

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 Titusville Historic District

and/or common

2. Location

street & number

N/A not for publication

city, town Titusville

N/A vicinity of

state Pennsylvania

code 042

county Crawford

code 039

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 checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" 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. Crawford County Courthouse

street & number Diamond Park

city, town Meadville

state Pennsylvania

6. Representation in Existing Surveys

title Crawford County Historic Site Survey has this property been determined eligible?  yes  no

date 1979-81

federal  state  county  local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg

state Pennsylvania

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 Titusville Historic District is located in northcentral Titusville and contains approximately 170 acres. The district is a compact representation of Titusville's built environment as it developed from the beginning of the oil industry through the turn of the century. Most architectural styles prevalent during the period of American growth are reflected in the district, both domestic architectural styles and commercial building trends. The historic district is primarily unaltered from its earlier appearance; remodeled buildings are minimal and intrusions are few. The 19th century flavor of the district is maintained in architectural landscape and streetscape features. The district contains 503 structures of which 472 are contributing and 31 are intrusive.

The street network in the district is mainly in a grid pattern. The only pronounced break in this pattern is the placement of Union Street on a strong diagonal. This was occasioned, it would appear, by the interposition of the Church Run stream which enters the district along Union Street on the north, flows through parts of the district -- almost unseen -- on its way to a confluence with Oil Creek south of the district. Building has occurred such that the Run has little effect on the character of the district. The grid pattern of streets is logical in that the district occupies, throughout most of its area, very level land. Structures are typically sited "squared" with the streets. These conditions serve to concentrate attention on the architectural character of the buildings and emphasize the nature of the plant materials used to embellish and shape the landscape in this area. Street trees are of major importance in establishing a character in the residential area. They are not planted at vigorously fixed intervals, but there are many of them; they are characteristically large, from 18 to 36 inches in caliper. The maple is the predominant street tree. Utility poles are overhead utility lines, which are in place on all streets, are never very visible because the trees "absorb" and screen them. The public right-of-way trees are complimented by trees planted on private property behind the street right-of-way line; these trees add to the powering effect of the tree canopy.

Views into all of the residential properties are possible from all points along the public streets in the district. Normally there is not extensive private landscape treatment either in planting, fencing or walls at the street property line. Where there is some treatment it usually consists of ornamental fencing, most of which dates from the nineteenth century. This is often found in the larger residential properties. Consequently the landscape character of the street space, mainly large shade trees and grass, flows into the space of the privately owned front yards, and enhances the quality of vistas.

The character of the residential areas is distinctly that of singly family detached homes on urban lots of approximately 9,225 square feet. Modest front yard setbacks of approximately 18 feet are typical. The smallest side yard setback is about 8 feet. Nearly all yards are modestly and pleasantly landscaped. Homes are normally two stories in height, but there are a number of them which are two and one-half and three stories in height. The building material is chiefly wood with a liberal use of natural-appearing siding materials. There is an openness in the development fabrics. As mentioned above, views from the public street are possible into the front and side yards and often into the back yards of properties. One is struck with the great variety of building form. All buildings are of different design,

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some are very large and spacious, others small. The eye is continually arrested by charming architectural detail in cornice designs, trim associated with door and window openings, porch additions, the use of intersecting roof planes, the use of dormers and bay windows, pleasing slopes on roofs and pleasing proportions for the window and door openings. The public street space in the commercial area normally is tightly contained by buildings which are two, three, or four stories in height. This containment provides a strong sense of enclosure and focuses the pedestrian's attention on the activities along the sidewalk and on the pedestrians portion of the street. The street right-of-way width is typically 60 feet.

Shops and offices are located one next to the other with no side yards. The buildings normally were constructed on separate lots by different owners at different time and consequently evidence considerable variety of architectural style. One experiences and urban, "downtown" feel in the commercial area of the istrict.

Sidewalks exist on both sides of all streets except along alleys. The sidewalks are mainly of concrete but short stretches of brick and flagstone materials are used on occasion. The public streets are mainly paved with asphalt; however, Perry and Washington Streets are paved in brick.

The use of alleys is widespread in the district, and this normally heightens the awareness of the district's early development. Alleys are located in a majority of the residential blocks and run in an east-west direction. Public alley access contributes two things, (1) it frees the main street frontage, in many instances, from the necessity of providing a vehicular entry -- which tends to detract from the pleasant appearance of front spaces, and (2) it provides public access to the rear yards of properties, opening up more attractive views to the yard landscaping and interesting spaces among the taller commercial buildings.

The architecture of the district reflects historic, social, and economic events in Titusville during the period in which Titusville developed as the base for the nation's oil industry. The district is composed of samples of numerous American architectural styles used in the last half of the nineteenth century and early twentieth. Thus, in the larger sense, the district's development parallels the pattern of growth in American architecture.

Generally, the events of the city before Drake's successful oil well in 1859 were typical of rural communities in Crawford County and northwestern Pennsylvania. The only identified site within the District boundaries of the pre-1859 period is the William Barnsdall House (site #347). It was build c. 1855 in a venacular adaptation of the popular Greek Revival Style. Although the district includes what remains of the oldest sections of Titusville, events of 1859 precipitated construction trends that comprise the bulk of the district. The growth of the oil industry, and development of related businesses, industry, and services can be traced through the architecture of the district.

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Frame construction materials were readily available and cheap as Titusville had a lumber industry as an economic base in the early 1800's. Frame buildings remained dominant for a period of about five years beginning in 1859. The material best suited the needs of oil seekers who came to Titusville at that time, and primarily interested only in getting rich quickly. This resulted in the rapid build-up of a typical "oil-boom Town", remnants of which dot the district. (see sites #512, 513).

Then, trends of social permanence became evident; in the mid-1860's, the first brick commercial buildings (the First National Bank, site #511 and R.D. Fletcher's Store, site #562), the first brick church (the Universalist, site #185), a brick social building (The Corinthian Hall, site #536), and the first brick residence (the Joseph L. Chase House, site #144) were erected. Brick is the predominant construction material in the commercial today. The residential area is predominantly frame buildings. Brick was used by many of the more prosperous property owners. Therefore, several of the more elaborate and larger houses are of brick for example, the James P. Thomas House, site #142, and the Col. John J. Carter House/McKinney Hall, site #174.

As building materials indicated the community's intention of remaining in Titusville, the styles applied in the construction buildings echoed an increase in the community's awareness of aesthetics, and the increase of wealth to satisfy that need. Buildings in the district erected during the period from c. 1870 to 1900, exhibit a variety of architectural styles. Residences were often altered from their original style as the wealth of the property owner allowed alterations to adapt the home to a style that had become in vogue. The Howland House (site #434) was virtually rebuilt in two distinct styles over a period of several decades. The district also contains numerous homes of modest proportion and style application; these residences housed the working class of Titusville. These homes date from c. 1860 through 1900. As such, these residences are important components of the district.

Most building constructed downtown in this period are Italianate Style, both the large (Chase and Stewart Block, site #510, 551, 553) and the small (the Lee Casual Building, site #509). Commercial buildings constructed in Neo-Classical adaptation, the Art Deco Style, and Beaux Arts adaptation (Pennsylvania Bank & Trust Company, site #532, is an excellent example), as well as an adaptation of the Second Empire Style (the Thompson Building in the Chase and Stewart Block, (site #552) reflect the richness of styles found in the district. The Greek Revival Style is represented by a "pure" example, the Nelson Kingsland House (City Hall, site #549). Other illustrations of Titusville's architectural wealth are found in building of the following styles: Italian Villa, Victorian Gothic, Queen Anne, Second Empire, and Eclectic combinations of many styles. Although the district contains examples of these styles carried out in grand and elaborate buildings, modest versions also appear.

The churches of Titusville reflect the growth and prosperity brought by the oil industry.

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Three churches were present in the city before 1859, but all were rebuilt shortly thereafter. The Swedish Congregationalist Church (site #365) is an unique Octagon Style edifice. The Universalist Church (site #185) is a beautiful Greek Revival Style structure, built in 1865. Other churches are of the Gothic Revival, Romanesque Revival and Richardsonian Revival Styles, reflecting later dates of construction. At the turn of the century, the Revival Styles were fashionable. The Emerson House (site #254) is characterized by classic form and features of the Colonial Revival Style. Several somewhat less pretentious houses echo this style, eg., the Isaac Shank House (site #146). Georgian, Tudor, Spanish Colonial, and Dutch Colonial Revival Styles are present also.

There are intrusions identified in the district. These are located sporadically throughout in the form of post-1950 houses and public and commercial buildings. In general, intrusions have minimal impact on the integrity of the district, and the district remains a unit representing the wealth and development of Titusville from c. 1859 through the early twentieth century.

# 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 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1859 Builder/Architect N/A

## Statement of Significance (in one paragraph)

Developing originally as a lumber center during the first half of the 19th Century, Titusville, became a regional industrial and commercial center in Northeastern Pennsylvania during the last half of the same century as a result of the exploitation of oil and the subsequent oil boom. Capitalizing on its location as the closest community to the Drake well, Titusville grew in size and importance, and retained its regional commercial significance into the 20th century. The Titusville Historic District contains the core of the commercial, cultural and major residential structures most reflective of its mid 19th century and early 20th century significance with many noticeable architectural examples and adaptations of late victorian period and early 20th century styles.

Titusville is most noted for its involvement in the great oil boom which began with the first successful pumping of oil by Col. Edwin L. Drake in August of 1859. However, the importance of the town predates Drake's discovery. The area now known as Titusville was settled by Europeans at the turn of the nineteenth century. In the year 1800, two former surveyors for the Hoeland Land Company, Jonathan Titus and Samuel Kerr purchased land and established residences. In 1809, Titus laid out lots on his land in anticipation of a community developing. Despite Titus' preparations, settlement was slow and the first lots were not sold until 1818. Though the presence of oil was known and used medicinally by the aboriginal inhabitants and travelers prior to the oil boom, the exploitation of the abundant natural resource, wood, was the economic basis for which the town was founded and first developed. Located on Oil Creek, a tributary of the Allegheny River, the settlement became a lumber center, through the use of the waterways as transportation of the resource to market to the south, notably Pittsburgh. Sawmills and other lumber related industries were quickly developed to capitalize on this resource. Therefore, the first great development period in the community was lumber related. The lumber industry in the region did not end with the oil boom. The early oil boom years only served to increase the demand for wood used in the production of shipping barrels, the construction of derricks, workers home and other community buildings. Even at the turn of the 20th century there were three planning mills, a sash works, the Titusville Elastic Chair Company and the Titusville Table Works. Several of these pre-oil period structure still remain in Titusville, and are part of the proposed historic district. Among them are the William Barnsdall House, at 402 N. Washington Street, the Henry C. Bloss House, 320 W. Oak Street and the Daniel Colestock House, 401 E. Walnut Street.

There is no doubt that the greatest growth period in the history of the town coincided with the oil boom in the 1860's. Seemingly overnight the community, incorporated in 1847, grew from a few hundred inhabitants to over 10,000 people and adopted city status in 1866. The great Pennsylvania Oil Boom was a classic example of the speculative get-rich-phenomenon earlier seen in the California Gold Rush of 1849. Fortunes were made in weeks and lost in equally short periods of time. With the influx of thousands of people into the region, the already existing services and resources were over taxed. Contemporary accounts record whole sections of town being constructed in weeks and the sounds of hammering and building continuing throughout

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the night. The already established communities of Oil City (formerly Cornplanter) and Titusville became regional centers of industry, commerce and economy. Titusville the closest existing town to Drake's Well, received the greatest number of new residents to the area. It was estimated that during 1865 over 500 new buildings were constructed in Titusville alone. With this demand every type of support and service system grew hotels, grocers, hardware, ironworkers, lumber mills, chemical companies.

By the end of the decade, 1869, Titusville emerged as the commercial and financial capitol of the oil region. The Titusville Morning Herald for January 29, 1870 reports the following amount of buiness transacted for the previous nine months by a few representative companies:

W. H. Abbott, petroleum	\$458,955
Stewart and Stewart, refiners	454,000
Bryan, Dillingham & Co., ironworks	444,161
Granger & Company, grocers	373,285
Clark, Hayes & Compnay, grocers	354,500
Gibbs, Russell & Co., ironworks	286,500
McEowen & Co., grocers (3 months)	202962
F.W. Ames, hardware	185,624
Murray & Company, refiners	160,000
Hinkley & Allen, refiners	120,000
Morland & Co., refiners	100,000
Jackson & Cluley	100,000

Aside from the oil's petroleum companies some of the major industries established in Titusville between 1859 and 1934 included:

Titusville Iron Company, founded 1860  
Queen City Tannery, founded 1889  
Cyclops Steel Works, founded 1884  
Titusville Forge Company, founded, 1887  
Titusville Chemical Works, founded 1871  
Steven's Barrel Works, founded c. 1873

This great industrial activity supported the development of railroad and road connections. These transportation systems also contributed to the perpetuance of Titusville role as the regional commercial center.

As noted previously, the size and appearance of Titusville radically changed during the mid to late 1900's. The majority of the quickly erected structures were rough, with little attention given to style or permanence. However, the optimism of the establishment of Titusville as a continuing regional center motivated the construction of substantial commercial, cultural and residential structures many of which are fine architectural examples of the late 19th century. Some of these outstanding structures include: the Jacob A Cadwallader House (c. 1861), 609 N. Perry Street, an excellent example if a Victorian Gothic style residence, the Anderson/Emerson Mansion (c.1865);

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413 N. Washington Street; the Walter B. Roberts (c.1880) House, 322 N. Washington Street; the St. James Memorial Episcopal Church (c. 1863); the Chose & Stewart Commercial Block (c. 1870) and the Nelson Kingsland House (c. 1862).

With the collapse of the speculative oil boom in 1866, Titusville as other oil towns, felt the pinch of hard times. Unlike many other oil towns, Titusville survived because of the immense mercantile trade it had developed within the region. When the new oil field in Pleasantville boomed in the 1870's, Titusville again saw a spurt of growth in construction and economy. By the late summer of 1870 over 300 new dwellings were constructed in the city.

The gradual spread of oil exploration and development beyond the Titusville area in the last quarter of the 19th century and the accompanying decline in oil production in the Titusville area brought a steady decline to the industry throughout the region. This decline did radically effect the economy of the whole region. Titusville continued its importance as a commercial center and the operation of the non-oil related industries. This commercial significance can be seen in the number of commercial structures added during the 20th century. Some of the more notable include: the Kerochan & Company Buildings, (c. 1900), 117 W. Central Avenue, the Cohn & Greenleaf Building (c. 1900), 109-111 W. Central Avenue, the Kernochan and Company Building (c. 1900), 128 Diamond Street, and the art deco style Penn Movie Theater (c. 1939) at 117-119 W. Spring Street.



# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreage of nominated property 170

Quadrangle name Titusville N&S

Quadrangle scale 1:24,000

UTM References

A	1 7	6 1 0 0 1 0	4 6 1 0 0 0 0 0	B	1 7	6 1 0 2 1 0	4 6 1 0 0 0 0 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 7	6 1 0 5 0 0	4 6 0 9 6 4 0	D	1 7	6 1 1 3 3 0	4 6 0 9 2 9 0
E	1 7	6 1 1 3 3 0	4 6 0 9 1 1 0	F	1 7	6 1 0 5 1 0	4 6 0 8 8 0 0
G	1 7	6 1 0 0 9 0	4 6 0 8 8 2 0	H	1 7	6 0 9 8 5 0	4 6 0 9 0 7 0

Verbal boundary description and justification

I 1 7 609850 4609220  
 J 1 7 610000 4609660

(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 Kathy R. Maloney/Susan M. Zacher

organization Crawford Co. Planning Commission/PHMC date 10, 1984

street & number Crawford Co. Courthouse/PO Box 1086 telephone 717 783-8946

city or town Meadville/Harrisburg state Pennsylvania

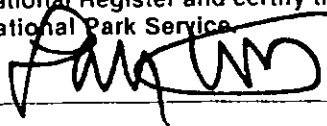
# 12. State Historic Preservation Officer Certification

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 Larry E. Tise, State Historic Preservation Officer

date 12/16/84

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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easterly along the southern curb line to the southwestern curb line of Union Street and North Franklin Street; thence southerly along the western curb line of North Franklin Street crossing West Spruce Street to the southeastern curb line of the intersection of North Franklin Street and West Spruce Street; thence crossing North Franklin Street easterly approximately 180 feet; thence southerly along the back property line of the properties located at 324, 322, 320, 318, 314, 310, 308, and 306 North Franklin Street; thence easterly along the back property line of the properties located at 108, 110, 114, 118, 122, and 126 East Walnut Street; thence crossing North Martin Street easterly along the back property line of properties located at 240, 214, 216-218, 220-222, and 226 East Walnut Street; thence crossing Davis Place easterly along the back property line of the properties located at 228, 230, 236 East Walnut Street; thence crossing North Drake Street easterly to the northeasterly curb line of the intersection of East Walnut Street and North Drake Street; thence northerly along the eastern curb line of North Drake Street to the southeastern curb line at the intersection of North Drake Street and East Spruce Street; thence easterly along the southern curb line to the southwestern curb line at the intersection of North Kerr Street and East Walnut Street; thence crossing North Kerr Street easterly along the back property line of the properties located at 402, 406, 410, 416, 420, 424, 428, and 432 East Walnut Street; thence crossing North Brown Street easterly to the back property line of the corner lot at the northeast corner of North Brown Street and East Walnut Street which is the point of beginning in the description district.

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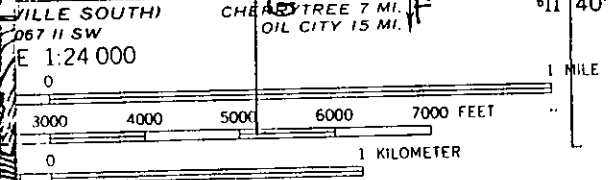
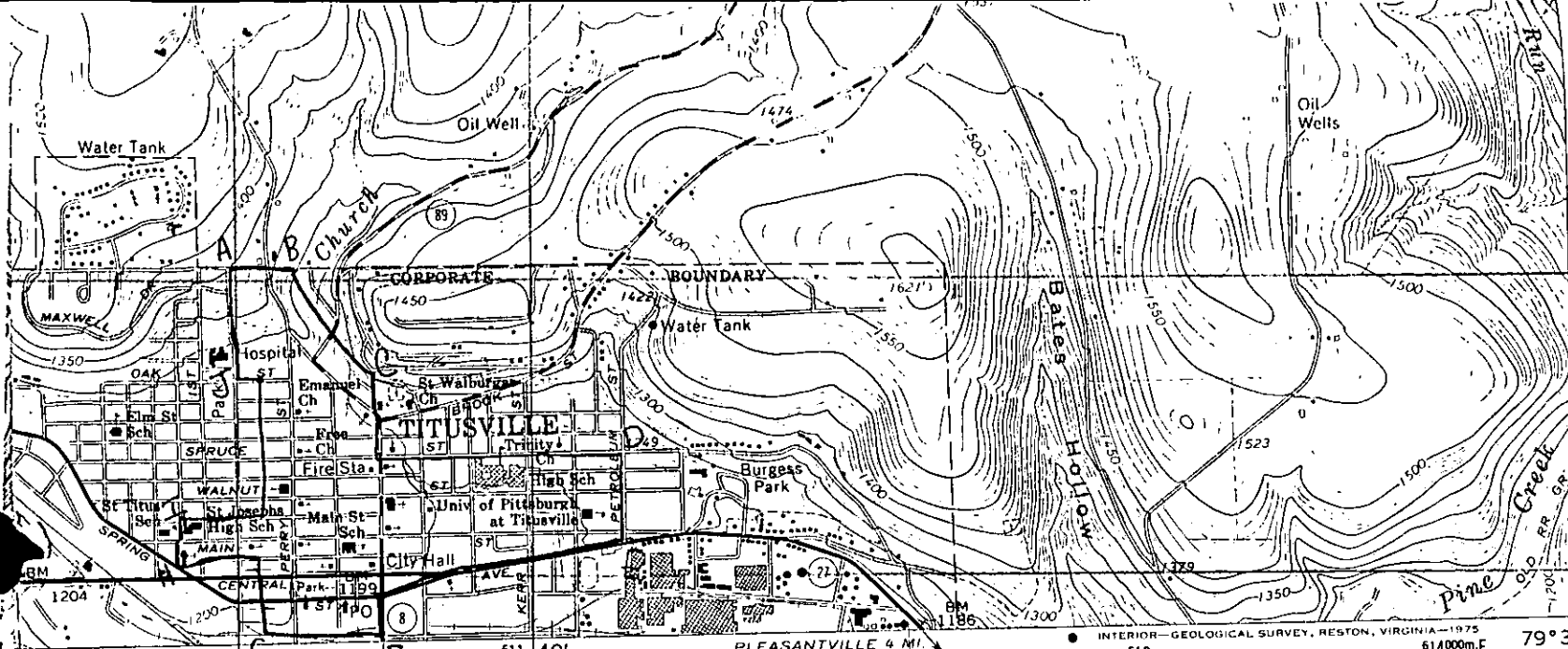
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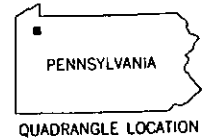
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INTERVAL 10 FEET  
VERTICAL DATUM OF 1929

NATIONAL MAP ACCURACY STANDARDS  
U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple compiled in cooperation with  
State of Pennsylvania agencies from aerial photographs  
taken 1973. This information not field checked

ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

○ State Route

TITUSVILLE NORTH, PA.

N4137.5—W7937.5/7.5

1968  
PHOTOREVISED 1973  
AMS 5067 II NW—SERIES V831

(PLEASANTVILLE)  
5067 II SE