

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received  
date entered

RECEIVED

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

JUN 1982

1. Name

historic Waynesburg Historic District

and/or common N/A

2. Location

street & number Roughly bounded by Second Alley to the north, Sycamore St. to the east, First St. to the south and Bowlby St. to the west. **Not for publication**

city, town Waynesburg N/A vicinity of

state Pennsylvania code 42 county Greene code 059

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

4. Owner of Property

name Multiple ownership (see attached survey forms)

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Greene County Courthouse Office Building

street & number High Street

city, town Waynesburg state PA 15370

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved

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

### Describe the present and original (if known) physical appearance

The proposed historic district is located in the center of the Borough of Waynesburg. It encompasses 152.6 acres which is almost 36 percent of the total size of the Borough. All of the central business district is included in addition to the entire campus of Waynesburg College. The balance of the proposed district includes residential structures.

There are 74 buildings located within the proposed historic district of which 85 are commercial, 10 are associated with Waynesburg College, 7 churches, 1 County Courthouse, 1 County Jail, and 1 Borough Building with the remainder (636) encompassing residential structures.

As indicated in the attached photographs, the vast majority of the buildings are in very good condition (approximately 80 percent). It is estimated that almost 12 percent are in excellent condition, leaving a balance of only 8 percent in poor condition. (Please note: The above percentages are presented for illustrative purposes only and based upon several windshield surveys and two comprehensive surveys conducted on foot.)

The integrity of the entire proposed district is of the highest quality as illustrated. Very few buildings (approximately 5 percent) have been "remodeled" which is defined as "removing significant architectural elements, covering over important building material with inappropriate modern material or the removal of significant portions of the building/adding inappropriate additions".

The important architectural styles of the proposed district are:

- a. High Victorian Italianate with its segmented arched windows. Cornices contain overscaled and highly decorative brackets.
- b. Second Empire Style with its high mansard roof and a curb around the top of its visible slopes. In general, these buildings are tall, boldly remodeled and three-dimensional in visual appearance.
- c. Stick Style which have tall proportions with high, steep roofs and complex floor plans. The eaves of the roof are supported by large brackets; and, finally, there is often exposed framing in the gable end of the roof.
- d. Queen Anne Style having an irregular floor plan and massing, variety of color and texture in addition to the use of several different types of material used for the wall surfaces.
- e. Georgian Revival Neo-Colonial Style having a very rectangular floor plan, minimum of minor projections. The hipped roof is often topped with a flat deck and contains a central cupola.

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Waynesburg Historic District, Greene County

Continuation sheet

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Almost all buildings are constructed of brick-bearing walls with the roof and floors supported by wood joists. Some contain stained-glass windows at the stair landings or on the middle window of the second floor. Most residential roofs were originally covered with multi-colored slate of a highly decorative pattern while the pitched roofs of the center city commercial buildings were constructed of standing seam galvanized iron.

Most residential structures are two stories high with a full height attic spaces (8 feet in the center). They sit in the center of a lot which is normally 50-60 feet wide and 100 feet deep. The structure approaches 30 feet in height (measured from the sidewalk elevating to the top pitch of the roof). Approximately 3 feet of the basement wall is exposed (normally constructed of sandstone) with two small windows visible from the street elevation. Most buildings contain front porches which are integrated with the floor plan of the building and are not simply "attached" to the front facade. Most residential buildings are 35-40 feet wide and 55 feet long and have a total square footage of 3200 (excluding the basement and attic space).

The center city portion of the proposed district is concentrated along High Street and is 360 feet wide and 1700 feet long (14 acres). Almost all buildings are two stories high with the older structures (1850-1880) containing hip or gable roofs constructed of standing seam galvanized iron. Very few structures have slate roofs as opposed to the residential neighborhoods. The structures within this category (1850-1880) have a Federal (1. steeply-pitched roofs; 2. thin, light mouldings; 3. lack of architectural embellishment; 4. delicate design; 5. dormers; 6. simply ornamented cornices) or Greek Revival feeling (1. wide cornices; 2. flat-headed entry ways flanked by pilasters; 3. side lights surrounding the front door).

The second category of center city buildings are those constructed between 1880-1910. These structures are usually much larger and contain a third floor. In one case, the building reaches 6 stories in height (See Photo Number 3). Their roofs were usually flat and are associated with the Italianate Style (1. emphasis on vertical orientation; 2. flat roofs; 3. floral "frieze" patterns; 4. ornate cornices brackets; 5. decorative trim over doors and windows).

Some of the more recent structures (See First Federal Bank Building, Photo Number 3) were constructed in 1920 and are "modern" Greek Revival in design.

It is estimated that only 5 percent of the total number of structures contained within the proposed historic district are "non-contributing" (gas stations, trailer court, circa 1970 college buildings) with an equal amount of "significant" buildings (County Courthouse, original college buildings, churches and mansions). Therefore, approximately 90 percent of the building "contribute" to the historic district.

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The justification for the selection of the boundaries of the proposed district were determined using the following criteria:

1. Historic Factors. The original boundaries of the Borough, established in 1796 and indicated on the enclosed map, were included because of the heavy concentration of early buildings and sites. The reason why the northeast corner of the original boundary site was not included is because development never occurred in this area because of the steepness of the slopes.
2. Concentration of Early Buildings. In general, each boundary was established so that the vast majority of those buildings constructed within the "historic period" of the Borough (as defined by that time period when the town developed to its historic maturity 1850 to 1910) was included. For the most part, the boundaries correspond to the inside curb line or a major public road. Structures on the other side of the road were not included because they lacked concentrations of early buildings or lacked integrity. The major exception to boundaries corresponding to public roads is the southeast boundary line along Greene Street. Here, the boundary corresponds to the rear property lines of very large residential buildings. The area south of these buildings is vacant.
3. Topographic Considerations. The extreme northwest boundary line was selected because the topography climbs substantially above this area. The homes therefore tend to be of a more modern vintage.
4. Physical Factors. The extreme southern boundary was established because it corresponds to the existing railroad tracks which parallel First Street. All historic structures south of the railroad tracks have been destroyed.
5. Major Open Spaces. The central northern section of the boundaries was established because it boarded Green Mount Cemetery. Although the cemetery contains the graves of local historical figures, it does not contain graves of persons of transcendental importance from age, from distinctive design features or from association with major historic events.

Please Note: The entire proposed historic district occurs within the present boundaries of Waynesburg Borough.

# 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

N/A

Builder/Architect

N/A

## Statement of Significance (in one paragraph)

The Borough of Waynesburg currently represents a fine example of "Victorian" architecture as it appeared at the turn of the century. The vast majority of its buildings have not been altered, thereby giving one a true sense of a small rural town during the 1890's to 1910. Within the proposed district boundaries are found three types of land use of which each possesses groupings of distinctly visible features. When viewed as a coherent whole, they present relationships which convey a sense of historic environment. The land uses are: the campus of Waynesburg College, the central business district and the surrounding residential area. Perhaps the most important feature of the district is the authenticity of the built environment's historic quality: its integrity. Few towns in Western Pennsylvania possess such integrity of high quality. The district conveys a strong association of historical architectural quality as it existed in the late 1890's. Most of the important architectural styles, popular at that time, can be found side-by-side within the proposed district.

The location of the town's major land uses is a textbook example of how small-town America developed as the Nation expanded under its industrial revolution. A quick review of Main Street: The Face of Urban America by Carole Rifkind and Small Town America: A Narrative History by Richard Lingeman confirm the importance of the relationship between the College, town center and residential uses around the Commons. The Commons, or open space park, was an important part of the city beautiful movement at the turn of the century. It remains today an important space in which many community events occur. Its adjacency to Waynesburg College, center city and prominent residential structures insure its continued use in the future.

Buildings remain at their original setting and feature quality materials. Roofs are covered with multi-colored slate of various shapes and sizes. Highly decorative wood brackets support large cornices and dentils and diamond or lozenge frets. Oak doors with sidelights adorn the main entrance of many of these brick buildings. The workmanship is of the highest quality; therefore, it is the combination of all of the above factors which convey a feeling and association of turn-of-the-century small town.

The development of the town corresponds to the development of its economy. In the later part of the 1860's, Greene County became Pennsylvania's second largest producer of wool. Several important commercial buildings were constructed in the center of town during this time (County Courthouse and Jail, Messenger Building, The Bull's Head Tavern - present location of Fort Jackson Hotel, The Farmers and Drovers National Bank Building - presently occupied by the Borough). In 1889 large amounts of natural gas were found on the E.M. Sayers and Grimes farms. By 1900 more than 1,600 productive gas wells could be found throughout the County.

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Waynesburg Historic District, Greene County

Continuation sheet

Significance

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The need to supply coal for the emerging steel industry in Pittsburgh, only 50 miles down stream via the Monongahela River, gave rise to coal speculation in the 1890's. Both these natural resources made many local landowners very wealthy as they began to sell their mineral rights. This substantial influx of capital enabled Waynesburg, the County seat, to construct impressive buildings. The vast majority of the center city was actually constructed between 1885 and 1910. Individual houses of substantial size and elegance were constructed during this era. These were normally located just north of the business district, adjacent to the College and churches, or along High Street or Greene Street, just east of the center city.

Greene County lies in the southwestern corner of the State. Permanent settlement in the area began in 1764 following the last major Indian effort in response to Pontiac's rebellion.

Many of these early settlers came from Maryland and Virginia, with some coming as far away as New Jersey.

In 1767 both Jackson's Fort (near Waynesburg) and Garard's Fort were constructed. (Unfortunately, both forts have been destroyed.) Although there are no historical accounts of pitched battles or of lengthy sieges, there are over a hundred stories of atrocities. Most hostility occurred between 1774 and 1794 when the Indians often attacked an individual family in its cabin. The last of the "massacres" by Indians was the killing of the Crow sisters in the western part of the county in 1791.

Greene County, created by a statute of February 9, 1796, was made up of townships then part of Washington County (the adjacent county due south). The basic reason for its creation was to put a maximum amount of land in the hands of actual settlers so as to reduce the amount of land held by absentee landowners who held large areas for speculation.

The first task of the newly appointed County Commissioners in 1796 was to select and purchase a site for the County Seat. The act creating the new county required that it be located within five miles of the County's center.

In 1771 Thomas Slater settled on Ten Mile Creek in what was then W. Augusta District, Virginia. Legend states that he purchased 395 acres of this land from an Indian for a two-year old heifer and a flint-lock rifle. The legal title to this land (later known as Waynesburg Borough) was procured by application and survey upon which a patent was issued March 7, 1789.

Thomas Slater sold almost 159 acres, called Eden, to the newly appointed County Commissioners on October 28, 1796, for \$2,396 to be used as a new County Seat.

Inventory of National Historic Landmarks  
National Historic Landmark

Waynesburg Historic District, Greene County

Classification: National Historic Landmark      Significance:      Item number: 8      Page: 3

In 1843 there were only about eighty dwellings in Waynesburg. By 1875 there were approximately 120 dwellings (as determined by a "roof count" from a photograph). As 1906 approached, more than 350 residential, commercial and industrial buildings could be found within the Borough boundaries (as determined by a "roof count" from a photograph).

The original boundary streets were appropriately named East, West, South and North (Wayne) Streets. Other interior streets were named after Revolutionary War heroes. The Borough became incorporated in 1816. County business was first conducted in a log house located on Greene Street (still in existence but hardly recognizable because of extensive remodeling). The first County Courthouse was built in 1800 and was located in Public Square on High Street, the center of town. This small brick structure, with accompanying stone jail, was built by Robert Milliken, a native of Ireland. The present Courthouse was built in 1850 and was built in the same location as the first. Samuel and John Bryan of Uniontown were the contractors for a building which was to emulate the plan, style and material of the then-existing Fayette Courthouse for a total cost of \$16,000.

Waynesburg College opened its doors in 1851. It was founded by the Cumberland Presbyterian Church, a denomination believing in emotional worship and a zealous life. The College has always taken pride in having been the first co-educational institution of higher learning in Pennsylvania. Three important alumni are: Gov. Edward Martin and Congressman Thomas Ellsworth Morgan and Dr. L. James Lewis, a key man in the team of scientists working with Dr. Jonas Salk who discovered the first polio vaccine.

The proposed district is significant because it retains, almost unaltered, a small town environment typical of those established in the mid-nineteenth century and developed at the turn of the century. All of the important land uses (commercial, center city, college, railroad station and associated residential) necessary to the development of a small town in the hinterland of a developing nation can be viewed in an undisturbed state. It is the purpose of this district to preserve and protect its small town environment and related cultural resources.

## 9. Major Bibliographical References

1. Local History of Greene County and Southwestern Pa. by Andrew J. Waychoff
2. History of Greene County by Bates
3. "Historical Sketch of Greene County" by Louis Waddell, Pennsylvania Heritage, Vol. II, No. 3, 1976, pp. 4-13
4. Waynesburg: Prosperous and Beautiful by Fred High

## 10. Geographical Data

Acreege of nominated property 152.60 acres

Quadrangle name Waynesburg, PA

Quadrangle scale 1:24,000

### UTM References

A 

117	5169	5130	44	116	8410
Zone	Easting		Northing		

B 

117	5169	8310	44	116	8410
Zone	Easting		Northing		

C 

117	5170	4140	44	116	4410
Zone	Easting		Northing		

D 

117	5170	4210	44	116	1810
Zone	Easting		Northing		

E 

117	5169	9100	44	116	0810
Zone	Easting		Northing		

F 

117	5169	6100	44	115	8810
Zone	Easting		Northing		

G 

117	5169	1100	44	116	2410
Zone	Easting		Northing		

H 

117	5169	9610	44	116	8410
Zone	Easting		Northing		

### 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 A. Richard Glance

organization Glance & Assoc., Inc.

date May, 1983

street & number 82 Pilgrim Road

telephone (412) 276-1245

city or town Pittsburgh

state PA 15106

## 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

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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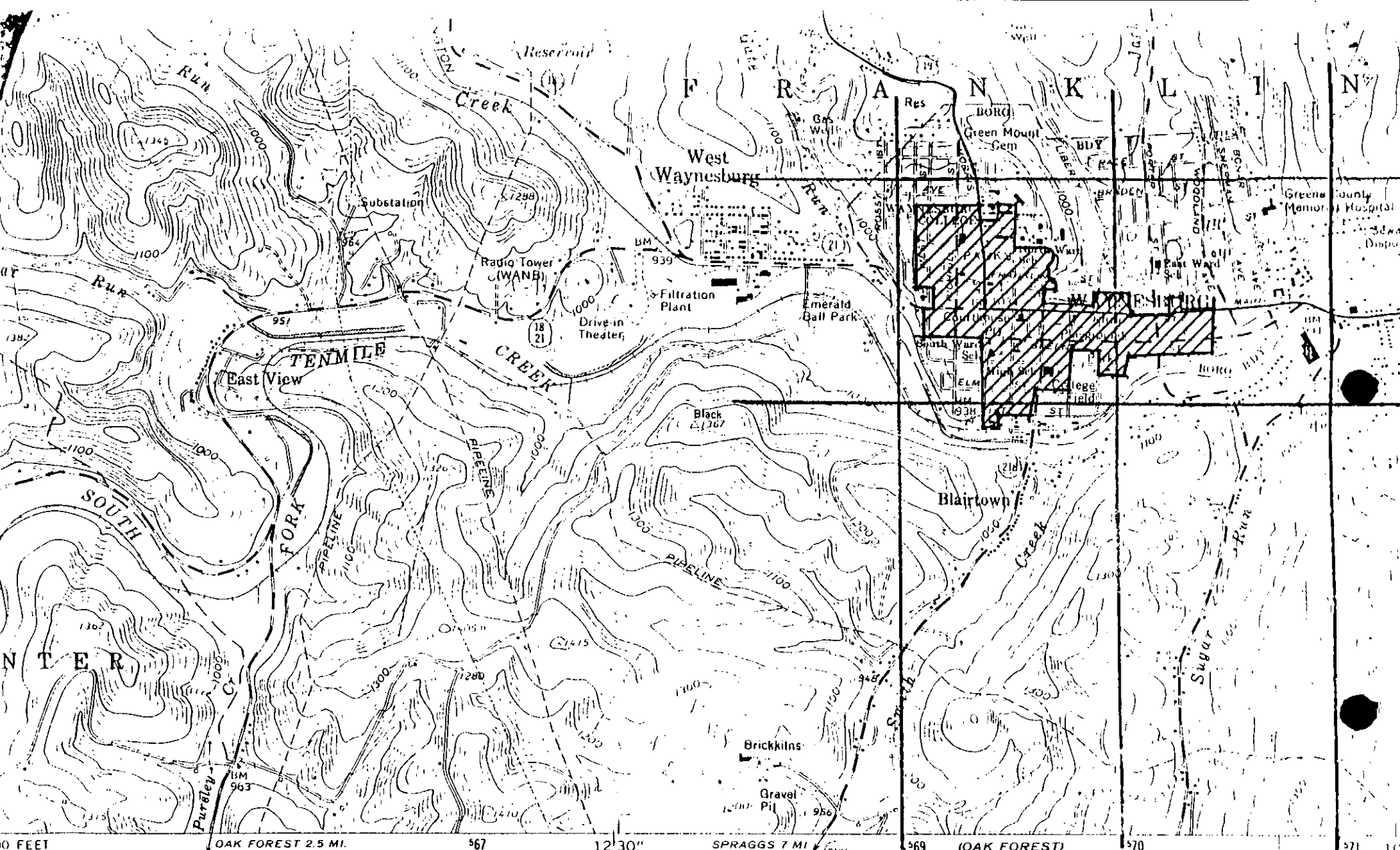
Asburg Historic District, Greene County  
Verbal Boundary

Continuation sheet

Description

Item number 10

beginning at the intersection of Bowlby Street and Second Alley, the district boundary proceeds due east along Second Alley to Morris Street. The boundary moves south along Morris Street to First Avenue where the boundary then moves due east for 270 feet where it turns due south again (along the western boundary of lot 2601-116) for 160 feet. The boundary then turns due east for 240 feet until it reaches Washington Street. The boundary then moves due south until it reaches East College Street where it changes to due east where it follows the northern and eastern boundary of parcel number 2606-125. The boundary then moves due south until it meets the northeast corner of parcel number 2606-147 and follows the eastern border of this parcel for 90 feet where the boundary moves due west (along the southern border of #2606-147) for 72 feet until it meets N. Morgan Street where the district due south until it reaches E. Strawberry Street until it reaches Alley-B and then proceeds east until it reaches Gottlieb Street. It then turns south until it reaches the northeast corner of parcel number 2606-200 and proceeds along its (2606-200) entire eastern border for a length of 213.17 feet and then reaches E. High Street where it turns due east until it reaches Maiden Street. The boundary then turns due north for 180 feet until it reaches an unnamed alley and turns due east and proceeds along the northern property lines of parcel numbers 2802-268, 269 and 270 where it turns due south at another unnamed alley and proceeds along the eastern property line of parcel number 2802-270 until it intersects with East High Street where it turns due east until it meets Sycamore Street. It then turns due south going past the intersection of Greene Street and running along the eastern property line of Parcel No. 2802-232 and terminates at Cecil Alley where it turns due west until it meets Parcel No. 2802-236A. The boundary turns due south until it meets the south parcel line of Parcel No. 2802-236A where it turns due west until it reaches an unnamed alley (which is an extension of Porter Street) where it turns due north until it reaches South Alley. The boundary then turns due west until it reaches the western parcel line of Parcel No. 2802-213 and then moves due north until it meets Greene Street. Moving due west 370 feet and then south west until reaching Parcel No. 2701-212 and then moves north 165 feet and meets East South Street where it moves due west and meets Wood Street and moves due south and meets Elm Street. The boundary then moves due west 48.09 feet past Morgan Street where it moves due south along the eastern parcel line of Parcel No. 2705-243 until it reaches an unnamed alley and then moves due west until it reaches Church Street. The boundary moves due south until it reaches W. First Street where it then moves due west until intersecting with Fruit Street and then moves due south to encompass Parcel No. 2705-268. The boundary line moves due north along Morris Street until it intersects W. South Street where it moves due west until it reaches the west boundary line of Parcel No. 2704-134. The boundary then travels north along the rear (western) boundary lines of Parcels No. 2704-134, 133, 132, 131, 131A, 130, 129-A, 129, 128 and 123 where it travels due east and intersects West Street. It then travels due north until intersecting Park Avenue and then moves due west until intersecting Bowlby Street at which point it terminates at the beginning point of the verbal boundary description.

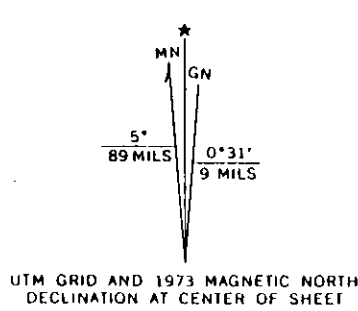


published by the Geological Survey  
SC&GS

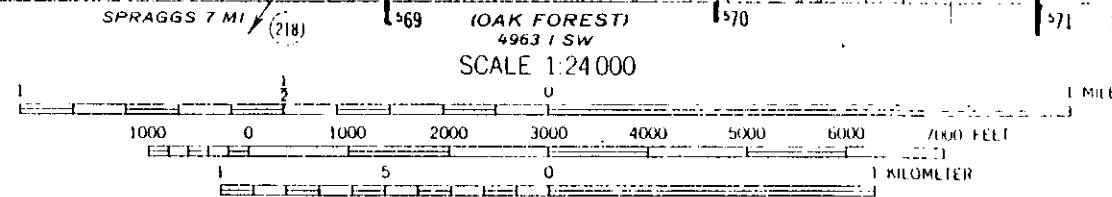
symmetric methods from aerial  
B. Field checked 1961  
1927 North American datum  
on Pennsylvania coordinate system,

transverse Mercator grid ticks,

indicate selected fence and field lines where



UTM GRID AND 1973 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL

# HISTORIC DISTRICT BOUNDARIES