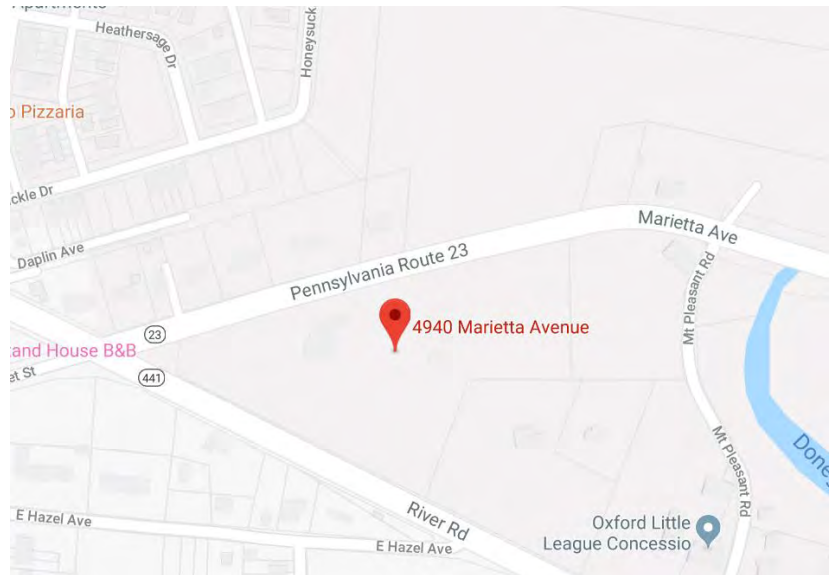


Watts Riverview Manse 4940 Marietta Avenue, East Donegal Township, Pennsylvania



Abstract:

In 1871 Henry Miller Watts (1805-1890), Marietta Ironmaster and Minister to Austria for President Andrew Johnson, built this Italianate Villa, called Riverview, with a mansard roof and square 4-story tower¹, elements of the Second Empire style (1865-1900), as a “wedding gift for his son,”² Ethelbert Watts (1846–1919). This was Ethelbert’s country home while he held international consul posts serving as a U. S. diplomat from 1896-1918. His son Ethelbert Watts, Jr. was an intelligence officer in World War II. In 1895, “Colonel James Duffy (1868-1941), son of Marietta industrialist James Duffy”³ (1818-1888), purchased Riverview. In the 1940s it was the home of local dentist Dr. William S. Simons (1887-1959). In 1981 Donald and Joyce Hershey purchased and restored the manse where they founded LCBC Church. In 2018, Riverview was purchased by Halfway Environment for Alcoholics Recovering Inc. becoming the Gate House for Women drug and alcohol treatment center.

¹ PHMC Cultural Resources Database. “Riverview Tower” phmc.state.pa.us
<https://www.dot7.state.pa.us/CRGIS/Application/ASPNET/Report/Report.aspx?R=108&T=KEYNO&I=086458> (accessed April 8, 2019).

² Niles, Anthony, Lancaster Online, “Candlelight Tour of Homes: A towering tour / Area’s oldest house tour takes us into Marietta’s past and present,” accessed 13 March 2018.
https://lanasteronline.com/features/marietta-candlelight-tour-of-homes-a-towering-tour-area-s/article_2d87af39-f634-530f-99b2-1a2085b91923.html

³ Landis, John C., Candlelight Tours of Marietta 1966 to 2015 (Landisville, PA: Yurchak Printing, Inc, 2015)

Property Details:

Watts Riverview Manse is not technically in the Borough of Marietta. The address is 4940 Marietta Avenue, East Donegal Township 17547. The manse was built in 1876. The current owner of Riverview is Halfway Environment for Alcoholics Recovering Inc. headquartered at 817 North Cherry Street, Lancaster, PA 17602. The total acreage of the land surrounding the home is approximately seven and two fifths acres. The total square footage of the manse is seven thousand ninety-seven square feet. The manse includes five full bathrooms, one half bathroom, fifteen different rooms, including six bedrooms. There is one slab porch with a roof totaling seven hundred ninety-eight square feet. The manse tower is three stories high. The total basement area amounts to two-thousand three-hundred forty-eight square feet. The second structure is an enclosed shed with a wooden frame built in 1982. The total square footage of the shed amounts to two-hundred and sixteen square feet. The third structure is a detached brick garage built in 1982. The total square footage of the brick garage amounts to nine-hundred thirty-six square feet. The fourth structure is a singular concrete tennis court built in 1984. The fifth structure is a concrete pool built in 1965. The total square footage of the concrete pool amounts to seven-hundred and seventy square feet. The sixth structure is a bathhouse built in 1985. The total square footage of the bathhouse amounts to three hundred and eighty-four square feet. The seventh structure is a gazebo built in 1965. The total square footage of the gazebo amounts to sixty-four square feet. The eighth structure is a concrete patio built in 1985. The total square footage of the concrete patio amounts to fifteen hundred square feet. The ninth and final structure is a second bathhouse built in 2003. The total square footage of this bathhouse amounts to one hundred eighty square feet.

Deed Search:

In 1837, the ownership of the land was transferred from Christian Haldeman to Christian Hershey and Jeremiah Greiner (4 October 1837 – 2 August 1847)⁴, Stephen Eagle (2 August 1847 – 1 April 1848)⁵, Peter Shoenberger (1 April 1848 – 1854)⁶, Henry Musselman (1854 – 19 February 1856)⁷, Henry Miller Watts (19 February 1856 – 5 April 1895)⁸, Colonel James Duffy (15 April 1895 – 11 August 1941)⁹, Dr. William S. Simons (11 August 1941 – 13 October 1966)¹⁰, Louisa H. Clepper and Louise E. Clepper (13 October 1966 – 10 December 1974)¹¹, Andrew Staubach (10 December 1974 – 15 June 1978), Reel-O-Matic Systems (15 June 1978 – 10 November 1981)¹², Donald C. Hershey and Joyce G. Hershey (10 November 1981 – 31 March 2008)¹³, Two Stewards Real Estate (31 March 2008 – 29 March 2018)¹⁴, Halfway Environment for Alcoholics Recovering (29 March 2018 – Current)¹⁵

Architectural Style:

In stylistic terms, this exterior of the Watts Riverview manse represents a synthesis of the Italianate and Second Empire (or Mansard) styles. “The Second Empire style, also called the French Second Empire style or Mansard

⁴ Lancaster County Recorder of Deeds, Search Online Records, Infodex, Document, Book K Volume 6 Page 98 , accessed 7 April, 2019 <https://www.searchiqs.com/palan/InfodexMainMP.aspx>

⁵ Book F, Volume 7, Page 424, 426.

⁶ Book G, Volume 7, Page 570.

⁷ Book M, Volume 8, Page 227.

⁸ Book Y, Volume 14, Page 298.

⁹ Book D, Volume 35, Page 495.

¹⁰ Book E, Volume 56, Page 494.

¹¹ Book Z, Volume 65, Page 278.

¹² Book G, Volume 74, Page 102.

¹³ Book P, Volume 83, Page 32.

¹⁴ Lancaster County Recorder of Deeds, Search Public Records, Records Search, Instrument Number 5695232, accessed 7 April 2019, <https://searchdocs.lancasterdeeds.com/countyweb/disclaimer.do>.

¹⁵ Instrument Number 6389311.

style, was an immensely popular style throughout the United States in the 1860s and 1870s.”¹⁶ “The Second Empire style had its beginnings in France, where it was the chosen style during the reign of Napoleon III (1852-70), France's Second Empire, hence its name.”¹⁷ “Well-attended exhibitions in Paris in 1855 and 1867 helped to spread Second Empire style to England and then the United States.”¹⁸ The Second Empire style dates to an even earlier time, “the 17th century designs of French architect Francois Mansart, for whom the mansard roof is named.”¹⁹ “The mansard roof is the key identifying feature of this style and was considered both a fashionable and functional element since it created a fully usable attic space.”²⁰ “The Italianate style was modeled after the medieval farmhouses of the Italian countryside. These farmhouses were irregularly shaped and seemed to fit naturally into their rustic settings, an important objective of the Romantic Movement.”²¹ “The Italianate and Gothic Revival styles were made popular by the published pattern books of architect Andrew Jackson Downing in the 1840s and 1850s.” This style first developed as the Italianate Villa style, which was seen as early as the 1830s and was intended as a suitable design for substantial homes or country estates.”²² “The most outstanding feature of the Italianate Villa style is the square tower, topped with a bracketed cornice.”²³

Watts Riverview Manse “rises three stories beneath a mansard roof with a center projecting four story square tower also surmounted by a mansard, the outer surface of which is concave and covered with slate variegated in form and color and supported by a paired bracketed cornice with raised panels in the frieze.”²⁴ “The ornamental daisy motif within the slate appears regionally on French roofed houses of the 1870's.”²⁵ “This asymmetrical Italianate villa is constructed of locally quarried blue limestone laid broken range and pointed with scabbed granite sills and limestone foundation course.”²⁶ “The main entrance, within the tower, has double walnut doors featuring glass panels framed by egg and dart molding capped by a leaded glass circular transom.”²⁷ “The transom contains stylized fleur-de-lis. Sidelights flank the door. Above, a bracketed balcony projects. The second story Window is headed by a curved segmental arch.”²⁸ “The third story double circular headed window is dressed with segmented stone arches flush within the superstructure of the walls. A granite string course marks the roofline.”²⁹ “The fourth story windows are triplicate circular headed openings with segmented stone arches heightened by keystones that reach up to the crowning bracketed cornice of the tower roof. The recessed right side of Riverview is encircled by a veranda with thin, knobbed, clustered columns containing geometric base panels and picturesque Gothic spandrel filling.”³⁰ “Floor length French doors have small panes and large transoms. The front facade has a single two over two window with a bracketed flat head. The side contains a similarly treated double window in the second story.”³¹ “Bracketed shallow pediments head the third story two over two window. The bracketing scheme of the right side of the house is repeated in the left.

¹⁶ Pennsylvania Historical & Museum Commission. “Second Empire/Mansard Style 1860-1900” Phmc.state.pa.us. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/second-empire.html> (accessed April 7, 2019).

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Pennsylvania Historical & Museum Commission. “Italianate Villa/Italianate Style 1840-1885” Phmc.state.pa.us. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italianate.html> (accessed April 7, 2019).

²² Ibid.

²³ Ibid.

²⁴ PHMC Cultural Resources Database. “Riverview Tower” phmc.state.pa.us <https://www.dot7.state.pa.us/CRGIS/Application/ASPNET/Report/Report.aspx?R=108&T=KEYNO&I=086458> (accessed April 8, 2019).

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid.

³¹ Ibid.

The left side features an angle stone bay window with flat roof and unbracketed cornice.”³² “Above, in the second story, a floor length double window ventilates the main bedroom. The side elevation has a double window on the ground floor while the recessed back section has a hipped bay window and single two over two windows in the second and third stories.”³³ “The connection between the front and back sections has a slender, circular stone arched window with etched frosted glass illuminating the water closet. The back wing is a balanced rectangle with identical segmental stone arches, over two over two windows.”³⁴ “Both a rear and side door have a transom and bracketed shed hood. The chimney stacks have stone bases at roof level and diamond decorated brick panels with corbelled lips. The clerestory roof projects above the fore section of this roof.”³⁵

Historical Content:

Riverview manse was the country home of Philadelphia’s Ethelbert Watts (1846–1919) a U.S. diplomat, who held consul posts in Switzerland, Egypt, Jamaica, Russia, Belgium, Nova Scotia, and Bermuda over a 23-year period. Ethelbert also played important roles in the Spanish American War, Russo Japanese War, & WWI. Ethelbert and his father, Henry Miller Watts (1805-1890), who served as the U.S. Minister to Austria under President Andrew Johnson and U.S. Attorney for the Eastern District of Pennsylvania, were descendants of noted Pennsylvania iron masters- Lieutenant Colonel Henry Miller (1751-1824), Revolutionary War Brigadier General Frederick Watts (1719-1795), and the “Iron King” Dr. Peter Shoenberger (1782- 1854). Dr. Shoenberger bought the land at Marietta in the 1840's, entered into partnership with his nephew-in-law, Henry Musselman (1798-1875). They began erecting furnaces as the Shoenberger Musselman Company.”³⁶ In 1851, “Mr. Henry Miller Watts, Shoenberger’s son in-law, was taken into the firm.”³⁷ In 1854, Dr. Shoenberger died, leaving one-fourth interest to his son Edwin E. Shoenberger (1813-1905) and the other one-fourth interest to Henry M. Watts.”³⁸ In late 1855 into early 1856, Musselman and Watts “took the property at the appraisement and formed the firm of Musselman & Watts.”³⁹ In 1868, they dissolved the partnership and equally divided the estate, as “Watts elected to take the Furnace #1 and #2, with property attached, and Furnace #3 (the newest) with its property fell to Musselman’s share.”⁴⁰ “Watts and his two sons, Henry Shoenberger Watts and Ethelbert Watts, operated Marietta Furnace #1 in conjunction with Furnace #2, thereby exploiting labor and raw material purchasing advantages.”⁴¹ In 1879, “Henry Musselman & Sons sold Furnace #3 to a limited partnership association trading as Watts, Twells, and Company, Ltd. for \$40,000.”⁴² “Ethelbert Watts, John Steel Twells (1834-1921), and Eugene Borda each had \$23,333.33 invested in the partnership, including the purchase cost of the property.”⁴³

In 1871, Henry Miller Watts built the massive stone manse “as a wedding gift for his son, Ethelbert.”⁴⁴ The manse served mainly as a residence, unused often, until more recent times. Riverview is “arguably one of Marietta’s

³² Ibid.

³³ Ibid.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Alarie, Lyn Baker, The Scoop on Marietta: A small river town (Landisville, PA: Yurchak Printing, Inc, 2011)

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Niles, Anthony, Lancaster Online, “Candlelight Tour of Homes: A towering tour / Area’s oldest house tour takes us into Marietta’s past and present,” accessed 13 March 2018.

https://lanasteronline.com/features/marietta-candlelight-tour-of-homes-a-towering-tour-area-s/article_2d87af39-f634-530f-99b2-1a2085b91923.html “Henry Cassel, one of the leading men and greatly instrumental in building up the town, built the house now

most famous ironmaster houses.”⁴⁵ After studying for a few years in Freiburg, Germany, Ethelbert returned to Marietta and “took charge of at the furnaces and also opened up a business office in Philadelphia.”⁴⁶ Ethelbert “divided his time between Riverview and their Philadelphia home.”⁴⁷ While “he was away from Riverview, arrangements had to be made for the management of the furnace business.”⁴⁸ While Ethelbert was away from Marietta, his brother, Henry Watts Junior and brother in-law John S. Twells, an Englishmen, who was also in diplomatic service, his posts being in Italy, Belgium, Jamaica, and Carlsbad. “The Twells have resided in both the 1821 Musselman Mansion and Riverview.”⁴⁹ “After his father’s death and liquidation of the business interests in 1890, Ethelbert and his family never returned to Riverview.”⁵⁰ “In 1895, the mansion was sold at an auction to Colonel James Duffy (1868-1941), son of Marietta industrialist and millionaire James Duffy (1818-1888).”⁵¹ Sold by the Duffy Family, the property was purchased by “Dr. William S. Simons (1887-1959) and his wife Catherine Clepper Simons (1887-1965).”⁵² In 1941, “the couple moved into the mansion on Christmas Eve of that year.”⁵³ “Shortly after that Louise “Bye-Bye” Clepper (1895- 1973) joined the couple in the home and years later Catherine’s brother Paul moved in.”⁵⁴ Following Catherine’s passing, the property was handed over to her sister, Louise. “For over one hundred years, the home’s interior remained largely untouched and still had its original interior décor.”⁵⁵ Riverview was sold to Andrew Staubach from York County, who never lived in the home. “Without a permanent caretaker for the property, the once stately home was neglected and began to deteriorate.”⁵⁶ In 1978, Staubach sold the property to Reel-O-Matic Systems of Wrightsville, Pennsylvania. In 1981, Donald and Joyce Hershey purchased the property and “the mansion was restored to revive its former glory.”⁵⁷ “They sold Riverview in 2008 to the proprietors of the Cameron Estates Inn.”⁵⁸

There were very few changes in the use of Riverview as a property. The first minor change in the use of the property was made by Donald and Joyce Hershey. In 1986, The Hershey’s established the Lives Changed by Christ Church (LCBC) and ministries in the garage of Riverview. They both had great passion for their faith and created LCBC in their own home “as a way to share the love of Christ.”⁵⁹ Although, Riverview is currently undergoing a major change. About a year ago, in late March of 2018, Riverview was purchased by Halfway Environment for Alcoholics Recovering Inc. Riverview will become the new home of the Gate House for Women, a 30-bed drug and alcohol treatment center.”⁶⁰ Rick Yanchuleff, development manager for Gate House, “said renovations estimated at \$500,000 are currently underway.” According to Yanchuleff, the Gate House for Women is expected to open in the spring of 2019.

occupied by Mr. Watts, then one of the costliest buildings in the county.” Alarie, Lyn Baker, The Scoop on Marietta: A small river town (Landisville, PA: Yurchak Printing, Inc, 2011)

⁴⁵ Ibid.

⁴⁶ Alarie,

⁴⁷ Landis, John C., Candlelight Tours of Marietta 1966 to 2015 (Landisville, PA: Yurchak Printing, Inc, 2015)

⁴⁸ Alarie, 120.

⁴⁹ Ibid.

⁵⁰ Landis.

⁵¹ Ibid.

⁵² Ibid.

⁵³ Alarie.

⁵⁴ Ibid.

⁵⁵ Landis.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ LCBC, “Don Hershey Celebration of Life,” accessed March 13, 2019, <https://lcbcchurch.com/news/don-hershey-celebration-of-life>

⁶⁰ Heather Stauffer, The Elizabethtown Advocate, “Historic E. Donegal House to Become New Home of Gate House for Women,” accessed 8 November 2019.

Riverview is known as the “crown jewel” of the ironmaster mansions along River Road (Route 441) and Mount Pleasant Road. The next most notable and significant ironmaster mansion include was The Musselman Mansion, also known as Mount Pleasant, built for Henry Musselman, Watts’ business partner. Riverview was strategically built by Watts on the hill overlooking the Musselman-Vesta Iron Furnaces along the Susquehanna River. From the top of Riverview’s tower, in addition to the furnace, the rowhomes and cottages of the furnace workers in the small village of Chiques (Chickies) are also in plain sight along Furnace Road.

In addition to Riverview’s significance as an ironmaster mansion, it is situated along two major roadways, Route 23 (Marietta Ave) and Route 441 (River Road). Route 23 begins in Marietta and stretches approximately eighty-one miles to the Lower Merion Township and Philadelphia border. This was one of the only major roadways connecting Philadelphia to the central Pennsylvania region for a significant amount of time. While, Route 441 begins in the Washington Borough and parallels the Susquehanna River for thirty miles through Marietta and stretching thirty-two miles to the eastern edge of Harrisburg. The Susquehanna River provided access to the major shipping port of Baltimore as well, perfect for the iron industry. The location of Riverview along these roadways and waterways made access to travel to major cities much easier than most areas.

Appendix Historical Photos:

