

5864 III SW
(HONEY BROOK)

UNITED STATES
DEPARTMENT OF
GEOLOGICAL

COATESVILLE HISTORIC DISTRICT
Chester County
Zone 18
Coatesville Quadrangle

A	E429540	N4426090
B	E429910	N4426230
C	E430530	N4425680
D	E430630	N4425560
E	E430270	N4426010
F	E429830	N4425650

5864 III SE
GONTOWN

75°52'30"
40°00'

426000m. E.

4427000m. N.

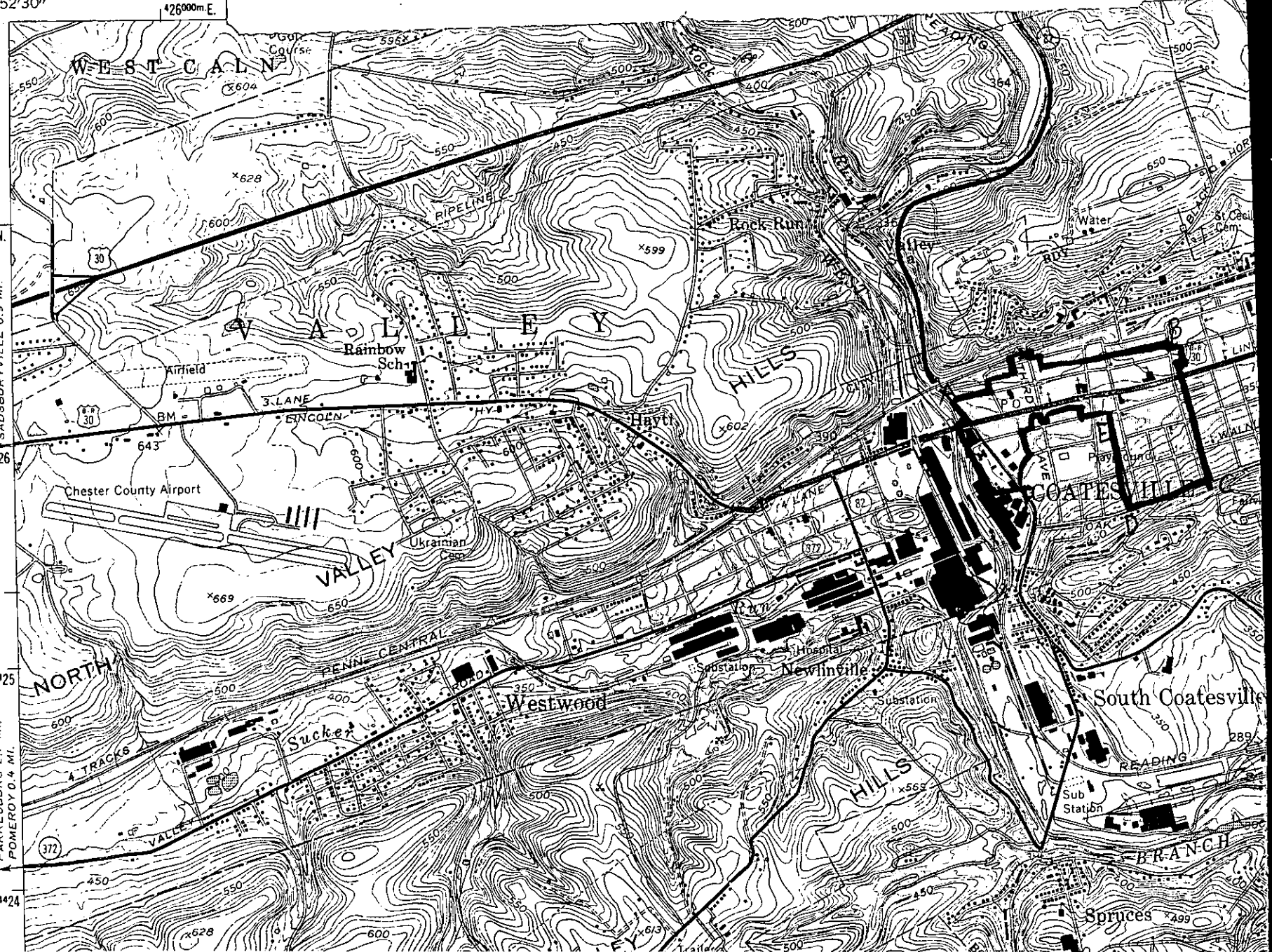
LANCASTER 23 MI.
SADSBURYVILLE 0.9 MI.

4426

4425

PARKESBURG 2.7 MI.
POMEROY 0.4 MI.

4424



United States Department of the Interior
National Park Service

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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 Coatesville Historic District

and or common N/A

2. Location

roughly along Chestnut Street and East Lincoln Highway
street & number between First and Sixth Avenues, and also between N/A not for publication

Fifth and Sixth Avenues south to Oak Street

city, town Coatesville N/A vicinity of

state Pennsylvania code 042 county Chester code 029

3. Classification

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

4. Owner of Property

name multiple

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Chester County Courthouse

street & number High and Market Streets

city, town West Chester state Pennsylvania

6. Representation in Existing Surveys

title Chester County Historic Sites Survey has this property been determined eligible? yes no

date 1979-1982 federal state county local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition excellent deteriorated unaltered original site
 good ruins altered moved date N/A
 fair unexposed

Describe the present and original (if known) physical appearance

Coatesville is an industrial city, affiliated with the iron and steel industry, that serves as western Chester County's marketing and trading center. Located at the western terminus of the Great Valley near the western branch of the Brandywine Creek, the Coatesville Historic District is the city's commercial and residential core. The contributing buildings in the historic district were constructed from the mid-eighteenth century to 1937, with more than two thirds of these buildings erected between 1850 and 1924. The buildings are predominantly two to three stories in height and are constructed mostly of brick. The historic district includes 97 commercial edifices, 360 residential buildings, and 29 buildings devoted to other uses. Of the 490 total buildings in the district, 461 are contributing and 29 are non-contributing.

The Coatesville Historic District is located on the floor and sides of a narrow valley that runs east and west between the steep North and South Valley Hills. The western boundary of the district is located near the west branch of the Brandywine Creek. East Lincoln Highway, the district's main thoroughfare, runs the length of the valley floor. Cross streets consisting of First to Sixth Avenues run perpendicular to the main street. Other streets running parallel to East Lincoln Highway create a grid pattern that extends up the sides of the narrow valley, especially up the southern side between Fifth and Sixth Avenues where the district ascends to Oak Street.

The overall scale of buildings is two or three stories with two or three bays. Brick accounts for the construction material of 70% of the buildings, stone for 5%, and frame and other construction materials for 25%. Buildings are predominantly rowhouses or duplexes. Most buildings are set close to the streets on small lots.

The first few buildings in the district were built in the mid-eighteenth century, with most of the buildings constructed in four sections within the district between 1850 and 1924. Two stone, vernacular farmhouses have survived from the second half of the eighteenth century: 544-546 Harmony Street, c. 1750 (029-16-198); and 102 South First Avenue, c. 1750 (029-16-206). After the mid-nineteenth century a commercial section developed along East Lincoln Highway between First and Third Avenues with commercial and mixed use buildings extending from Third to Sixth Avenues. During the mid- to late nineteenth century, mill owners constructed mansions in a second section of the district on South First Avenue. In a third section of the district, housing for middle management and business proprietors was

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erected along Chestnut Street from the mid-nineteenth to early twentieth centuries. During the late nineteenth and early twentieth centuries, worker housing was built rapidly in a fourth section of the district bounded by Harmony Street, Sixth Avenue, Oak Street and Fifth Avenue. 1% of the buildings in the district were erected before 1850, 37% are from the 1850-1899 period, 47% were constructed between 1900 and 1924, and 15% have been built since 1925.

The city's largest concentration of commercial buildings is on East Lincoln Highway between First and Third Avenues. The Italianate style predominates in these commercial blocks with examples dating from c. 1850 to 1895. These buildings are three story structures containing a variety of Italianate decorative features such as paired brackets, applied moldings, embellished cornices, relieving arch and label lintels, and smooth facades. For instance, in 1858 Dr. William Blakeslee erected a brick Italianate building at 258-1260 East Lincoln Highway (029-16-160). Other examples of Italianate buildings can be found at 218-222 East Lincoln Highway, 1892 (029-16-167); 136 East Lincoln Highway, 1889 (029-16-175); and 309 East Lincoln Highway, c. 1875 (029-16-109).

A small number of commercial buildings were constructed from 1893 and 1932 on East Lincoln Highway between First and Third Avenues. They present interpretations of such architectural styles as Richardsonian, Beaux Arts Classicism, Classic Revival, Late Gothic Revival and Second Renaissance Revival. The National Bank of Coatesville used sandstone to erect a two-story Richardsonian commercial building, 204-206 East Lincoln Highway (029-16-169) in 1889. The style's bulkiness is reflected in the cornice, massive second story aperture, and arches and facade symmetry. Seventeen years later the same bank built a structure in the Second Renaissance Revival style at 235 East Lincoln Highway. This building, which was listed in the National Register in 1977, features paired windows and extensive ornamentation. In contrast, the National Bank of Chester Valley's Classic Revival building, 112-114 East Lincoln Highway, 1917 (029-16-182) is highlighted by two massive Ionic columns on the Classic Greek facade.

The mansions erected on South First Avenue are examples of two styles popular during the mid- to late nineteenth century. "Terracina", 76 South First Avenue (029-16-205), is a Gothic Revival mansion erected in 1848. The interior plan radiates from the entrance hall on the first floor to include a parlor, dining room, library, sitting room, kitchen and stair hall. This mansion was listed on the National Register in 1978. In 1889 Cope and Stewardson designed the largest residence in the district, 53 South First Avenue (029-16-209), located across the street

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from "Terracina." The two and one-half story rectangular Collegiate Gothic stone house has a long rectangular wing off the northwest side. The interior centers around a reception hall in which a dramatic staircase enclosed in a screen of balusters ascends to the second floor. This home was listed on the National Register in 1977. The same firm used the Georgian Revival style to design Lukens Iron and Steel Company's Corporate Building (029-16-204) on South First Avenue in 1902. This office building was listed on the National Register in 1976.

Buildings erected for middle management and proprietors on Chestnut Street typify a broad range of styles from the second half of the nineteenth century and the early twentieth century. For instance, about 1870 Benjamin Miller built a brick Italianate duplex, 271 Chestnut Street (029-16-14) which features three stories, two over two light windows, extended lintels and a shallow roof. In contrast to Miller's duplex, Dr. S. Horace Scott's home, 303 Chestnut Street, 1895 (029-16-15) was built in the Queen Anne style. The two and one-half story single family dwelling is highlighted by a large two story turret and a cut stone facade. Eight years later Henry J. Branson built an eight unit rowhouse at 583-597 Chestnut Street (029-16-450) in the Georgian Revival style. Pedimented dormers, elevated Tuscan columns, plus round and rectangular porticos are the rowhouse's outstanding components.

Carpenter Gothic is the predominant style for the worker housing located in the southeast quadrant of the district. For example, a long string of Carpenter Gothic duplexes stretch up the hillside on Woodland Avenue. A shared front cross gable repeated in the full width veranda highlights these duplexes. Located on large lots, these houses have side and front yards. Long rows of Carpenter Gothic duplexes also stretch up the hillside on Virginia Avenue. However, these duplexes are narrower and sit on narrower lots than the houses on Woodland Avenue do.

Less numerous examples of Italianate and Craftsman designs are also found among the worker housing in the southeast quadrant of the district. The townhouses at 160-164 Woodland Avenue, c. 1910 (029-16-269) are excellent examples of the Italianate style. The two story brick units contain ornate corbelling and finely carved drape ornamentation above the cornice. The frame duplexes at 426-428 and 434-436 Maple Avenue (029-16-237, -238) were constructed c. 1892 in the Craftsman style. They share a dormer and a full width veranda.

Architects designed more ecclesiastical structures than any other building type in Coatesville. Built of stone and brick between 1870 and

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1925, the seven churches, one meeting house and one synagogue, are primarily variations of late nineteenth and early twentieth century revival styles. For instance, Catholics built St. Cecilia's Church (029-16-47) in 1870. Fashioned in the Swiss Gothic style, the serpentine stone edifice contains buttresses, narrow pointed arch apertures and a large, central rose window. Thomas P. Lansdale and George W. Nattress used the English Gothic style to plan the Presbyterian and Episcopalian Churches: 379 East Lincoln Highway, 1894 (029-16-112); and 323 East Lincoln Highway, 1894 (029-16-112). Their designs incorporate round arch windows, buttresses, stone facades, conical steeples, and steep gable roofs. In 1925 the Beth Israel congregation completed a Second Renaissance Revival synagogue at 35 South Fifth Avenue (029-16-259). The building features a three span arcade forming a portico entrance, a cut stone facade, and paired round arched windows.

Local contractors were responsible for building municipal buildings, and social and fraternal organization headquarters. For example, Coatesville High School, 535-539 East Lincoln Highway, 1915 (029-16-129) is one of two Sullivanesque buildings in the district. The two story brick Italianate building at 264 Chestnut Street, 1882, (029-16-75), which was originally a police headquarters, served as city hall until the town acquired "Greystone" (029-16-209) in 1938. The Italianate style was also accepted by the Washington Hose Company for their station, 266 East Chestnut Street (029-16-74) in 1873 before they moved to an enlarged station, 330 East Lincoln Highway, 1906 (029-16-154), erected in the Classical Revival style.

Only a small proportion of buildings, approximately 6%, are non-contributing. Constructed since 1936, these non-contributing residential and commercial buildings are scattered on East Lincoln Highway, South First Avenue, North Fifth Avenue and Willow Alley. Beside a few retail stores, the non-contributing buildings include gas stations, an apartment house, a telephone company building, small warehouses, a grocery store and a bank. The contributing buildings in this district have remained largely intact. Although most first floor store fronts have been altered, several have been restored to their original appearance. In the 1960s a commission was established to guide historic preservation efforts. These efforts have intensified through the recently organized Main Street program. These efforts have increased preservation awareness and activity in restoring buildings.

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" 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 1750-1937 Builder/Architect various

Statement of Significance (in one paragraph)

The Coatesville Historic District is important as western Chester County's principal commercial center and as a locally noteworthy collection of architecture. As a result of the growth of the iron and steel industry, Coatesville became one of the largest commercial centers in the county. Coatesville's significance in commerce is reflected in a large concentration of commercial buildings in the Coatesville Historic District. The Coatesville Historic District is also important for its mid-nineteenth to early twentieth century architecture. It has the largest collection of Italianate commercial buildings in western Chester County and the largest collection of late nineteenth and early twentieth century worker housing in the county.

During the eighteenth century the area, later known as Coatesville, was a self-contained agrarian community for Fleming and Coates families. Their family homesteads, the Fleming House, c. 1750, 544-546 Harmony Street (029-16-198), and Brandywine Mansion, c. 1750, 102 South First Avenue (029-16-206), are the oldest structures in the district. Construction of the former is attributed to James Fleming, son of the progenitor William, who was one of the first settlers. William's grandson Peter Fleming built the Brandywine Mansion and in 1787 conveyed the property to Moses Coates.

Commercial development of Coatesville began in the early nineteenth century. Soon after 1800 the hamlet of Bridgetown was established at the intersection of First Avenue and East Lincoln Highway. The first businesses in the area were built in this small village. Businesses spread east along East Lincoln Highway to Third Avenue after construction of the Philadelphia and Columbia Railroad in 1833 provided the village with improved access to markets.

Industrial growth in Coatesville strongly shaped the development of the historic district. In 1810 Isaac Pennock and his partner, Jesse Kersey bought from Moses Coates the Brandywine Mansion (029-16-206) and farm, and founded the Brandywine Iron Works. These two men, and later Rebecca Lukens, operated the rolling mill west of the district. A few decades later in 1881 two iron furnaces employed about 100 men. Rebecca Lukens also constructed the first high style mansion in the historic district, the Gothic Revival "Terracina," as a wedding present for her daughter. Other entrepreneurs also established woolen and paper mills in the Coatesville area. These factories rivaled the iron industry in the Coatesville area through the 1870s, making Coatesville a center for iron, woolen and paper production. The town's industrial prosperity also influenced its commercial development and by 1890 Italianate commercial buildings lined East Lincoln Highway to Third Avenue.

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Beginning in the 1880s one steel firm, the Lukens Iron and Steel Company, came to dominate Coatesville. The business once owned by Pennock, Kersey and Rebecca Lukens was incorporated as the Lukens Iron and Steel Company in 1890. During the next four decades this firm rapidly expanded their plant and work force on the west shore of the west branch of the Brandywine Creek. By 1932 Lukens Iron and Steel Company had constructed eleven open hearth furnaces. Their production capacity had grown to 450,000 tons per year, and their work force had swollen to a maximum of 2,700 men. Lukens Iron and Steel Company came to dwarf all other industrial employers in Coatesville.

The tremendous expansion of Lukens Iron and Steel Company spurred commercial growth along East Lincoln Highway in the historic district. Lukens Iron and Steel Company brought many more workers and their families to Coatesville, causing the town's population to explode from 3,680 in 1890 to 14,582 in 1930. This rapidly rising population needed more goods and services. Thus during the late nineteenth and early twentieth centuries businessmen constructed more commercial buildings in period revival styles, such as Late Gothic and Second Renaissance Revival, between Italianate commercial edifices already standing on East Lincoln Highway. Entrepreneurs also erected commercial and mixed use buildings from Third Avenue to Sixth Avenue along East Lincoln Highway. By 1932 the commercial section of the historic district had been completed.

The growth of the population and the iron and steel industry led Coatesville to become the largest commercial center in western and central Chester County during the late nineteenth and early twentieth centuries. The only comparable commercial center in this part of the county was Downingtown, a borough seven miles east of Coatesville. However, the commercial district in Downingtown was only one third the size of Coatesville's commercial section. Downingtown also contained a smaller variety of businesses than did Coatesville. In the 1890s there were approximately 100 business establishments in Coatesville that included tobacconists, general stores, fruit vendors, grocers, confectioners, oyster dealers, dry goods, jewelers, drug stores, barbers, butchers, teamsters, boarding houses, blacksmiths, tinsmith, Chinese laundry, hotels, restaurants, pool halls, clothing stores and hardware stores. In the entire county the only other commercial centers that approached Coatesville in size were Phoenixville and West Chester.

The growth of Lukens Iron and Steel Company and the population also spurred the rapid construction of housing for middle management, proprietors and workers during the late nineteenth and early twentieth centuries. Housing for middle management and proprietors was

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built in a variety of styles along Chestnut Street. Excellent examples are Elias and Jacob W. Heck's Carpenter Gothic home, 1892, 523-525 Chestnut Street (029-16-36), and Dr. Erasmus Swing's home, 1890, 323 Chestnut Street, erected in the Queen Anne style. Developers, particularly C. W. Speakman, Charles Ash and W. A. P. Thompson, built worker housing in a section bounded by Harmony Street, Sixth Avenue, Oak Street and Fifth Avenue. Most of these subdivisions were rectangular plots constructed in the Carpenter Gothic style. A representative example is a subdivision known as the "Plan of Woodland Avenue" which encompasses the length of Woodland Avenue between Olive and Oak Streets. H.G. Rambo, a realtor, created the plot plan and W. A. P. Thompson erected the Carpenter Gothic duplexes.

The Coatesville Historic District contains the largest collection of worker housing in Chester County from the late nineteenth and early twentieth centuries. The only collection similar in size is Phoenixville's worker housing which was constructed during the mid-nineteenth century when Phoenixville Iron and Steel was expanding greatly. Coatesville's collection of worker housing was built around the turn of the twentieth century. In contrast to Phoenixville's worker housing which was constructed with a minimum of architectural styling, the worker housing in Coatesville Historic District was erected primarily in the Carpenter Gothic style, with a minority of homes built in the Italianate and Craftsman styles.

The Coatesville Historic District also has the largest collection of Italianate commercial buildings in western Chester County; most of these buildings are located on East Lincoln Highway between First and Third Avenues. Their Italianate elements feature paired vertical brackets, applied moldings and label lintels. Excellent examples include 141-147 East Lincoln Highway, 1899 (029-2694); 136 East Lincoln Highway, 1889 (029-16-175); and 218-222 East Lincoln Highway, 1892 (029-16-167). Other towns in western Chester County have far fewer Italianate commercial buildings. For instance, in Downingtown there are only four examples and these buildings are smaller in size and proportion. Downingtown's examples also have less ornamentation due to lack of label lintels and applied moldings. Other towns in western and central Chester County are much smaller than Coatesville and Downingtown and have one or two Italianate commercial buildings at most.

Lukens Iron and Steel Industry continued to dominate Coatesville until the 1950s. Since then this firm has gradually declined due to increased foreign imports and shrinking sales. The economy of Coatesville has begun to change in recent years from an industrial base

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to a service and retail oriented economy. Despite these recent changes, the historic district still portrays the commercial vitality and architecture of the period when the iron and steel industry flourished in Coatesville.

9. Major Bibliographical References

see attached

10. Geographical Data

Acreeage of nominated property 115 acres

Quadrangle name Coatesville

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>8</u>	<u>4</u> <u>2</u> <u>9</u> <u>5</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>6</u> <u>0</u> <u>9</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>4</u> <u>3</u> <u>0</u> <u>5</u> <u>3</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>6</u> <u>3</u> <u>4</u> <u>5</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>4</u> <u>3</u> <u>0</u> <u>7</u> <u>2</u> <u>5</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>6</u> <u>8</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>4</u> <u>3</u> <u>0</u> <u>3</u> <u>6</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>5</u> <u>6</u> <u>0</u>
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E	<u>1</u> <u>8</u>	<u>4</u> <u>2</u> <u>9</u> <u>7</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>6</u> <u>4</u> <u>0</u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

see attached

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

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>

11. Form Prepared By

name/title Jane L.A. Davidson, Chester County Historic Preservation Officer/William Sisson

organization Chester County Historic Preservation Office ^{PHMC} date 1986

street & number 117 W. Gay Street/William Penn Museum telephone (215) 431-6917/(717) 783-8946

city or town West Chester/Harrisburg 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 Dr. Larry E. Tise, State Historic Preservation Officer 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

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National Park Service

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COATESVILLE HISTORIC DISTRICT

Continuation sheet BIBLIOGRAPHIC REFERENCES

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Page 2

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BEGINNING at a point on the southeast corner of North First Avenue and Chestnut Street on the north side of Chestnut Street, then east for five hundred ninety-one and forty-three one hundredths feet (591.43) to the southeast corner of Chestnut Street and North Second Avenue, then northwest along the east side of North Second Avenue for one hundred seventy-four and ninety-three one hundredths feet (174.93) to southeast corner of North Second Avenue and Lumber Street, the east-northeast along south side of Lumber Street four hundred sixteen and fifty one hundredths feet (416.50) to a point, then north-northwest along property lines for the following five courses: eighty-three and thirty one-hundredths feet (83.30), thirty-three and thirty-two one hundredths feet (33.32), one hundred eight and twenty-nine one hundredths feet (108.29), sixteen and sixty-six one hundredths feet (16.66), sixty-six and forty-four one hundredths feet (66.44), to the north side of the railroad station, then east-northeast one hundred feet to the west side of North Avenue, then south along the west side of Third Avenue one hundred sixty-six and sixty one hundredths feet (166.60), to a point, then east across Third Avenue and along a property line one hundred feet (100), to a point, then south sixty-six and sixty-four one hundredths feet (66.64) to the south side of Lumber Street, then east along south side of Lumber Street one thousand seven hundred sixty-five and ninety-six one hundredths feet (1765.96), to west side of Sixth Avenue, then south one hundred feet (100), then east along south side of Chestnut Street one-hundred ninety-nine and ninety-two one hundredths feet (199.92), to a point then south along north side of Diamond Street one hundred fifty-eight and twenty-seven one hundredths feet (158.27), then west along north side of Diamond Street seventy-four and nine-seven one hundredths feet (74.97), then southeast along property boundary line to south side of East Lincoln Highway two hundred thirty-three and twenty-eight one hundredths feet (233.28), then west along East Lincoln Highway ten feet (10), to a point then along property line two hundred sixteen and fifty-eight one hundredths feet (216.58), to the north side of Diamond Street, then northeast sixteen and sixty-six one hundredths feet (16.66) to a point, then southeast along the rear property lines and west side of White Alley one thousand one hundred sixty-six and twenty-four one hundredths feet (1166.24), to the north side of Oak Street, then along said street one thousand two hundred thirty-three and eight-four one hundredths feet (1232.84) to the northeast corner of Thompson Place and Oak Street, then along east side of said street four hundred fifty-eight and fifteen one hundredths feet (458.15) to the southeast corner of Thompson Place and Walnut Street, then along south side of said street sixteen

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COATESVILLE HISTORIC DISTRICT

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feet to a point, then along rear property lines north one hundred ninety-one feet (191) to a point, then west sixteen and sixty-six one hundredths feet (16.66), then northwest eight-three feet (83) to south side of Maple Avenue, then along said street thirty-three feet (33), then northwest along rear property lines five hundred ninety-one and forty-three one hundredths feet (591.43), then along north side of said street west two hundred thirty-three and twenty-eight one hundredths feet (233.28), to the west side of Fourth Avenue, then south-southeast along said street twenty feet (20) to north side of Harmony Street, then west along said street forty feet (40), to a point, then northwest seventy-four feet, to a point, then southwest along properties four hundred ninety-four and eighty-four one hundredths feet (494.84), to a point, then south twenty-four feet (24), to a point, then west ninety-one feet (91), to the east side of Third Avenue, then north along said street thirty-three feet (33), to a point, then southwest across Third Avenue one hundred fifty-three and twenty-eight one hundredths feet (153.28), to a point, then southeast seventy four and ninety-seven one hundredths feet (74.97), to the north side of Harmony Street, then along said street southwest one hundred ninety-nine and ninety-two one hundredths feet (199.92), then southeast along the following three courses: three hundred sixty-six feet (366), eight feet (8), thirty-three and thirty-two one hundredths feet (33.32), to a point, then southwest eighty-three and thirty one hundredths feet (83.30), to a point, then southeast thirty-three feet (33), to a point, then southwest two hundred ninety feet (290) to the west side of South First Avenue, then southeast along said street one hundred sixty-six feet (166), to a point, then southwest along property line one hundred fifty-seven feet (157), to a point, then north-northwest twenty-four and ninety-nine one hundredths feet (24.99), to a point, then southwest forty-one and sixty-five one hundredths feet (41.65), to a point, then northwest forty-one and sixty-five one hundredths feet (41.65), to a point, then southwest thirty-three and thirty-two one hundredths feet (33.32), to a point, then northwest along property lines for the following five courses: one hundred eighty-two feet (182), sixteen and sixty-six one hundredths feet (16.66), five hundred seventy-four and seventy-seven one hundredths feet (574.77), fifteen feet (15), one hundred fifty-seven and twenty-eight one hundredths feet (157.28), to the south side of East Lincoln Highway, then along said highway to the southeast corner of South First Avenue and East Lincoln Highway one hundred twenty-four and ninety-five one hundredths feet (124.95), to a point, then across East Lincoln Highway and along the east side of North First Avenue three hundred ninety-nine feet (399) to the place of BEGINNING.

CONTAINING 115 acres.

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Coatesville Historic District

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The boundary is located according to topographic features, railroad lines, a stream, and non-contributing buildings located immediately outside the nominated historic district. On the north demolished buildings and a railroad line lie just beyond the district boundary. On the east considerable numbers of non-contributing buildings are located immediately outside the district. These non-contributing buildings consist of post-1937 buildings or greatly altered pre-1937 edifices. The southern boundary is also defined by concentrations of non-contributing buildings just outside the district, as well as vacant land immediately south of Oak Street near the top of South Valley Hill. A railroad line, non-contributing industrial buildings, and the west branch of the Brandywine Creek define the western boundary.

Although the Lukens Iron and Steel Company shaped much of the development of the district, this firm's industrial buildings are excluded from the historic district. Most of these buildings are divided from the historic district by the west branch of the Brandywine Creek. Most of these buildings have also been greatly altered since 1937.