyer and main classroom spaces.

One school in Erie County is listed in the National Register of Historic Places: the Hornby School (1875) in Greenfield Township. This is a frame one-room school similar to most of the other frame one-room schools in the county (see Figure 13). Its one distinguishing architectural feature is a small cupola with a bell.

<sup>11</sup> Bates, p. 378.

<sup>12</sup> *Report of the Superintendent ...*, p. 424.

<sup>13</sup> Pennsylvania Historic Resource Survey Form for Kidders Corners School, Conneaut Township, Erie County, prepared by J. Kane, 1980.



United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form

Manchester School #3

Name of Property

Erie County, PA

County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Belle Valley Elementary School, Millcreek Township, Erie County, prepared by S. R. F., 1987.

Bowmantown School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Browns Corners School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Bumpus School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Cherry Hill School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Hornby School, Greenfield Township, Erie County, prepared by S. R. F., 1987.

Keepville School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Kidders Corners School, Conneaut Township, Erie County, prepared by J. Kane, 1980.

Kingsley School, Elk Creek Township, Erie County, prepared by J. Kane, 1980.

Manchester School #3, Fairview Township, Erie County, prepared by J. Kane, 1980.

New School Presbyterian Church, Fairview Village, Erie County, prepared by J. Kane, 1980.

New School Presbyterian Church, Fairview Village, Erie County, prepared by Matthew Hyland and Gerald Kuncio, 2002.

Pleasant Valley School, Elk Creek Township, Erie County, prepared by J. Kane, 1980.

Pont School, Elk Creek Township, Erie County, prepared by J. Kane, 1980.

Sandy School, Elk Creek Township, Erie County, prepared by J. Kane, 1980.

United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form

Manchester School #3  
Name of Property

Erie County, PA  
County and State

South High School, Fairview Township, Erie County, prepared by J. Kane, 1980.  
State Line Road School, Conneaut Township, Erie County, prepared by J. Kane, 1980.  
Swanville School, Fairview Township, Erie County, prepared by J. Kane, 1980.  
Tracy School, Conneaut Township, Erie County, prepared by J. Kane, 1980.  
Valley School, Conneaut Township, Erie County, prepared by J. Kane, 1980.  
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[http://www.portal.state.pa.us/portal/server.pt/gateway/PTARGS\\_0\\_2\\_18731\\_2404\\_293092\\_43/http%3B/pubcontent.state.pa.us/publishedcontent/publish/cop\\_environment/phmc/communities/extranet/preservationprograms/schoolpreservation/phmccextschoolpreservationu\\_content/historic\\_educational\\_resources\\_of\\_pennsylvania.pdf](http://www.portal.state.pa.us/portal/server.pt/gateway/PTARGS_0_2_18731_2404_293092_43/http%3B/pubcontent.state.pa.us/publishedcontent/publish/cop_environment/phmc/communities/extranet/preservationprograms/schoolpreservation/phmccextschoolpreservationu_content/historic_educational_resources_of_pennsylvania.pdf) accessed December 17, 2013.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Kidder Wachter Architecture and Design

Historic Resources Survey Number (if assigned): **N/A**

United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form

Manchester School #3  
Name of Property

Erie County, PA  
County and State

## 10. Geographical Data

**Acreage of Property** 3.3 acres  
(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

**Latitude:** 42.035219

**Longitude:** 80.135929

### Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary for the Manchester School follows the approximate 3.3-acre parcel of land located at the corner of Dutch Road on the east, and West Lake Road (U.S. Route 5) on the south. The west and north boundaries are surrounded by a subdivision. The entire boundary covers one tax parcel, #2102201110002000, on file at the Erie County courthouse in Erie County, Pennsylvania. The boundary is shown on the Site Map.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Manchester School encompasses the entire tax parcel. This lot has historically and functionally been associated with the school, since it was constructed on this site in 1897. All of the buildings and structures associated with the Manchester School during the period of significance are located within the nominated boundary, and no related resources still existing have been excluded.

## 11. Form Prepared By

name/title Bonnie Wilkinson Mark  
organization Delta Development Group, Inc. date February 2014  
street & number 2000 Technology Parkway telephone (717) 441-9030  
city or town Mechanicsburg state PA zip code 17050 9407  
e-mail bmark@deltaone.com

## Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



United States Department of the Interior  
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Manchester School #3

Name of Property

Erie County, PA

County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Manchester School #3  
 City or Vicinity: Fairview Township  
 County: Erie County State: Pennsylvania  
 Photographer: Jeff Kidder and Bonnie Wilkinson Mark  
 Date Photographed: July 2013

Description of Photograph(s) and number:

1. South and east elevations looking northwest
2. South elevation looking north
3. Detail of front door looking north
4. Detail of window looking north
5. Detail of bell tower looking north
6. East elevation looking west
7. East and north elevations looking southwest
8. North elevation looking south
9. West elevation looking east
10. Site looking from the northwest corner
11. Outhouse – west and south elevations looking northeast
12. Outhouse – south and east elevations looking northwest
13. Outhouse – detail of interior looking west
14. Vestibule looking east
15. Coat room looking north into the classroom
16. Classroom looking south to the blackboard
17. Detail of the blackboard looking south
18. Classroom looking northwest to the new stair
19. Basement looking north
20. Basement looking south
21. Second floor looking northwest
22. Attic looking north

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

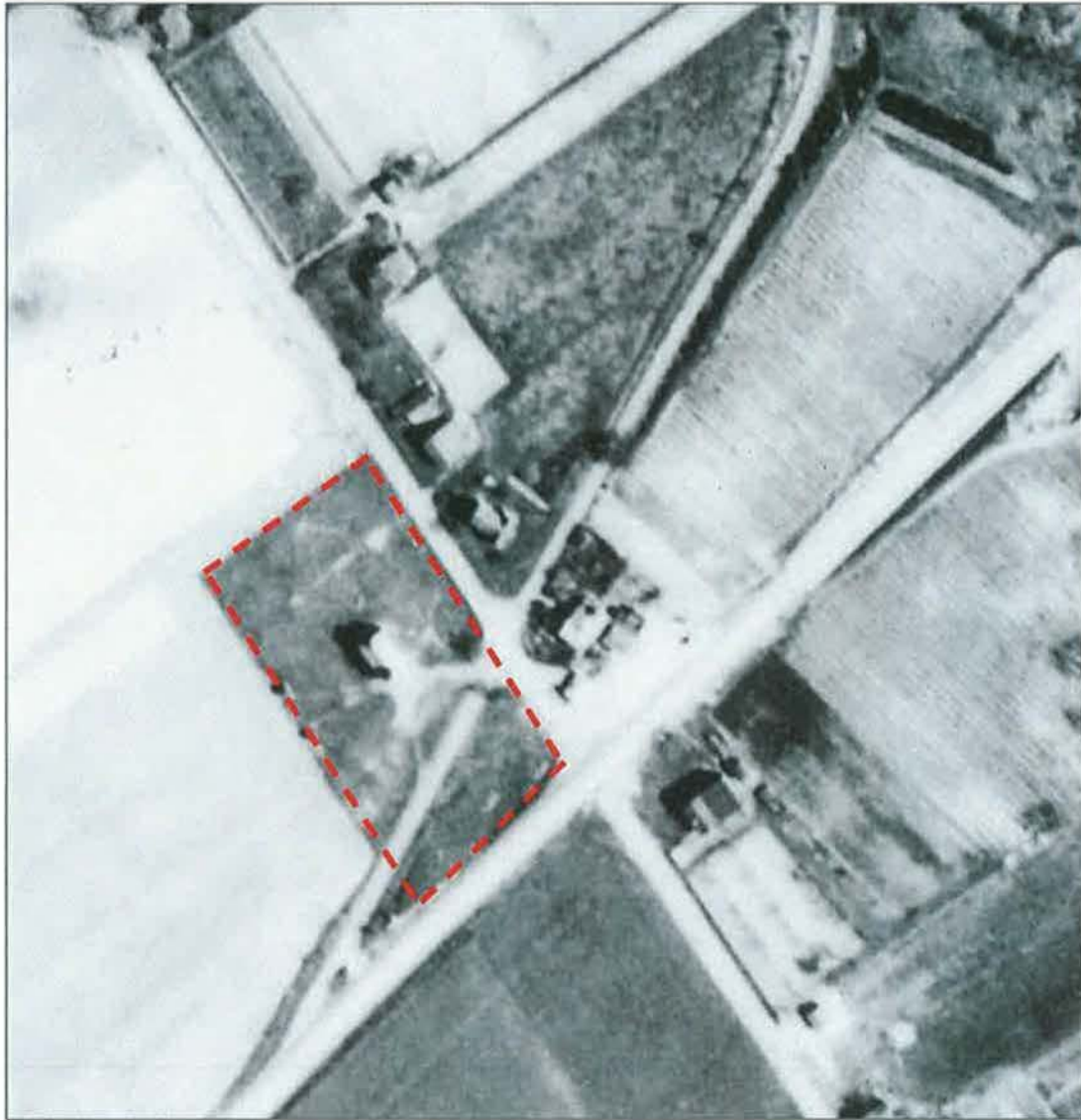
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Manchester School #3
Name of Property
Erie County, PA
County and State
Historic Educational Resources of PA
Name of multiple listing (if applicable)

Section number Additional Information Page 1



--- Property Boundary

Figure 1 - 1939 Aerial, [www.pennpilot.psu.edu](http://www.pennpilot.psu.edu).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Manchester School #3
Name of Property
Erie County, PA
County and State
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Name of multiple listing (if applicable)

Section number Additional Information Page 2

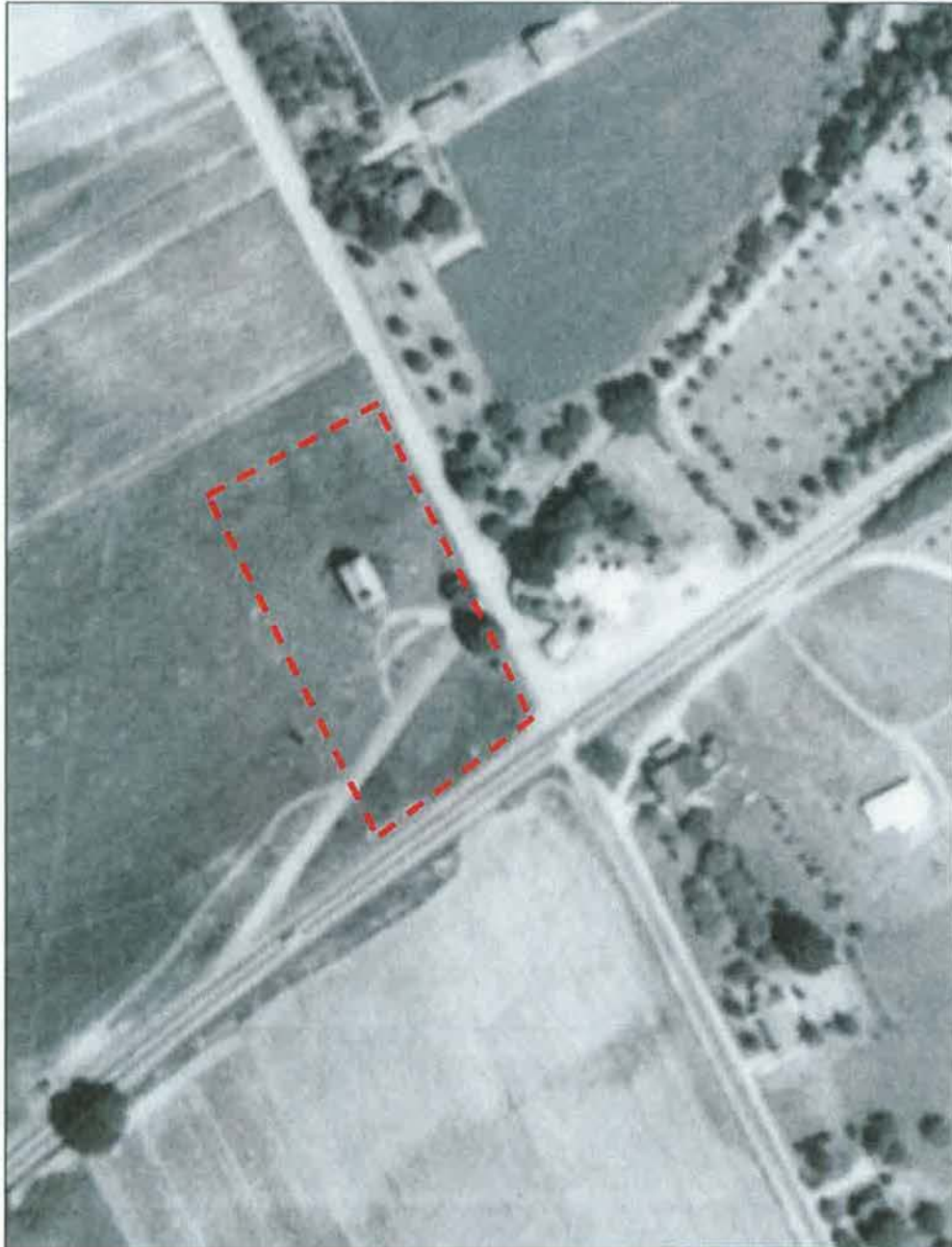


Figure 2 - 1959 Aerial, [www.pennpilot.psu.edu](http://www.pennpilot.psu.edu).

--- Property Boundary



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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Section number Additional Information Page 3



--- Property Boundary

Figure 3 - Aerial, December 2013, [www.bing.com/maps](http://www.bing.com/maps).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Manchester School #3
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Erie County, PA
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Figure 4 - Aerial, December 2013, [www.bing.com/maps](http://www.bing.com/maps).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Manchester School #3
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**Other Fairview Township Schools**



Figure 5 - Avonia School #1 (1878).



Figure 6 - Swanville School #4 (1900).



**United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

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**Figure 7** – South High School (1905); the building originally had an ornate cupola.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Manchester School #3
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Erie County, PA
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Historic Educational Resources of PA
Name of multiple listing (if applicable)

Section number Additional Information Page 7

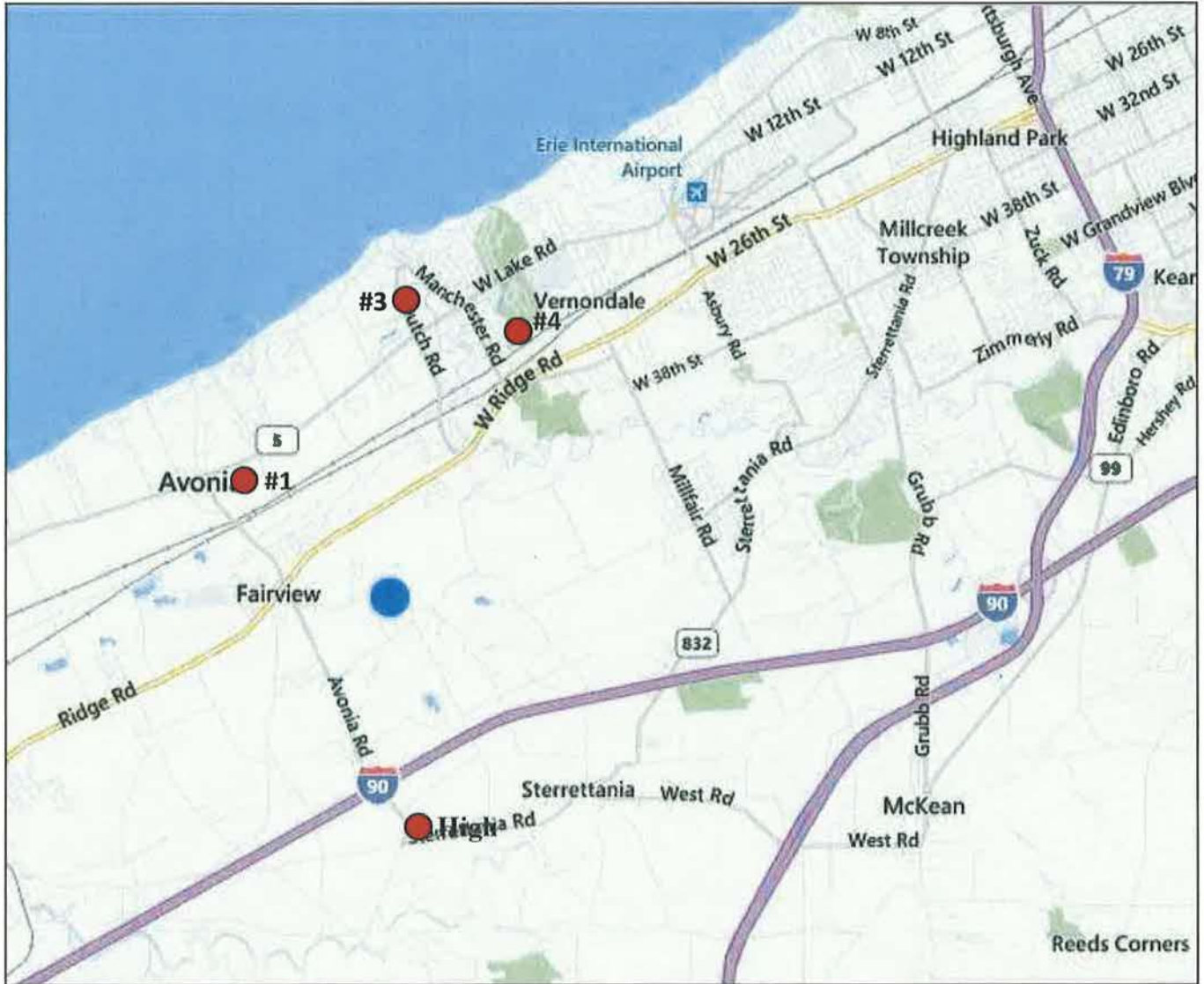


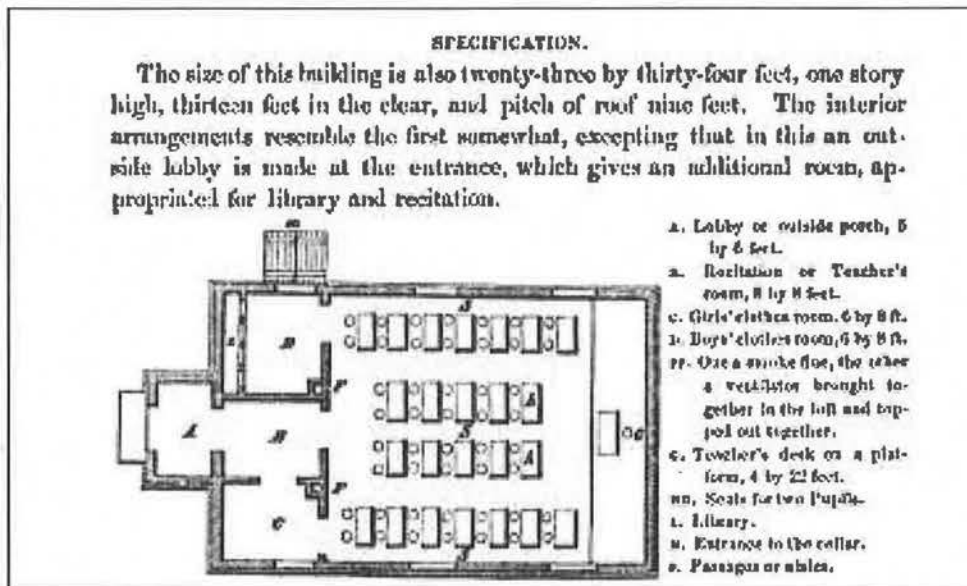
Figure 8 - Locations of the four brick schools.

**United States Department of the Interior  
National Park Service**

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Continuation Sheet**

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Section number Additional Information Page 8



**Figure 9** - Thomas Henry Burrowes, *Pennsylvania School Architecture: A Manual of Directions and Plans for Grading, Locating, Construction, Heating, Ventilation, and Furnishing Common School Houses*. Harrisburg, PA: A. Boyd Hamilton, printer, 1855.



**Figure 10** - Swan School, Fairview Township (c. 1865). School was replaced by Manchester School #3 in 1897. Image from the Pennsylvania Historic Resource Survey Form (PHRSF), 1980. The Swan School is a typical example of the frame one-room schools of the county.

**United States Department of the Interior  
National Park Service**

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**Figure 11** - Willis School Auxiliary Building (c. 1870), Millcreek Township, PHRSF, 2001.



**Figure 12** - Kingsley School (c. 1860), Elk Creek Township, PHRSF, 1980.



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National Park Service**

**National Register of Historic Places  
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**Figure 13** – Kidders Corners School (c. 1850), Conneaut Township, PHRSF, 1980.



**Figure 14** – Hornby School (1875), Greenfield Township, NR-listed, 2008.



**United States Department of the Interior  
National Park Service**

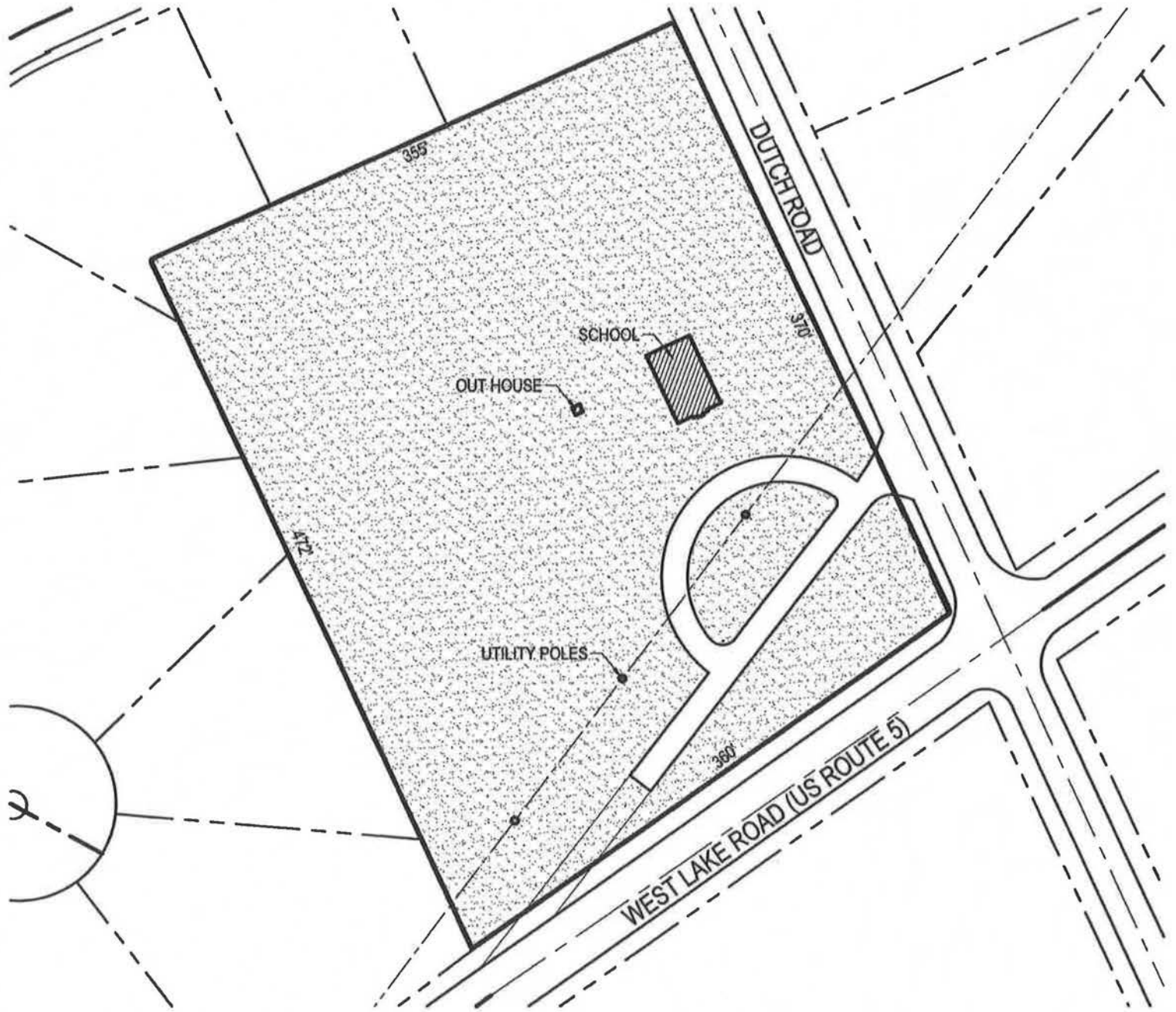
**National Register of Historic Places  
Continuation Sheet**

Manchester School #3
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Erie County, PA
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Name of multiple listing (if applicable)

Section number Additional Information Page 11



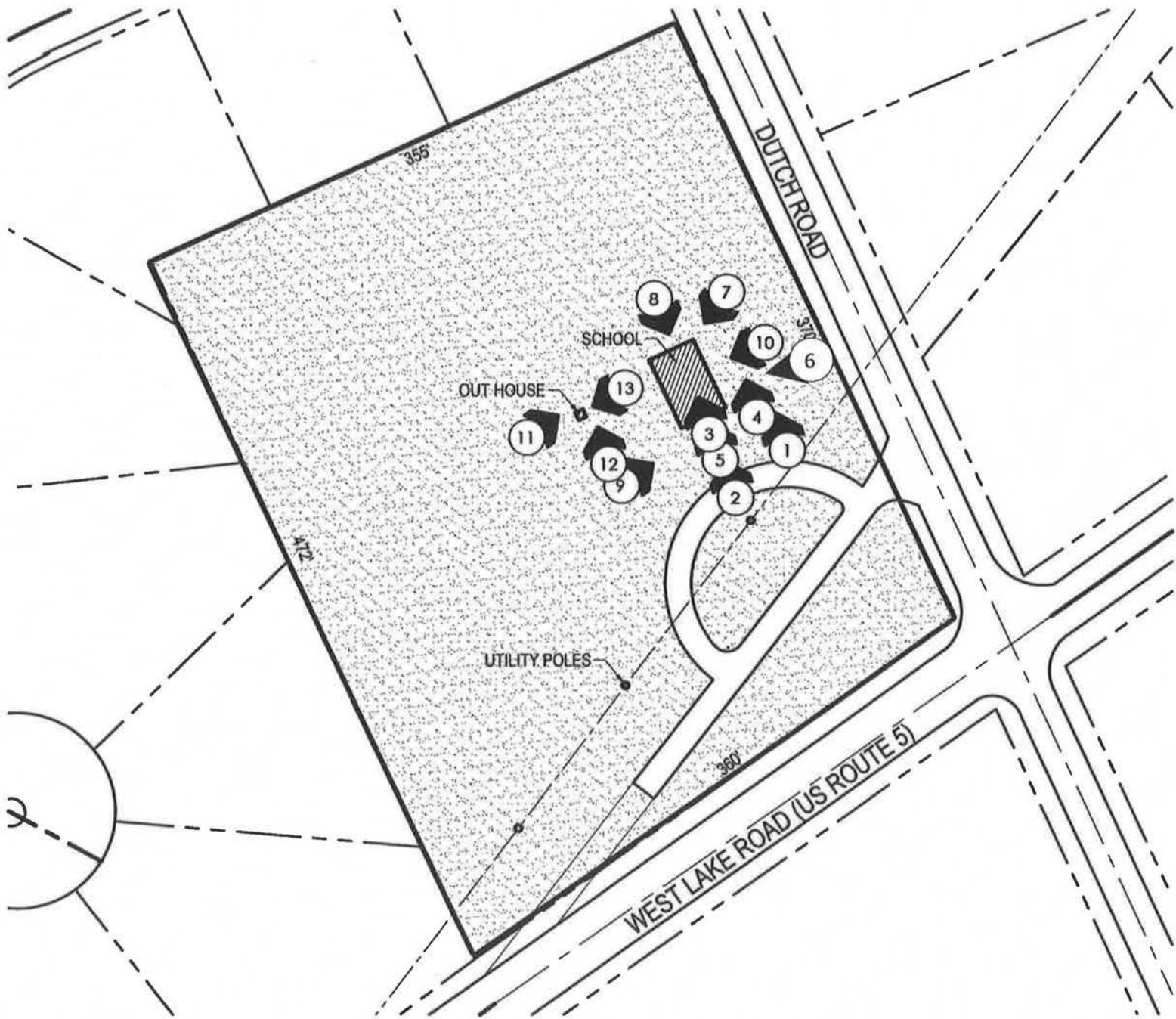
Figure 15 - New School Presbyterian Church (c. 1850), Fairview Village, PHRSF, 2002.



———— NATIONAL REGISTER BOUNDARY

**SITE PLAN**

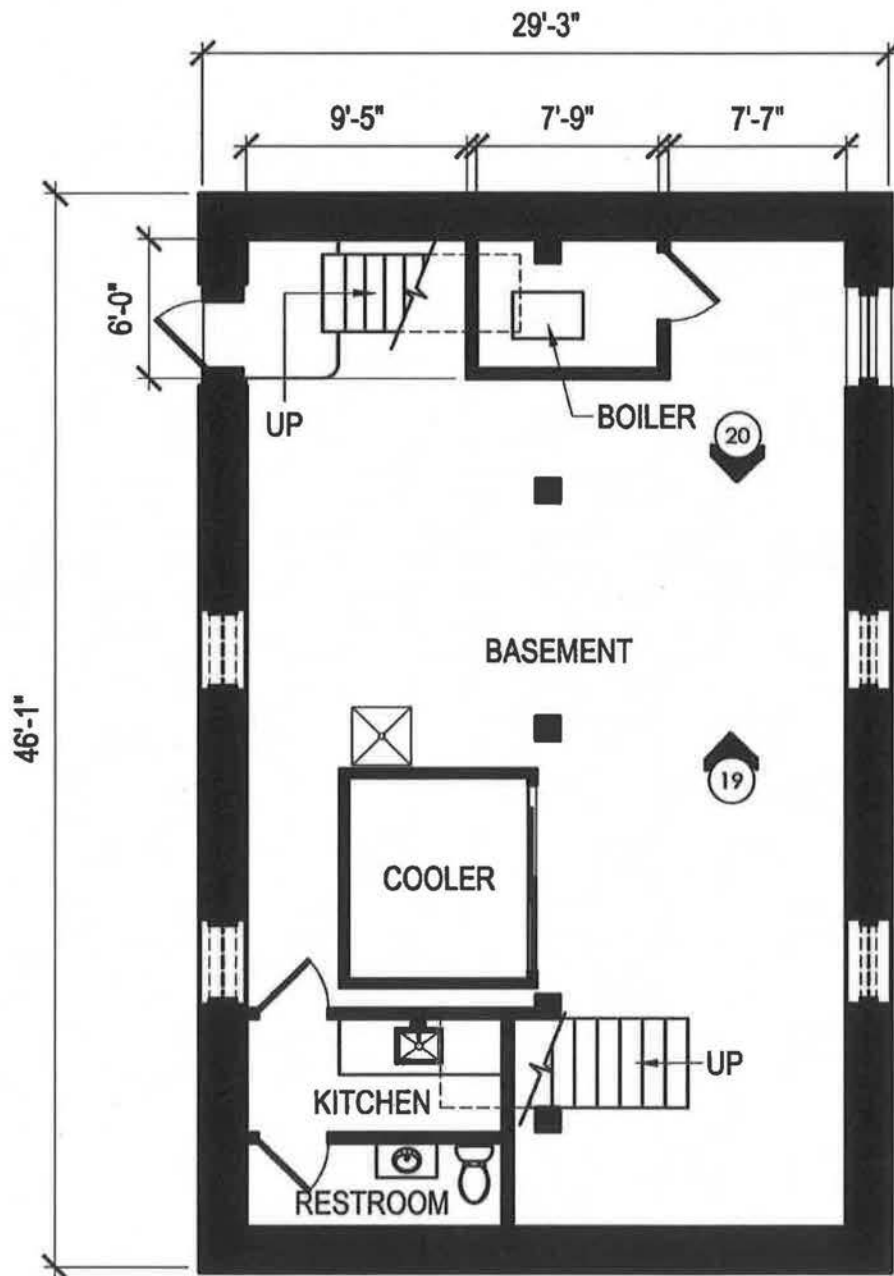




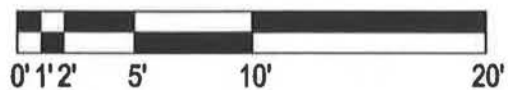
———— NATIONAL REGISTER BOUNDARY

**SITE PLAN**

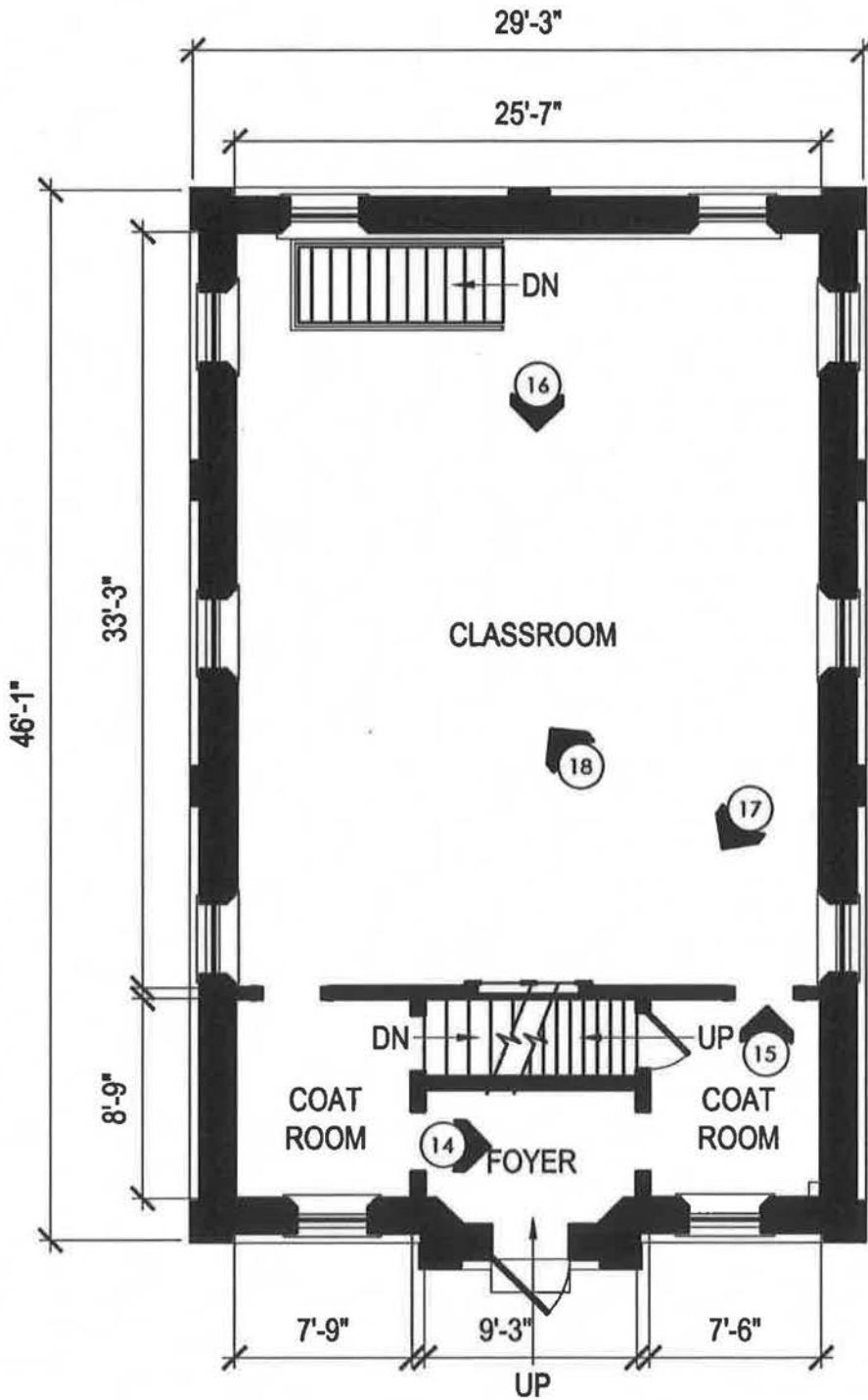




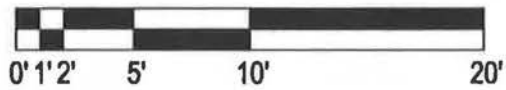
### BASEMENT PLAN

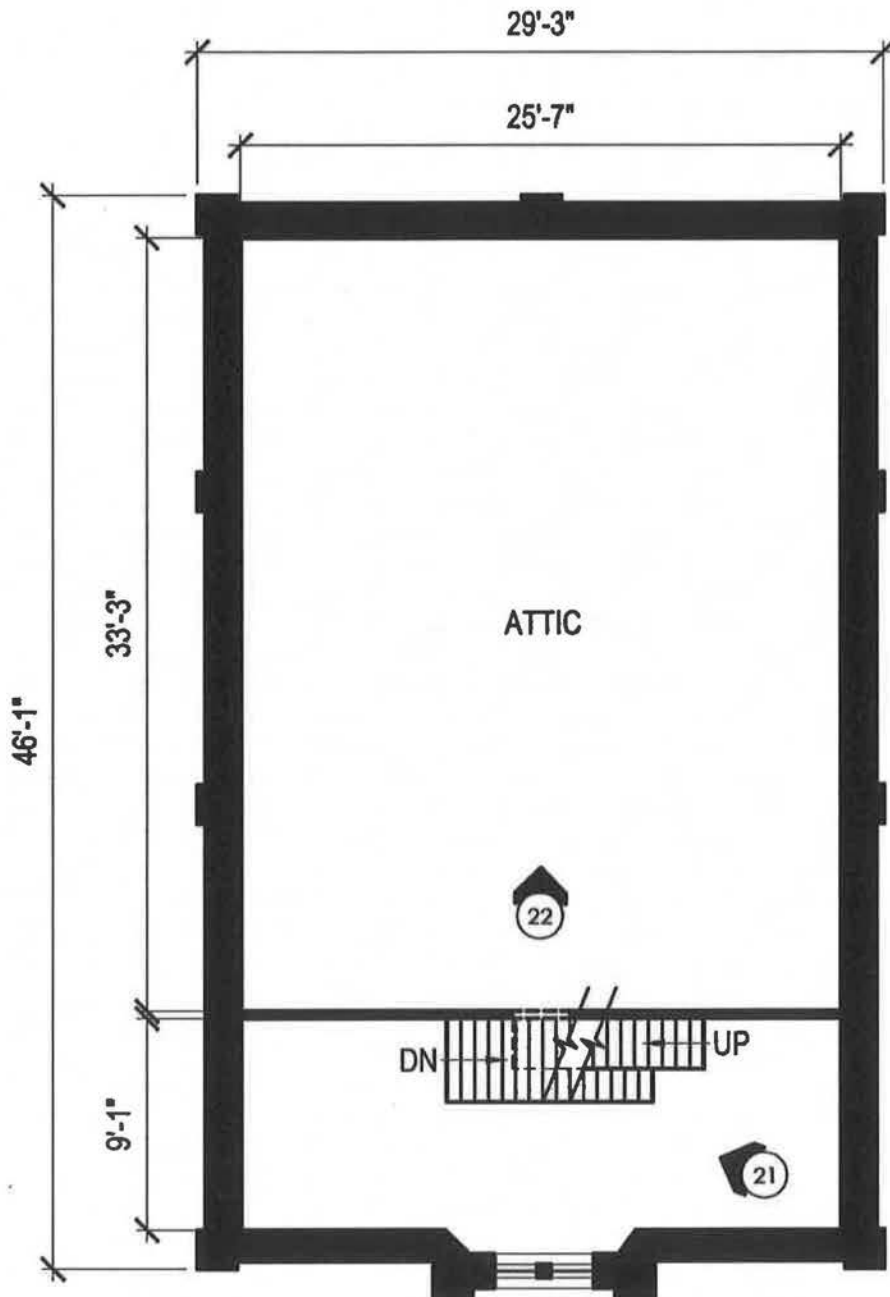




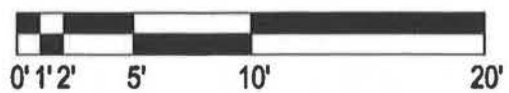


### FIRST FLOOR PLAN





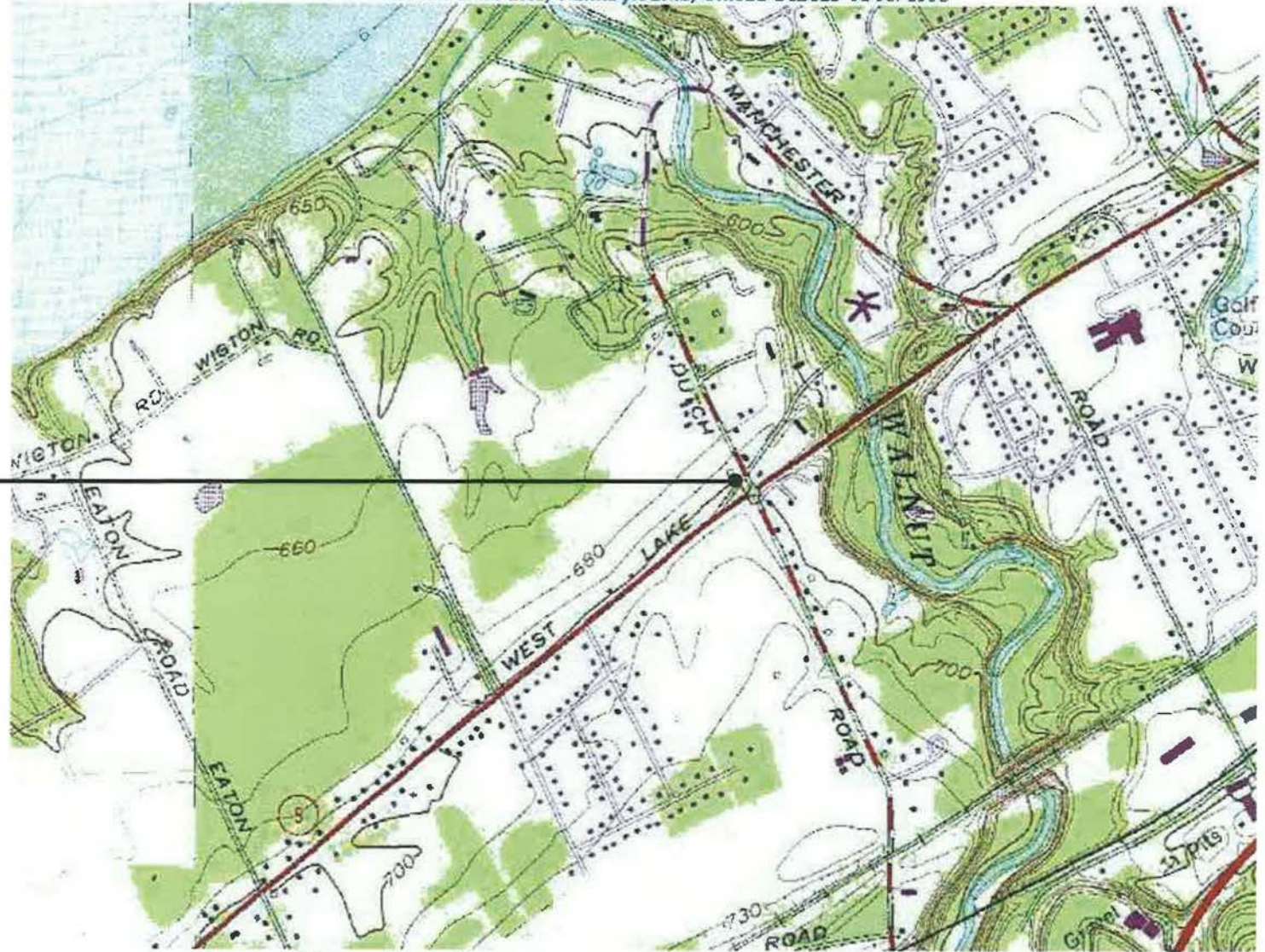
## SECOND FLOOR PLAN



Manchester School #3  
Fairview Township, Erie County, Pennsylvania

USGS Map

USGS 12 km W of Erie, Pennsylvania, United States 01 Jul 1993



Site:  
Lat: 42.064491  
Long: -80.233238

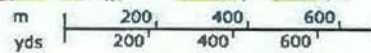


Image courtesy of the U.S. Geological Survey

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North American Datum - 1927







18 SCHOOL. No 3 97



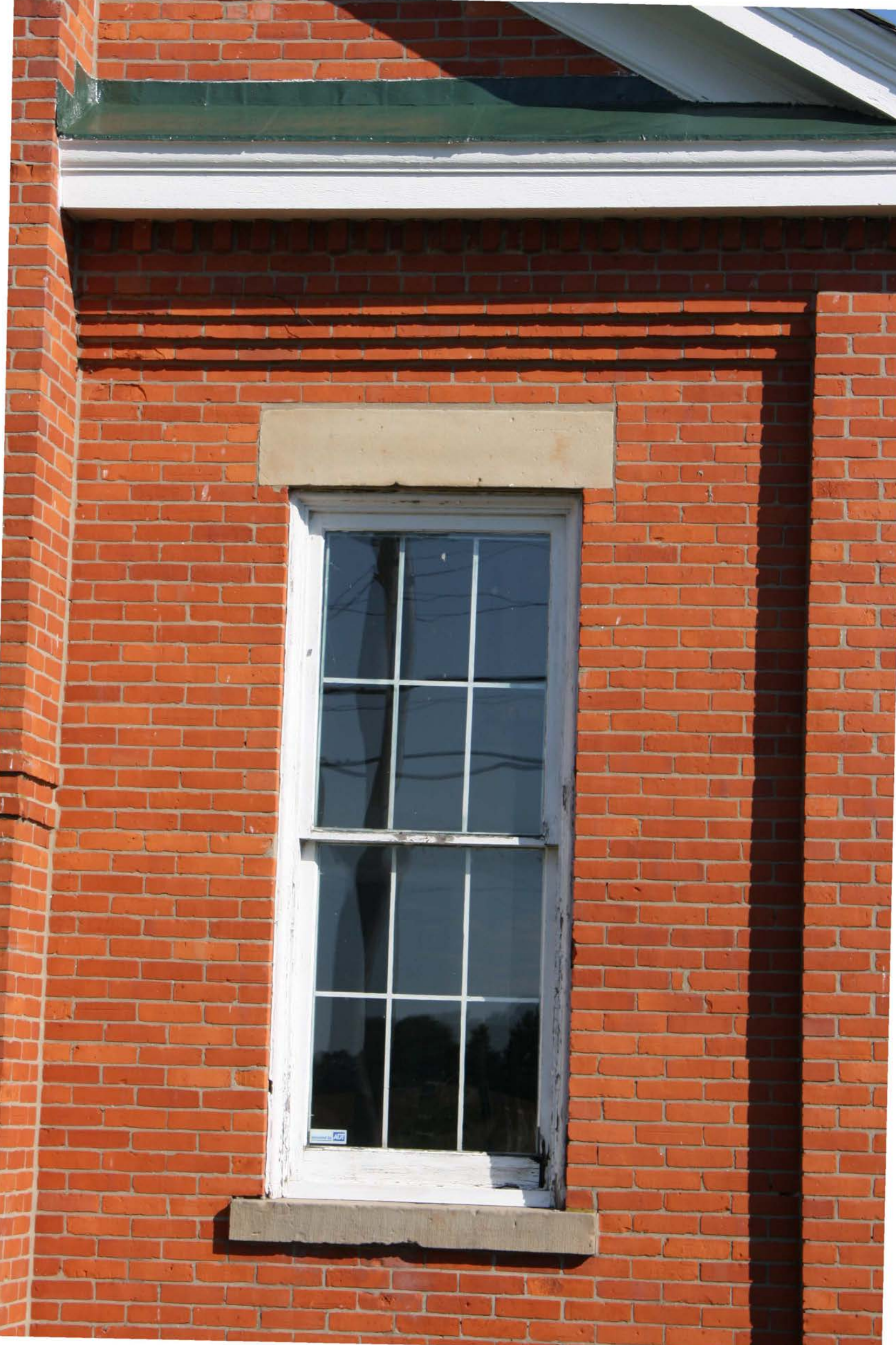


18 SCHOOL. №3 197













18 SCHOOL. №3 | 97







































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Manchester School No. 3

MULTIPLE NAME: Educational Resources of Pennsylvania MPS

STATE & COUNTY: PENNSYLVANIA, Erie

DATE RECEIVED: 11/14/14      DATE OF PENDING LIST: 12/11/14  
DATE OF 16TH DAY: 12/26/14      DATE OF 45TH DAY: 12/31/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001100

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12/29/14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





Pennsylvania  
Historical & Museum  
Commission



November 5, 2014

Carol Shull, Keeper  
National Register of Historic Places  
National Park Service, US Department of Interior  
1201 "I" (Eye) Street, NW, 8th Floor  
Washington D.C. 20005

Re: National Register Nominations

Dear Ms Shull:

The following National Register nominations are being submitted for your review:

1. **Edwin J. Schoettle Company Building**, Philadelphia Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, two CDs with tif images, and copies of correspondence.
2. **Franklinville School**, Montgomery Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, a second CD with tif images, and copies of correspondence.
3. **Hotel Altamont**, Luzerne Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, two CDs with tif images, and copies of correspondence.
4. **Jenkintown Wyncote Train Station**, Montgomery County, PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, a second CD with tif images, and copies of correspondence.
5. **Manchester School #3**, Erie Co., PA. Enclosed please find a complete paper version of the nomination with a signed first page, and a CD containing tif images.
6. **Pittsburgh Mercantile**, Allegheny Co., PA. Enclosed please find a complete paper version of the nomination with a signed first page, correspondence, and a CD containing tif images.
7. **R&H Simon Silk Mill Complex**, Northampton Co., PA. Enclosed please find a signed first page, a CD containing the true and correct copy of the nomination, and a second CD with tif images, and copies of correspondence.

Historic Preservation Services  
Commonwealth Keystone Building  
400 North Street  
Harrisburg, PA 17120-0093  
[www.phmc.state.pa.us](http://www.phmc.state.pa.us)  
*The Commonwealth's Official History Agency*