

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic New Thomson House

and or common Penn-Kane Hotel

2. Location

street & number 2 Greeves Street N/A not for publication

city, town Kane N/A vicinity of

state Pennsylvania code county McKean code

3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|--|--|
| <input type="checkbox"/> artifact | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | N/A in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | N/A being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Penn Kane Partners

street & number 2 Greeves Street

city, town Kane N/A vicinity of state Pennsylvania 16735

5. Location of Legal Description

courthouse, registry of deeds, etc. McKean County Courthouse, Office of Recorder of Deeds

street & number Main Street

city, town Smethport state Pennsylvania

6. Representation in Existing Surveys

title McKean County Inventory of Historic Sites

has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records McKean County Courthouse, Planning Commission

city, town Smethport state Pennsylvania

7. Description

| | | | | |
|--|---------------------------------------|---|---|-----------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date <u>N/A</u> |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

Describe the present and original (if known) physical appearance

The New Thomson House, located at the intersection of U.S. Route 6 and PA Route 66, is a six-story, 60,000 square foot brick frame hotel exhibiting irregular dimensions in a rectangular plan. This building is the most prominent structure in Kane and remains virtually unaltered since being erected in 1907. Set on a foundation of rubble masonry walls, the exterior north, south and west walls are constructed of red face brick laid in natural cement mortar, backed up with common red brick. Each corner of the building exhibits brick quoins. The east wall, which faces an alley, is constructed of common red brick. The original brownstone door and windowsills, in addition to the original segment windowsills and arches, are in place on the north, south and west walls. The east wall exhibits the original rock face, greystone windowsills, brownstone doorsills and segment window arches. Although the building has irregular dimensions, the facade exhibits a well balanced, symmetrical appearance. The building exhibits a flat look. The brick for the entire building was made 18 miles away in Kushequa, Pennsylvania.

The original roof was destroyed by fire in 1915 and subsequently rebuilt to original specifications. This roof, currently intact, was constructed of tar and slag roofing on the old copper metal roofing with 1" roofers joist construction, trussed with ceiling joist.

The center of the building accommodates an atrium of rectangular shape and exhibits buff face brick backed up with common red brick. The buff face brick enabled light to reflect into the hotel rooms that overlook the atrium. There are 59 windows facing the courtyard consisting of rock face, greystone sills and segment window arches. Entrance to the courtyard is provided by one wood frame door on the ground floor level.

There are 261 windows in the building of which, the majority of them have the original plate glass fixed light windows with transom quartered oak interior finish. Both the ground floor and lobby levels exhibit 27 windows and two entry ways. The ground floor windows on the north and west walls have been altered by the Borough raising the sidewalk grade on both Greeves and Fraley Streets. This grade elevation has covered the lower sills on the west wall and a large portion of the window on the north wall. Three of the west wall ground floor windows have been boarded and the remaining replaced with aluminum frame windows. The remaining floors exhibit double hung square and segment head windows. The north wall has 32 windows, eight per floor with one located on the angular northwest corner above the lobby level main entry way. The west wall has 36 windows, nine per floor with one located on the angular southwest corner above the ground floor entry way. The south and east walls each include 40 windows, ten per floor.

The main entrance on the lobby level exhibits double oak frame doors with single-pane glass windows. An arched double hung glass transom is in place. Throughout the remainder of the building the doors are hinged oak veneered with quartered oak trim.

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The interior of the building exhibits the original hemlock, oak and pine woodwork contained in the baseboard, crown mouldings and doors. The original oak grand staircase from the lobby to the third floor is intact although it has been painted. The original mosaic ceramic tile floor, on wood joist construction, is present in the main lobby and writing room. It has been replaced, however, in the bar area with simulated marble. The main dining room and remainder of the upper floors in the building are pine plank. The interior consists of hard white coat finish plaster on frame partitions and decorative stamped metal ceiling tiles located on the ground floor level are in fair condition.

The building has 147 rooms; fourteen on the ground floor and eight on the lobby level. The remaining 125 ones were used as hotel rooms.

The New Thomson House is the tallest building in Kane and is located at such an elevation that it provides a substantial view of its surroundings (approximately forty miles). The elevation of the building is approximately 2040 feet above sea level and coupled with its height, is referred to as one of the highest hotels in Pennsylvania.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|---|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1907-1965 **Builder/Architect** John Fleming

Statement of Significance (in one paragraph)

The New Thomson House, situated at the intersection of the two principal thoroughfares in Kane and directly opposite the Pennsylvania Railroad Station, is the most prominent building in the community. In fact, the New Thomson House was recognized as one of the most popular hotels in Pennsylvania in terms of its superior accommodations, amenities, efficient service and resort characteristics. During the period of 1907 to 1946 the New Thomson House was often referred to as the Summer Hotel. It afforded the traveling businessmen and resort clientele a high-class hostelry in every detail and successfully contributed to the economic, cultural and recreation expansion of the Kane area. The New Thomson was known throughout the East as a hotel of most excellent home accommodations. The accessibility of Kane due to its strategic location on the Pennsylvania and Lake Erie Railroad and Baltimore and Ohio Railroad lines was complimented by the existence of fine establishments such as the New Thomson House. In addition, Kane has had a reputation of being one of the most healthful cities in the country. It is well known for its hay fever relief, pure mineral water and clean mountain air.

The New Thomson was built in 1907 by Mr. John Fleming, an Irish immigrant and notable hotel businessman who operated and maintained the building with impeccable standards of quality. Mr. Fleming named the New Thomson House as a gesture of respect and indication of quality and service formerly associated with Kane's original Thomson House. The Thomson House was a fine hotel establishment built in 1868 by the founding Kane family and operated as such until 1901 when it was converted to the Kane Summit Hospital by Dr. Elizabeth Kane.

From 1886 until 1906, John Fleming owned and operated the Fleming Hotel located on Fraley Street in Kane. As his business grew, the need for expansion prompted construction of a larger hotel on the corner of Greeves and Fraley Streets and lending of its well known name, Thomson House, to this new hotel.

The New Thomson House was completely equipped with every modern convenience and appliance including electric lights, steam heat, electric elevator service, running hot and cold water in every room, vacuum cleaning plant, local and long distance telephones in rooms, excellent refrigerating facilities, an artesian well supplying an abundance of pure water for all purposes, a modern electrically-operated steam laundry, light and spacious sample rooms and complete fire precautions.

The New Thomson House contained 125 sleeping rooms and 30 private baths. Fifty of these rooms had private telephones. The first floor and basement levels housed the lobby, dining room, kitchen, bar, writing room, billiard room and barber shop. Unique to the hotel was the presence of several sample rooms

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where traveling salesmen exhibited wares and sample products. During the summer months, the New Thomson House became popular as a resort due to Kane's high altitude and its reputation as a very healthful community. Promoting the resort atmosphere was the nearby presence of Evergreen and Southover Parks. Lending to Kane's reputation of a healthy climate was the low pollen count and existence of numerous mineral springs. This water was said to possess mineral properties and medicinal qualities of great therapeutic value and highly recommended by physicians. The famous West Kane Mineral Water, bottled at the spring in sanitary glass bottles and reported to be free of any possible contaminants, was used exclusively by the New Thomson House dining room and drinking fountains. The mineral water was bottled and furnished gratis to guests at all times. Additionally, Mr. Fleming owned and operated a stock, truck and dairy farm located two miles east of Kane and supplied the hotel daily with fresh vegetables, poultry, cream, milk, eggs, butter and other products.

John Fleming actively operated the hotel until his retirement at age ninety. The New Thomson House was then sold to John B. and Helen Walters and W. Arthur and Luella Davis in January, 1946. With this new ownership, the name was changed to the Penn-Kane Hotel. The "health resort" reputation remained with the hotel despite its new ownership.

The Penn-Kane Hotel remained an operating hotel facility under the ownership/ management of W. Arthur Davis until the sale of the property in September, 1955. At this time, the building was acquired by three Kane residents, Peter Avenali, Jacob Mosier and Samuel Manno, and became the Penn-Kane Hotel, Inc. The hotel operation continued under the direction of Peter Avenali until 1965.

The building was unoccupied from 1965 until purchased by the partnership of William and Robert Bentz in 1974. The first floor area was then and continues to be used as showcase space for Bentz Furniture Store. The basement area currently houses a laundromat and a barber shop.

Upon the death of William Bentz, Robert Bentz maintained the building as sole owner until the recent formation of Penn-Kane Partners. The condition and situation of the building, in addition to its significance to the history of Kane, has prompted the present owners to pursue restoration of the hotel to its former status as a vital commercial and housing asset in the community.

As indicated by the historical background, both the original Thomson House and New Thomson House contributed to the economic and recreational expansion of the community during the period 1868 through 1965. Particularly, the New Thomson House promoted and expanded the reputation of Kane as a health and recreational resort area. Furthermore, the hotel served the economic concerns of the community by its specific attention to the needs of businessmen, local organizations and other railroad clientele passing through Kane.

9. Major Bibliographical References

Henretta, J.E., Kane and the Upper Alleghany, (Philadelphia, 1929), p. 73.

Nichols, Charles M., International Magazine of Industry, (Kane: Kane Daily Republican, Special Edition, July, 1909), pp. 28-29.

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property .40

Quadrangle name Kane, Pennsylvania

Quadrangle scale 1:24000

UTM References

A

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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Ms. Patricia Searle, Housing Coordinator

organization North Central Pennsylvania Regional Planning and Development Commission

date 2/15/84

street & number 651 Montmorence Avenue

telephone (814) 773-3162

city or town Ridgway

state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

9. Major Bibliographical References

Henretta, J.E., Kane and the Upper Alleghany, (Philadelphia, 1929), p. 73.

Nichols, Charles M., International Magazine of Industry, (Kane: Kane Daily Republican, Special Edition, July, 1909), pp. 28-29.

(See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property .40

Quadrangle name Kane, Pennsylvania

Quadrangle scale 1:24000

UTM References

| | | | |
|------|---------|-------------|---------------|
| A | 1 7 | 6 8 2 3 7 5 | 4 6 1 4 1 8 7 |
| Zone | Easting | Northing | |
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| B | | | |
| Zone | Easting | Northing | |
| D | | | |
| F | | | |
| H | | | |

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

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State Historic Preservation Officer signature

Larry E. Tise, State Historic Preservation Officer

title

date 3/22/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Industrial Edition, (Kane: Leader Printing Company, December 21, 1900).

Kane Centennial 1864-1964, (Hooper Publications, 1964).

Kane Republican, (Kane: Kane Republican, January 10, 1946 Edition), p.1.

Kane Republican, (Kane: Kane Republican, September 2, 1955 Edition), p.1.

McKean County Historic Sites Inventory, (Smethport: McKean County Courthouse, 1979).

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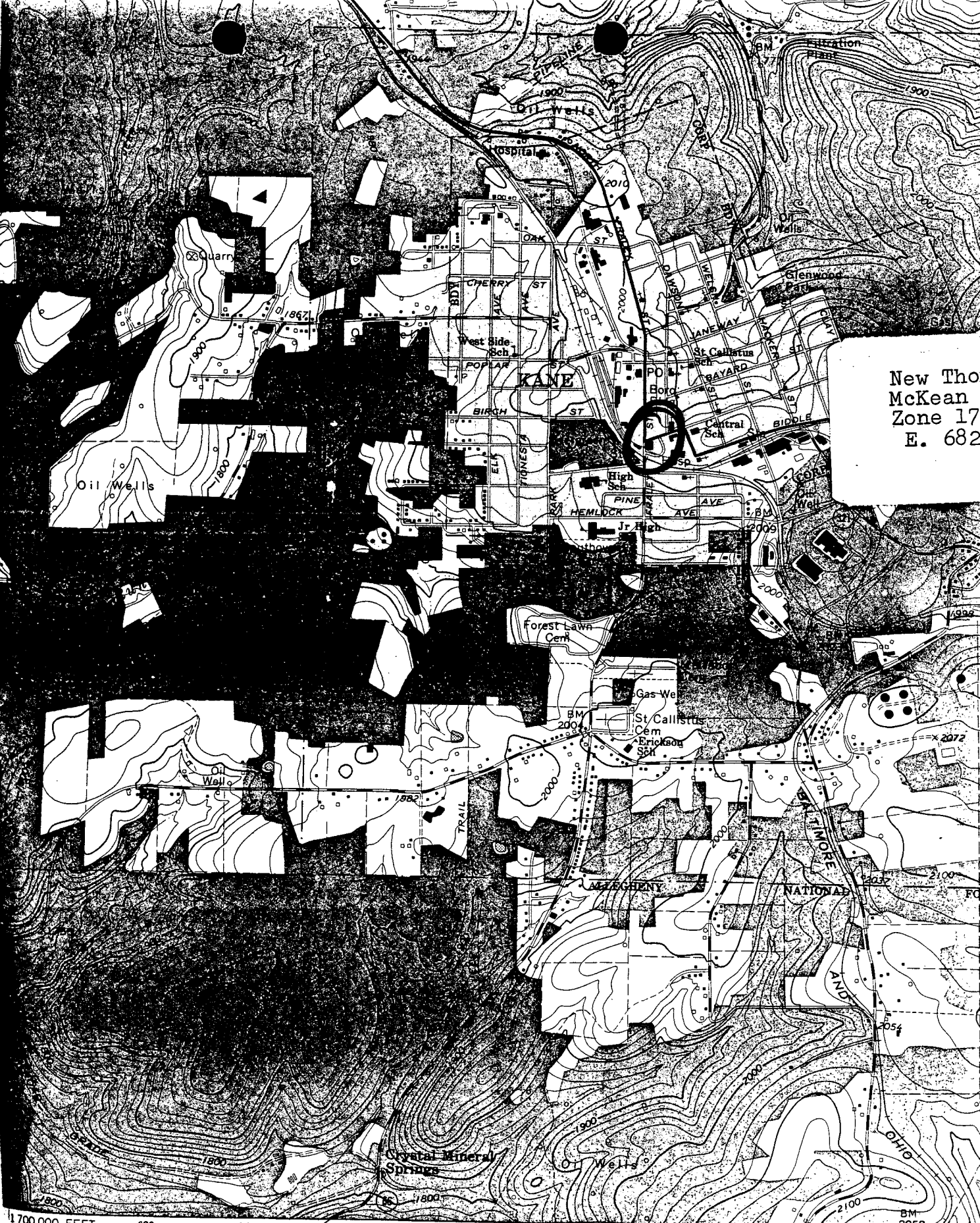
Verbal Boundary description

From McKean County Deed Book No. 517, p. 728 & C:

Property known as Lot A on Greeves and Fraley Streets, beginning at an iron monument, the south corner of Fraley and Greeves Streets; thence by the south line of Greeves Street (thirty feet from the center line thereof) north sixty-seven degrees fifty-three minutes east eighty feet (N. $67^{\circ} 53'$ E. 80 ft.) thence by the west line of an alley at right angles to said street south twenty-two degrees seven minutes east one hundred feet (S. $22^{\circ} 07'$ E. 100 ft.) to an iron monument; thence south fifty feet (S. 50 ft.) to an iron pipe; thence south seventeen degrees eight minutes west thirty-nine and fifteen hundredths feet (S. $17^{\circ} 08'$ W. 39.15 ft.) to an iron pipe; thence north sixty-eight degrees twenty-five minutes west one hundred seven feet (N. $68^{\circ} 25'$ W. 107 ft.) to an iron monument in the east line of Fraley Street thirty four and seven tenths feet north (34.7 ft. N.) of the north line of right-of-way of the Pennsylvania Railroad; thence by the east line of Fraley Street north one hundred twelve feet (N. 122 ft.) to the place of beginning.

Also, Lot B on Greeves and Fraley Streets, beginning at the south seventeen degrees eight minutes west twelve feet (S. $17^{\circ} 08'$ W. 12 ft.); thence north fifty-seven degrees forty-five minutes west fifty-nine feet (N. $57^{\circ} 45'$ W. 59 ft.) to intersection with the south line of Lot A, south sixty-eight degrees twenty-five minutes east fifty-seven feet (S. $68^{\circ} 25'$ E. 57 ft.) to the place of beginning.

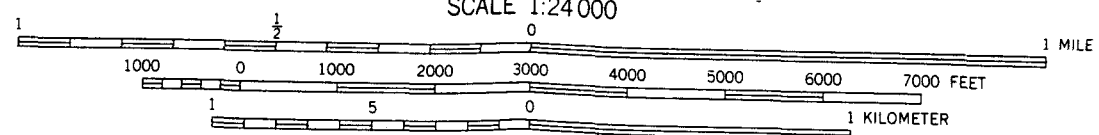
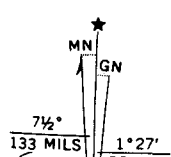
Being .40 acre.



New Tho
McKean
Zone 17
E. 682

17000 FEET 680 50' JAMES CITY 0.7 MI. MARIENVILLE 20 MI. 682 (JAMES CITY) 5267 III SE 683 LAMONT 1 MI. 47'30"

SCALE 1:24000



CONTOUR INTERVAL 20 FEET